

CONSERVATION & ECONOMIC ENHANCEMENT PLAN FOR LEDNICE ZAMEK & ITS ENVIRONS

Southern Moravia, Czech Republic



**WORLD MONUMENTS FUND
GREENWAYS/ZELENE STEZKY**

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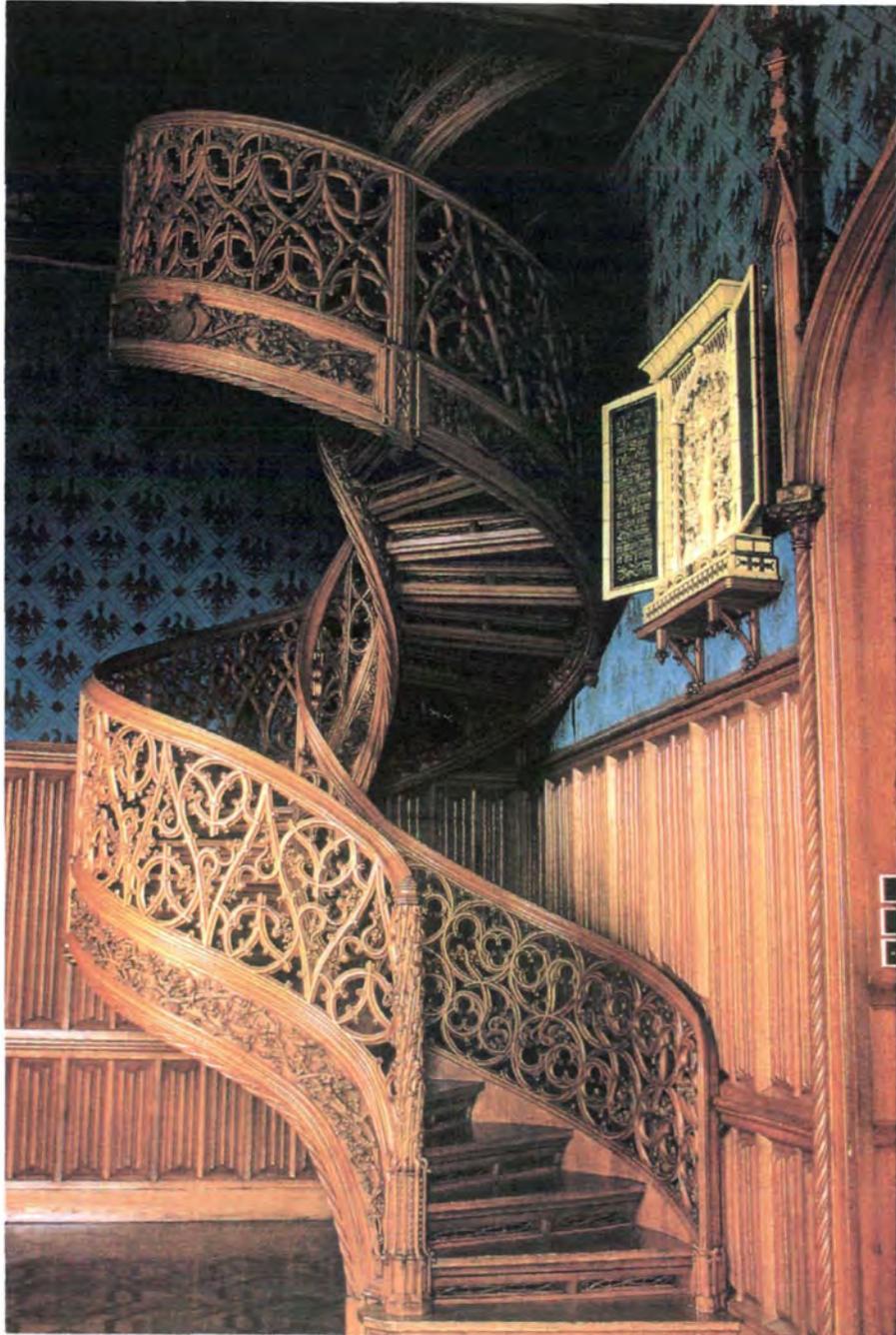
PROCEEDINGS OF PLANNING CHARRETTE

August 16-18, 1994

**WORLD MONUMENTS FUND
GREENWAYS/ZELENE STEZKY**

New York
January 1995

Cover: Aerial view of Lednice Zamek and Environs, Central Axis Looking Northeast From the Formal Garden to the Minaret. Photo by Martin Vybiral, Tiskarna Bolkit, PV Agency Brno.



Library Stair, Lednice zamek.

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ACKNOWLEDGMENTS

The World Monuments Fund and Greenways/Zelene Stezky are grateful to all the experts who took the time to travel to the Czech Republic in August 1994 to participate in this three-day intensive planning conference or 'charrette'. The event could not have happened without these tireless specialists whose unremunerated time was spent solely to benefit the Czech Republic and the town and zamek of Lednice. The list of participants is listed in Appendix G of this report.

Organizers of the event include Lubomir Chmelar, Tíree Chmelar and Zdenek Drabek based at the time in the Czech Republic; and Bonnie Burnham, John Stubbs, Felicia Mayro of WMF's office in New York. Essential in the planning and preparation of the charrette were Stefan Yarabek, Jan Pokorny and Robert Motzkin.

Special gratitude is expressed to the Institute for the Preservation of Historic Buildings in Brno, especially Dr. Zdenek Novak; and to the staff of the Lednice Zamek, especially Iva Holaskova, Director of the Zamek, and to Greenways/Zelene Stezky particularly, Architect Radek Nepras and Vera Filkukova. Lisa Ackerman of the Samuel H. Kress Foundation was also of great assistance in preparing for the charrette. A great debt is also owed to the summer staff of the Greenways/Zelene Stezky office: Tamara Fricke, Jennifer Hampson, Tereza Lvova, Jana Lvova, Megan McKinnon, and Lawrence Shapiro who calmly and efficiently organized and typed quantities of information and helped with its distribution. Special thanks also goes to the interpreters for the event: Barbora Summers, Petr Antonin, Todd Hammond and Tomas Stanek.

Specialists who have contributed in various ways to the production of this report include: Bonnie Burnham, John Stubbs, Lubomir Chmelar, Tíree Chmelar, Daniel Burke, Martha Flach, Felicia Mayro, Robert Motzkin, Jose Pina, Stephen Raphael and Stefan Yarabek. WMF wishes to thank those who reviewed drafts and substantially contributed to the report including Lisa Ackerman, Lester Borley, Duncan Campbell, William A.V. Cecil, Richard Hahn, Robert Motzkin, Jan Pokorny, Stephen Raphael and Stefan Yarabek. The proceedings of the Lednice charrette follow the format of and are meant to complement the proceedings of 1993 Valtice charrette. The rapporteur of the Valtice charrette was Anthony Wolf, who though not at the Lednice charrette, is acknowledged here as setting the writing style and structure for the present report.

The charrette was organized to be an intensive on-site working mission which initially involved the participation of 45 specialists who on Tuesday, August 16th and concluded on Thursday, August 18th of the same week in a session convened with over 50 people in attendance, the additional participants serving as observers and respondents. Efforts of World Monuments Fund and Greenways/Zelene Stezky's were greatly aided by the respondents who came on the last day, especially Mr. Stanislav Belehradek, Director of Anti-Trust, Ministry of the Economy; Dasha Havel, Civic Forum Foundation; and Dr. Benes, Unesco, Czech Republic.

Most notably, WMF and Greenways would like to acknowledge and applaud the participation of the officials representing local and regional administrative bodies who attended and actively participated in this event, further underscoring the efforts of this

charrette group. Included among the local and regional officials were Jiri Pavlov, Chairman of County Council, Okres Breclav; Mayor Ladislav Rollinek of Valtice; Mayor Klimovic of Lednice; Mayor Vlasic of Holhovec; and Mayor Zejda of Mikulov.

A great debt is owed to architects Radek Nepras and Daniel Spicka who for the past several years have worked tirelessly in various ways to promote the preservation and presentation of the Valtice zamek and its immediate environs. It is through their important early involvement at Valtice, and later with the encouragement of Lubomir and Tíre Chmelar, that WMF became involved in the present Lednice-Valtice Cultural Heritage Landscape Conservation Project.

World Monuments Fund and Greenways/Zelene Stezky express profound gratitude to the sponsors of the charrette, without whose financial support this meeting would not have been possible.

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The Samuel H. Kress Foundation, New York,

The Trust for Mutual Understanding, New York

PROJECT ORGANIZERS & SPONSORS

The Town of Lednice, Southern Moravia, Czech Republic.

World Monuments Fund (WMF), based in New York City, is the only private, not-for-profit organization dedicated to the survival of outstanding artistic and architectural works throughout the world that are in imminent danger of loss or destruction. To save these threatened treasures, WMF leads conservation projects as well as provides financial and technical support for conservation treatment, training and research. WMF also promotes public education and advocacy in defense of cultural heritage. In its 29 years of operation, with contributions from foundations, corporations and individual donors, WMF has completed more than 100 projects in 22 countries around the world.

Greenways/Zelene Stezky (G/ZS) is a not-for-profit organization based in Valtice, Southern Moravia, Czech Republic. It is dedicated to the conservation of the Czech Republic's natural and rural environments, historic monuments and townscapes; and the growth of sustainable economic and social institutions in the country's emergent private sector. G/ZS serves these purposes by promoting a system of greenways - bands of unspoiled countryside, accessible to pedestrians, cyclists, and equestrians, linking two or more historic towns, villages, or other points of interest. Since its inception the Czech Greenways system has extended to link nine towns from Valtice to Prague. Working at the grassroots level, G/ZS identifies and designates Greenways routes; stimulates local interest in small-scale eco- and cultural tourism; offers technical assistance to local governments and businesses in planning, architecture and engineering, finance, and training; and promotes supportive local and national legislative initiatives.

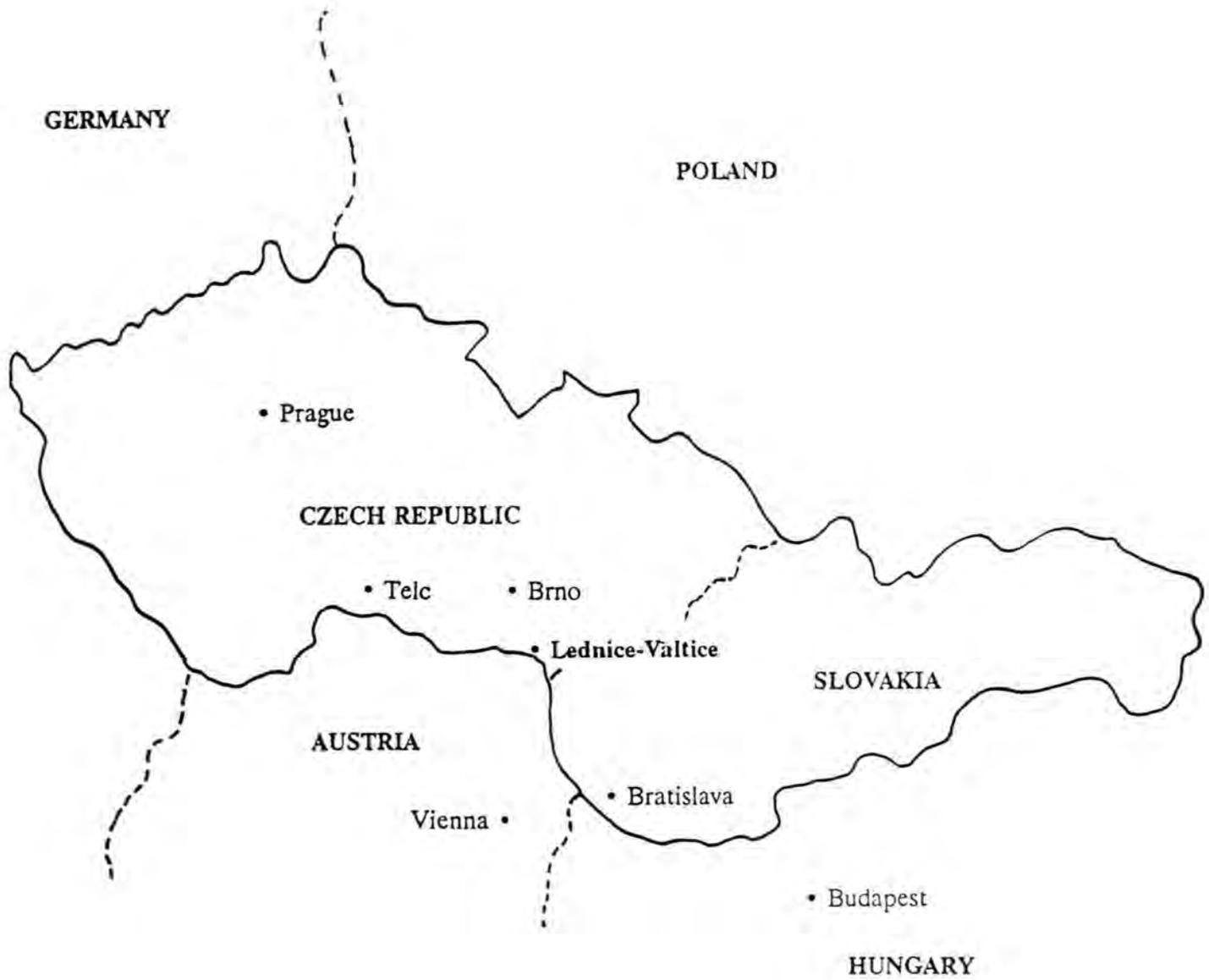
G/ZS's activities are funded by the Samuel H. Kress Foundation, the American Express Philanthropic Program, the Trust for Mutual Understanding, the Environmental Partnership for Central Europe and individual donors. (See Appendix F).

Illustration Credits

Tiree Chmelar, Felicia Mayro, Megan McKinnon, Robert Motzkin, Radek Nepras, Jose Pina, Jan Pokorny, John Stubbs, Bryan Whitney and Stefan Yarabek.



View of Zamek From Formal Gardens, Lednice.



Approximate Distance from Lednice-Valtice to:

Bratislava	78 km
Brno	55 km
Budapest	220 km
Prague	230 km
Vienna	65 km

1. INTRODUCTION

EXECUTIVE SUMMARY
HISTORICAL OVERVIEW

1. INTRODUCTION

EXECUTIVE SUMMARY

The Lednice-Valtice area in Southern Moravia, the Czech Republic, lies at the heart of one of Europe's most pristine cultural landscapes. Carefully blended into the natural setting, the great country *zameks* (castles or chateaux) of Valtice and Lednice and their cultivated grounds are dotted with architectural follies and monuments and constitute a cultural legacy of international importance.

The historic towns of Lednice and Valtice, their namesake *zameks*, and their surrounding special manmade and natural landscapes occupy a 200 square kilometer area. The Lednice-Valtice Cultural Landscape is located approximately 55 km due south of Brno and about 10 km east of Mikulov. The southern border of the Lednice-Valtice property is contiguous with the northern border of Austria; Vienna lies some 65 km to the south.

As a follow-up to a conservation project planning charrette held in July 1993 which addressed the Valtice Zamek, the Mayor of Lednice, Ladislav Klimovic, and the Director of the Institute for Preservation of Historic Monuments, Zdenek Novak, invited WMF and Greenways/Zelene Stezky to perform a similar analysis and planning operation at the zamek of Lednice and its adjacent areas. A contingent of experts in the fields of law, finance, architectural history, architectural conservation, landscape conservation, cultural tourism, and museology were asked to analyze the conservation challenge facing the predominately 18th and 19th century Lednice zamek. This challenge includes its magnificent glass conservatory and stables, its adjacent ornamental landscape and aspects of the greater landscape park which joins Lednice and Valtice.

Like its sister town, Valtice, which is 10 kilometers away, Lednice is picturesque and remarkably unaffected by modern development. The *raison d'être* for the town is Lednice zamek which dates from 1222. From 1249 Lednice was owned by the Liechtenstein family. Today the zamek stands as a superb example of the Neo-Gothic style, especially its interior, superimposed over a building structure dating to some 600 years prior. Listed as a primary historic site in the Czech Republic, Lednice has historic associations of both social and artistic importance. Today, Lednice, Valtice, the park that joins them, and the nearby historic town of Mikulov, pose a significant and compelling challenge to conservators due to deterioration resulting from underutilization and deferred maintenance.

Since 1992 Greenways/Zelene Stezky has been working in concert with a number of local project supporters including architects, restorers, merchants and regional and municipal officials to conserve the scenographic qualities of the area and its principal historic architectural resources, and to develop the area for cultural and ecological tourism. Since the July 1993 Valtice Charrette, progress has been made in the

establishment of a re-organized summer dance and music festival, a long-term lease of Valtice to a holding company in charge of its conservation has been drafted, and the Lednice-Valtice site, including its magnificent landscape, is in the process of being nominated as a Unesco World Heritage Site.

The most extraordinary feature of the Lednice-Valtice property lies not just in the abundance of architecture to be seen today — though the highly significant architectural and historical importance of the structures are self-evident — but rather in the entire 'cultural landscape' or the ensemble of man-made landscape features and buildings that unites Lednice and Valtice. The two zameks, their myriad and diverse dependencies, their surrounding ornamental gardens and parks, and the entire intervening landscape, evolved together for almost 600 years under the stewardship of the Liechtenstein family. The result of this historical continuity is a combination of stylistic diversity and grand-scale harmony in one of the oldest, most extensive, and arguably the finest, designed landscapes in Europe.

Almost as remarkable as the Lednice-Valtice cultural landscape is the fact that it remains largely intact and in a general condition that invites restoration and renewal. Six centuries of Liechtenstein stewardship, ending with the second World War, have left a durable legacy; while the ensuing four decades of deferred maintenance under socialism have averted the worst ravages of modern improvement. None of the main buildings or dependencies has been modernized, irreversibly converted to an inappropriate use, or damaged beyond repair. Over time, some of the former Liechtenstein landholding has passed into other ownership, but most of it has so far escaped subdivision or urbanization. During the socialist decades, with little government encouragement or support, individual Czech caretakers — administrators, architects and engineers, artists and artisans — have made heroic efforts to preserve the integrity of the ensemble, making a start at stabilizing and restoring some of the major buildings. Thanks largely to their efforts, the Lednice-Valtice cultural landscape exists today, awaiting a practical, coherent, and comprehensive plan for its permanent preservation and use.

These were the prime considerations that drew some two dozen Czech and international experts in diverse specialties — architectural restoration, landscape architecture, site interpretation, economic development and finance, cultural and nature tourism, government, and others — to a three-day meeting at the Lednice zamek in August 1994.

The Lednice charrette alternated between small-group and plenary sessions drawing upon various resources including the recommendations from the 1993 Valtice charrette and a concept paper written by WMF Executive Director, Bonnie Burnham (see Appendix A). In the groups, participants focused on discrete aspects of the zamek and its surroundings, according to their professional specialties: architectural conservation and adaptive reuse; landscape conservation, restoration, and management; museology and interpretation; cultural and recreational programming; and law and finance. The general meetings allowed the specialized groups to refine and harmonize their efforts. On the final day of the charrette, the participants presented their results to the critical judgment of a group of respondents, including additional representatives of local, regional and national governments and others interested in Lednice's future.

From three days of almost non-stop exploration and discussion the charrette participants emerged with the re-affirmation that the Lednice and Valtice zameks and the entire Lednice-Valtice cultural landscape are aesthetically, historically, and economically indivisible. Together, *and only together*, they constitute a unique cultural treasure whose conservation is a matter of urgent priority. The present impulse to carve up the

Lednice-Valtice complex in the name of privatization, leaving only uneconomically viable fragments in the public domain, will almost inevitably prove self-defeating, compromising both public and private enterprises and ending in the irretrievable loss of a precious and unique asset.

The key to conservation and appropriate economic revitalization, the conference concluded, is the prompt unification of all elements of the Lednice-Valtice complex under the perpetual ownership and control of the Czech Republic, in the name of the Czech people. An important additional step toward insuring this objective is the planned nomination of the entire cultural landscape to the World Heritage List maintained by Unesco. At the time of the Lednice charrette this nomination was an estimated 70 percent complete, and was slated for submission by the Ministry of Culture of the Czech Republic to Unesco by October 1995.

The charrette recognizes that the Czech government lacks the resources at this time which are necessary to conserve the Lednice-Valtice cultural landscape and to realize its cultural, educational and economic values. The charrette proposes, therefore, that the government, as the ultimate owner, charter a non-profit organization specifically to perform those functions. The essential mechanism in this proposal is a lease granting a newly established operating entity, governed by a charitable foundation, a long-term right to operate or to sublease the various spaces and functions of (initially) the Valtice zamek, its surrounding landscape, and its dependencies. It is essential to the success of the entire proposal that surplus revenues from profitable operations — principally short and longer term guest accommodations and related support facilities — not be siphoned away from the project. Rather these revenues should be reinvested in the local economy, supporting the ongoing restoration and maintenance of the property, as well as the costs of important but inherently unprofitable activities, such as research and education. Thus there is an urgent need at this time for the proposed new management entity to have access to and the right to develop and enhance appropriate features at both zameks within the framework of an overall integrated Plan for the Conservation and Economic Enhancement of the Lednice-Valtice Cultural Landscape. Control of the principal revenue generating offerings at Valtice and Lednice is essential to the implementation of the economic development and conservation plan described herein.

With the assurance of a lease encompassing all elements of the Valtice complex and at least some aspects of the Lednice complex, the non-profit organization will secure initial loan and grant funding for an immediate program of restoration and project development toward overall economic enhancement. Beginning in 1994, the action plan for the implementation of the project included a substantial increase in the level of arts-festival programming, which had already demonstrated its potential for drawing visitors and economic activity to Valtice.

Attractions at the Lednice zamek include the display of its magnificent Gothic revival interior spaces, an exhibition on the natural history of the Czech lands, and botanical specimens housed in the zamek's remarkably well preserved glass conservatory. As popular among visitors are the immediately adjacent ornamental gardens and picturesque park, complete with follies, the main one being its famous Moorish minaret/pleasure pavilion to the north of the zamek marking the central axis of the Lednice site.

No project of this type involving the integrated use of historic resources, multiple visitor attractions and commercial development has been carried out in the region. It offers dynamic possibilities for integrating existing resources — a tradition of pleasure garden enjoyment, museum attractions, viticulture, horticulture and equiculture —

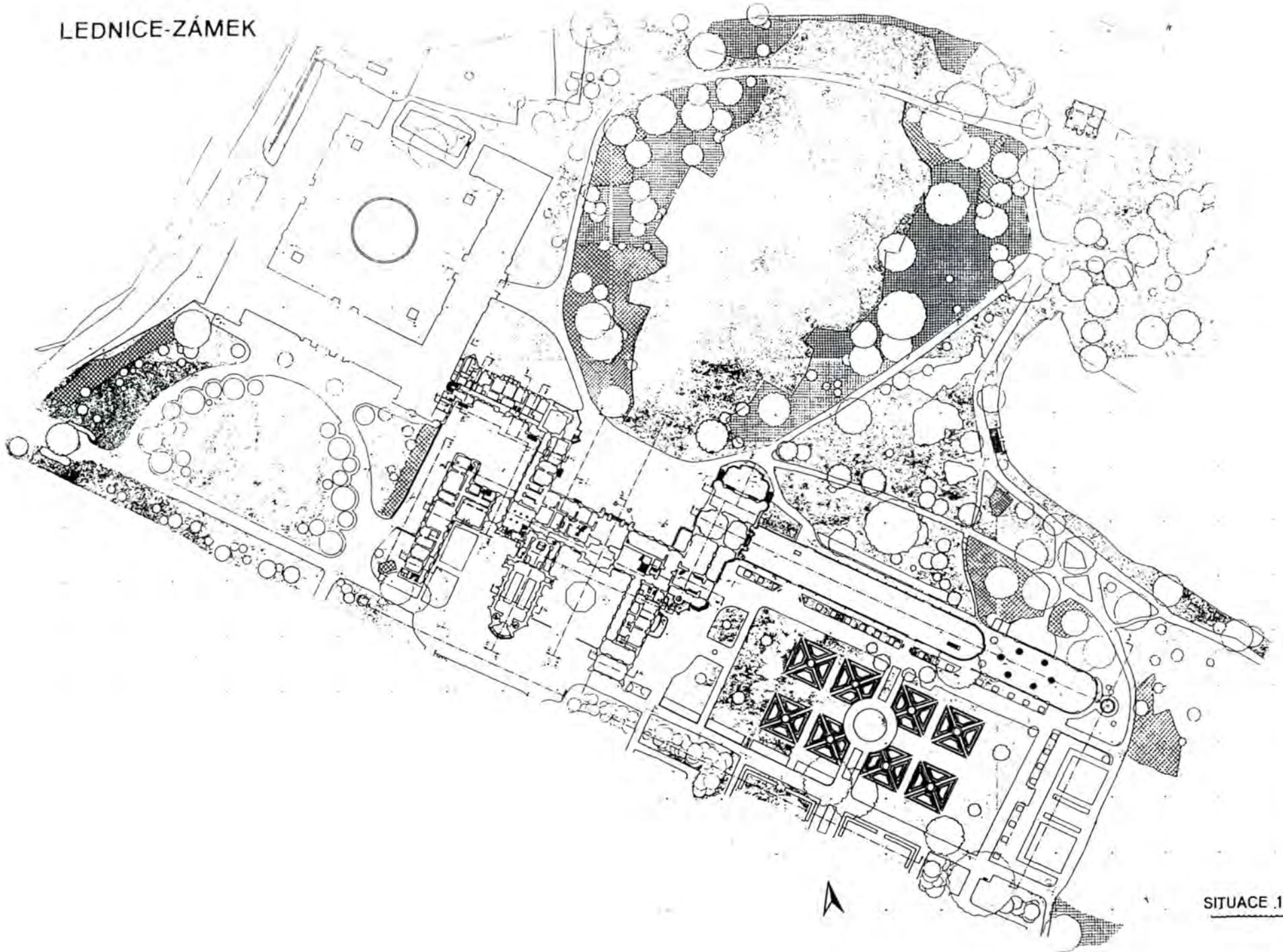
which can create mutually reinforcing conditions for quality tourism. It must depend on environmentally sensitive and entrepreneurially flexible orchestration of these resources. It is critical that the planning framework protect the cultural integrity not only of the specific sites, but also of the environs and entryways. The strategy should acknowledge the potential for several different development scenarios and recognize that a variety of participants can emerge during the course of the development process. Given the proximity to Vienna, the plan becomes part of a strategy which can demonstrate for the first time how regional planning can reduce the tourist pressure on the capital.

For other information specifically relating to this Executive Summary see report sections: Administration, pages 101-106; Finance, pages 115-118; 1994-95 Action Plan, pages 119-124; and Appendix A, Concept Paper, pages 123-128.



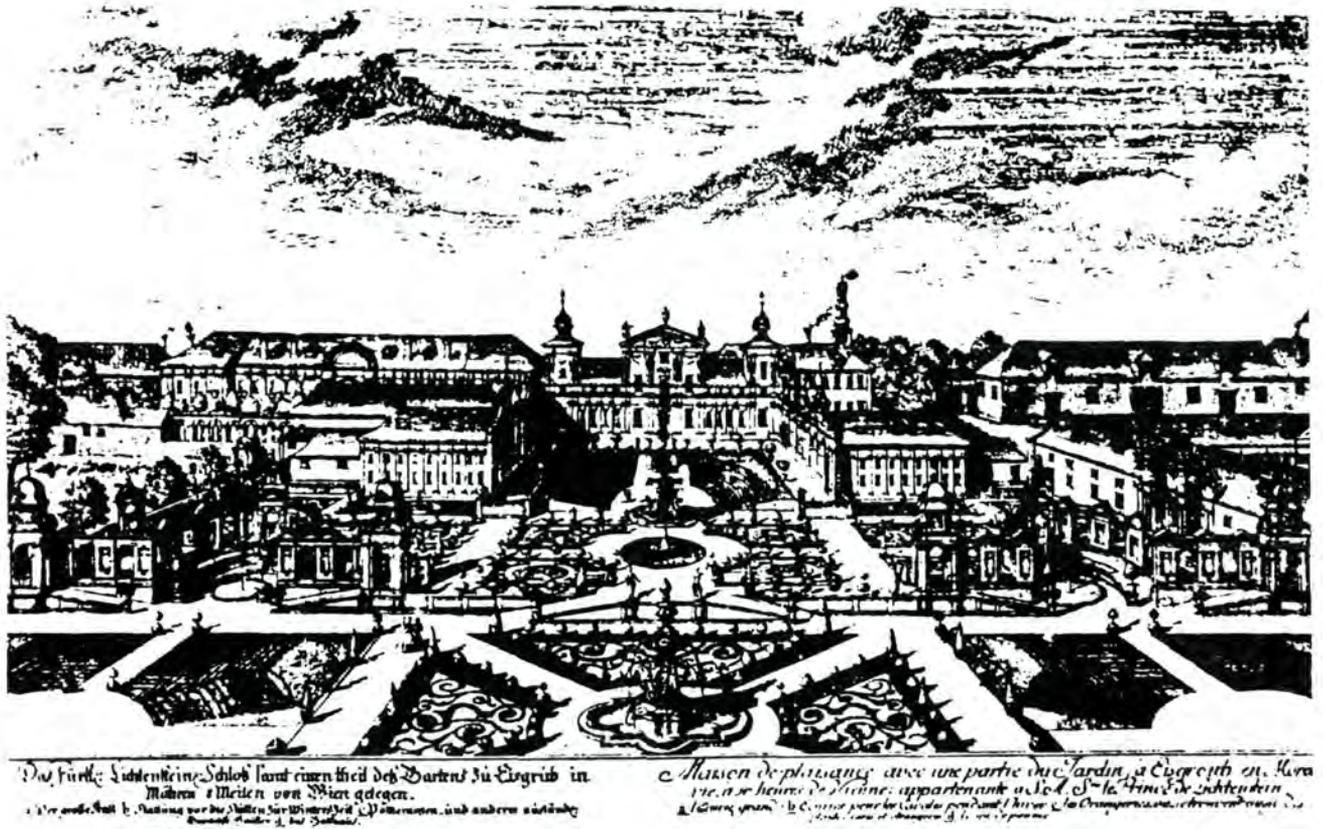
View of North Exterior Elevation From Window, Lednice.

LEDNICE-ZÁMEK



SITUACE 1:500

HISTORICAL OVERVIEW



Lednice Zamek c.1721.

Architectural History of Lednice: A Summary The first zamek of Lednice was a small Gothic style building dating from 1222 . On several occasions through the centuries the chateau of Lednice underwent renovations and now it stands as a superb example of the Neo-Gothic style, particularly its interior, superimposed on a building structure which dates in part to some 600 years prior.

The original zamek of Lednice came into the possession of the Liechtenstein family in 1322, twenty years after the zamek of Valtice, located some 10 kilometers away. The Austrian House of Liechtenstein had gained a foothold in Moravia in 1249 when the family received the town of Mikulov as a reward for backing the winner in a contest for the Austrian throne.

The first period of development of Lednice zamek involved the modification and expansion of the fortified structure on several occasions. In 1570 Hartmann II von Liechtenstein replaced the existing Gothic structure with a castle in the Renaissance

style. His grandson, Karl Eusebius, who inherited the property in 1627 remodeled the interiors with frescoes and decorative work in stucco. He also built an orangerie, which housed three thousand trees and a collection of rare orchids.

The construction of the stables, the earliest building still extant, began in 1688. It was commissioned by Karl Eusebius's heir, Johann Adam Andreas who inherited the properties in 1684. Johann Bernhard Fischer von Erlach, the initial architect, designed the grand Baroque stables, but two years into construction, he was replaced by Domenico Martinelli. Ten years later, with some alternations to the original von Erlach design, the three-winged building with statuary by the sculptor Giovanni Giuliani was completed.

Between 1712 and 1724, Anton Florian, Johann Adam Andreas's second cousin, commissioned the restoration of the facade of the zamek, but after his death there was no notable construction activity at Lednice until 1812. The architect Josef Kornhausel replaced Prince Alois Josef I's court architect, Joseph Hardtmuth who had designed and overseen the building at Valtice and of several follies over the preceding 22 years.

It was Josef Kornhausel who, beginning in 1812, completely remodeled Lednice over the following six years adding a new wing comprised of four reception rooms which connected the main building to the orangerie. The first floor interiors were left untouched.

In 1845, Lednice's present design was approved by Alois Josef II. The architect Georg Wingelmuller proposed that Lednice zamek be completely remodeled in the English Gothic style, while retaining the original walls and windows along with the earlier ground plan. Wingelmuller toured Western Europe collecting precedents for his design; he died in 1848 as the project was getting underway. His assistant Johann Heidrich saw the project to its completion with its medieval style architectural elements: towers, crenellations, ornamented gables, revised fenestration and decorations throughout in elaborate mock-medieval carving.

On the interior reception rooms, the chapel and kitchen block were remodeled with paneled interiors. In the library Wingelmuller's remarkable winding oak stair, decorated with plant and animal motifs, leads up to the prince's workroom. Newly designed corridors, stairs and a large number of rooms were built with stone and marble cross vaulting and other detailing which convincingly provides the illusion of an authentic medieval castle.

The present adjacent cast iron 'glasshouse' or conservatory was constructed 1842-1845. Designed by the Wingelmuller, this grand greenhouse was erected in place of an 1627 orangerie commissioned in 1715 by Anton Florian.

Today, the Lednice zamek complex survives largely intact as an exceptionally fine example of the Neo-Gothic, except for the baroque stables which reflect the special Fischer von Erlach association.



View of Glasshouse and Zamek From Formal Garden, Lednice.

Lednice-Valtice Landscape - Summary History Inspired by the ideals of Rousseau and contemporaneous early examples of the English Picturesque Garden, Classicists and later Romantics during the second half of the 18th and the first half of the 19th centuries focused on nature, devoting great care to integrating both man-made and natural landscapes and architecture. A prime example of the Picturesque landscape design approach is to be seen at the Lednice-Valtice area which covers most of the Luzni plain along the Dyje River and adjacent areas, designed by Bernard Petri.

The earliest picturesque park construction intervention at Lednice and Valtice entailed the costly modification of the Lednice zamek park at the end of the 18th century, when the formal axial layout of the previous garden was changed so that the existing allees reached the open areas beyond. During the 19th century, the Valtice garden was also enlarged and modified to become a 'natural landscape park.' Moreover, as a concession to the governor, the land between Valtice and Lednice was turned into a cultivated landscape with architectonic features. The 10 km road connecting the two zameks served as the central axis of the design, while the Hlohovecky, Prostredni, and Mlynsky ponds defined its center.

From the end of the 18th and through the first half of the 19th centuries a number of structures, some referred to as 'follies', including small summer houses, chapels, memorial monuments, sham ruins and other buildings, were built throughout the landscape to command important vistas and to serve as visual nodes. The Liechtenstein architects Josef Kornhausel, Josef Hardtmuth, Georg Wingelmuller, Johann Heidrich were among the principal creators of these structures, 15 of which survive (see pages 69-82 for more detailed descriptions of selected follies):

Hunters' Zamek (built 1805 by Josef Hardtmuth), a detached two-story building with an arcaded front facade.

Pond Zamek (built 1816-17 by Josef Kornhausel), a detached rectangular building with a central rizalit.

Minaret (built 1797-1802) by Josef Hardtmuth, a Turkish-inspired minaret, rising from a square gallery base topped by a golden sickle, which could be seen from various points in the park.

Moorish Water-Plant (c.1800, by Josef Hardtmuth), a one-story pump building.

Aqueduct and Cave (built 1805-1811 by Josef Hardtmuth), a Romantic construction running from a man-made cave and between the ponds in the zamek park.

Belvedere Zamek (built 1804 by Josef Hardtmuth), a one-story building with a semi-circular arcade in the Classical style.

Colonnade (Reistna) (built 1811-1817 begun by Josef Hardtmuth and completed by Johann Kornhausel), a monumental rectangular building, located on a small hill called Homole (or Reistenberg Hill) which overlooks the modern frontier.

Rendez-vous (Diana's Temple) (1810-1813 begun by Josef Hardtmuth and completed by Johann Kornhausel), a temple in the form of a Roman victory arch with sculptures by Johann Kliebel and the a large room designated for hunting breakfasts on an upper floor.

Saint Hubert Chapel (1855 by Georg Wingelmuller), a Neo-Gothic building with a statue of Saint Hubert, the patron of hunters.

Border Chateau (Frontier Castle) (1816 by Franz Engel), a monumental Classicist structure of three arbors astride the Moravian-Austrian border of that time.

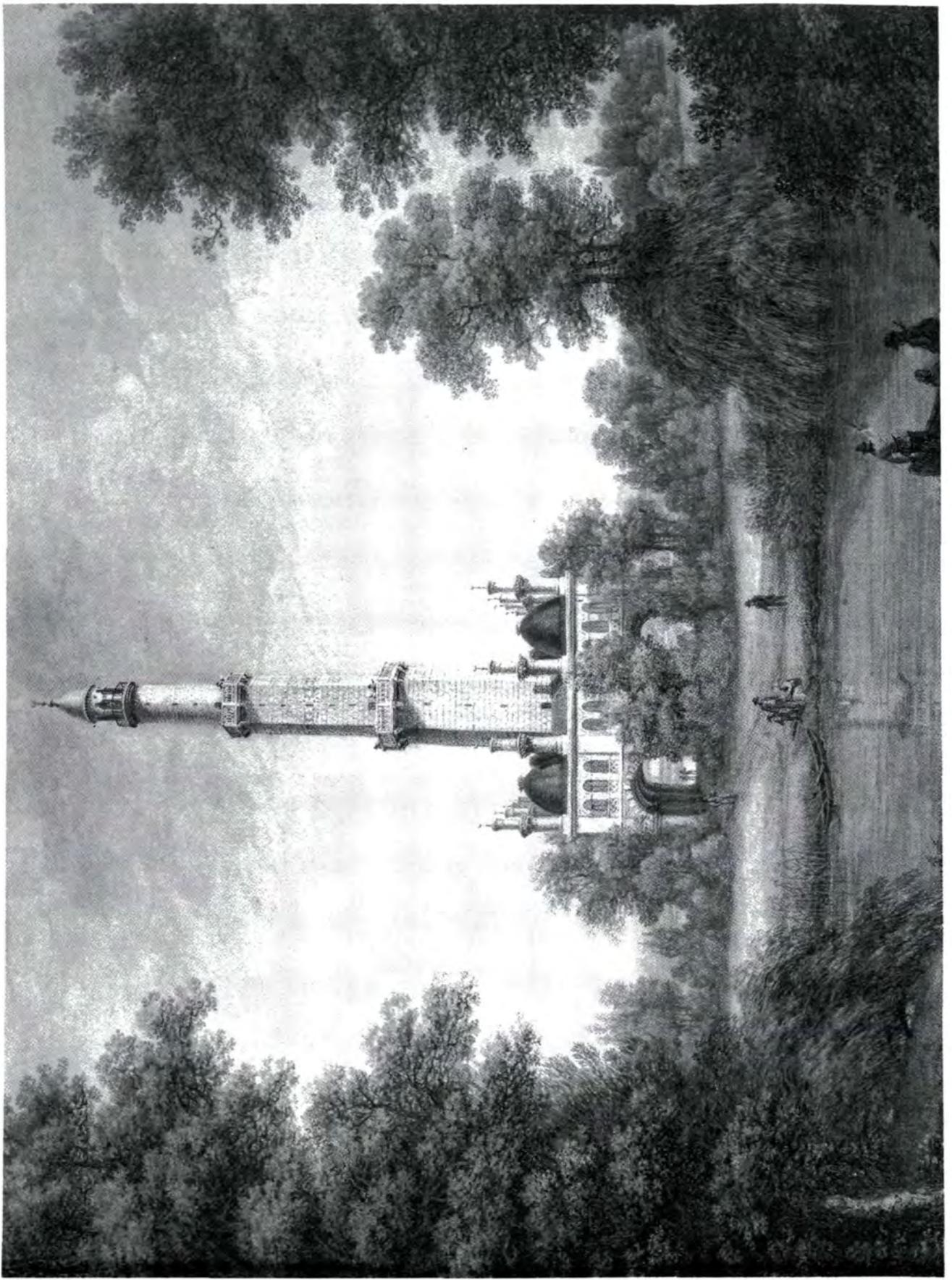
The Hunting Lodge (Jan's Zamek or Hansenburg) (1807 by Josef Hardtmuth), a hunting zamek in the form of a Romantic castle-ruins, with four towers, a rectangular inner courtyard, and a front wing for dwelling.

Pohansko Zamek (1810-1811 by Josef Hardtmuth), a monumental building in the Empire style, near a significant Great Moravian archaeological site.

Temple of Apollo (1817-19 by Johann Kornhausel), a monumental Classicist building with a colonnade, on the Mlynsky Pond.

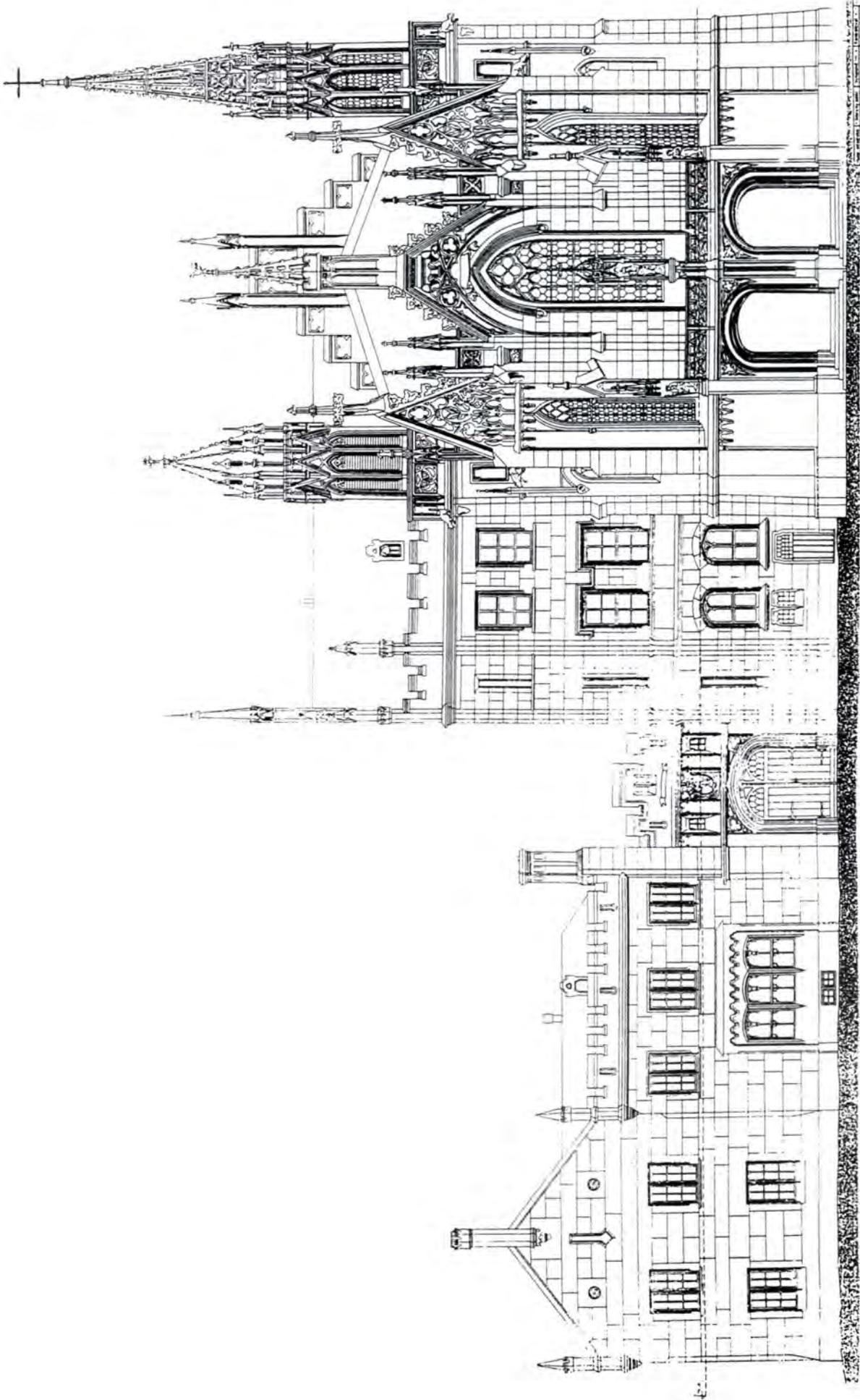
Temple of the Three Graces (1824-25 by Franz Engel), a semi-circular late-Classical building which surrounds a group of sculptures of the Three Graces by Johann Martin Fischer. The sculptural decoration is by A. Kliebel.

Novy Dvur (New Court) (1809 by Josef Hardtmuth), a large stable building in the Empire style.

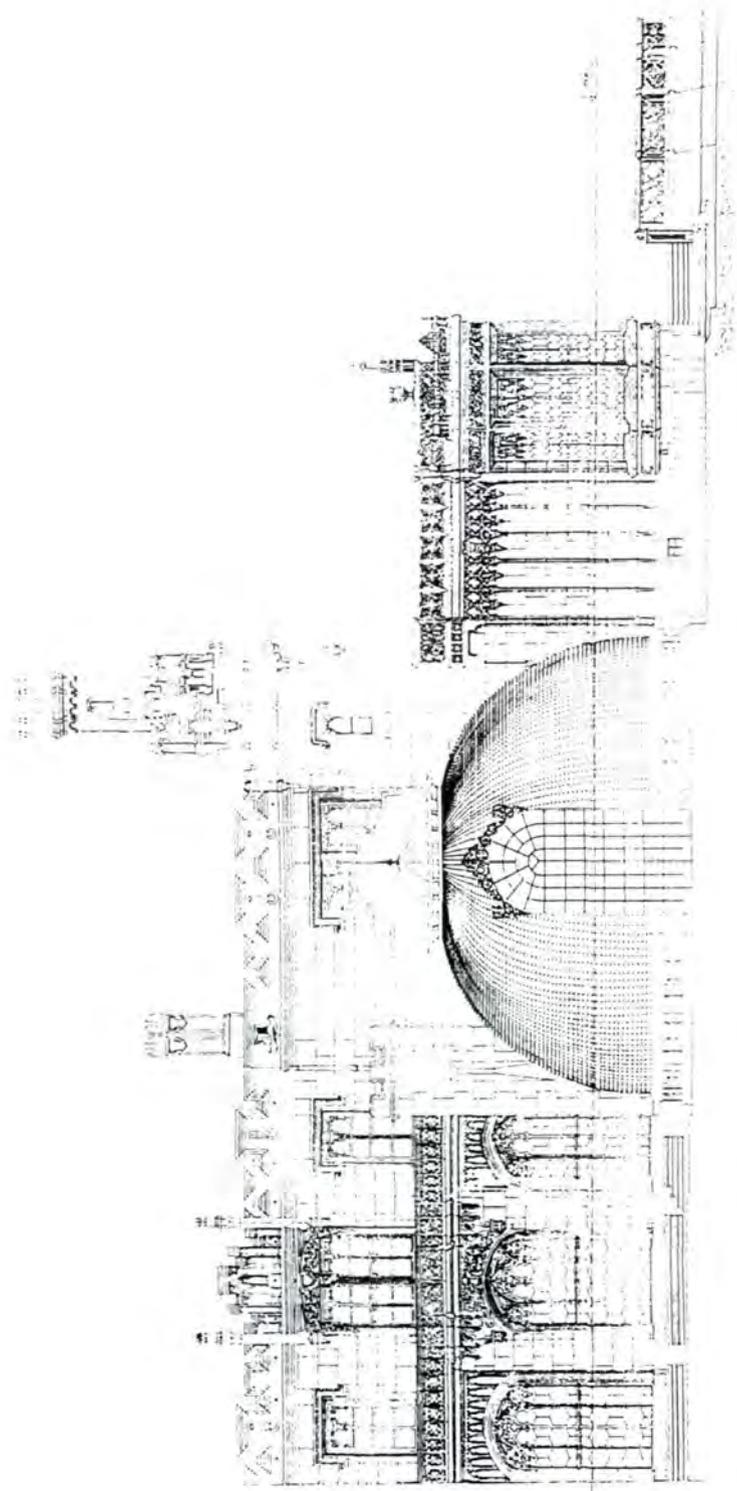


Watercolor of Minaret, Lednice c. 1820.

**SELECTED ARCHITECTURAL DRAWINGS
OF RECORD OF LEDNICE ZAMEK
(1972-1974)**



LEDNICE ZAMEK



LEONICE ZAMIEK

2. PROJECT COMPONENTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE
CULTURAL PROGRAMMING
SPECIAL ISSUES
ADMINISTRATION
BUDGET COST ESTIMATE

2. PROJECT COMPONENTS

ARCHITECTURE

Working Group: Jan Pokorny, presenter (US); Mikulas Hulec (CR); Robert Motzkin (US); Radek Nepras (CR); Jose Pina (Portugal); Zdenek Vacha (CR).

The Lednice zamek which reflects over 600 years of historical and architectural development is clearly a site of great architectural significance. The architectural merit of the building is indisputable as a statement of Romantic 19th century Neo-Gothic Revival, complete with ornate interior woodwork; the 18th-century stables by J.B. Fischer von Erlach, and the extraordinary glasshouse or conservatory, and its unusual follies which punctuate its vast surroundings landscape. The stature of the zamek itself is greatly enhanced by its designed relationship to its immediate surround of parks and gardens, and its larger setting in the cultural landscape which includes the Valtice zamek, its intricate system of roads, trails, vistas and follies, and other features of its man-made and natural landscape. From a purely architectural point of view, therefore, Lednice's virtues are more than sufficient to justify a major conservation and restoration effort.

The zamek's conservation as well as its economic enhancement presents a complex set of challenges and opportunities, especially when considered within the context of the uses and needs of Valtice (see *Conservation and Economic Enhancement Plan for Valtice Zamek and Its Environs* pages 31-47). The architecture group, within the time allowed, noted the challenges and considerations in approaching the task; presented a set of recommendations that address the use of spaces and circulation in and around Lednice zamek and the town of Lednice. A further report on the state of conservation (i.e., an assessment and documentation of the present condition) of the zamek and stables and a plan for maintenance and restoration (which includes estimated costs for work) at Lednice zamek and its environs are also presented.

As at Valtice, the primary architectural challenge at Lednice is to identify or create spaces for appropriate economic and cultural uses that will support themselves and contribute to general operations, while maintaining the overall architectural integrity and the historical validity of the zamek and never competing with, but complementing the activities at Valtice.

Recognized Challenges and Considerations

Systematic restoration of Lednice zamek: Restoration of zamek must be prioritized so it relates to newly proposed uses and physical elements in most urgent need of stabilization to prevent further deterioration or loss. These newly proposed uses as well as plans for restoration are discussed herewith.

Stabilization of follies: Restoration of the follies will depend on proposed new uses which will need to be agreed upon. (See Landscape Architecture, Follies section, pages 57-84, and Budget Cost Estimate, pages 107-112.) Follies will need stabilization in some cases. There must be a system of minimum maintenance of these and other structures at Lednice as part of any conservation intervention.

Define conditions for interventions: Respond to regulations of the Institute for the Preservation of Historical Monuments, Brno, and Unesco World Heritage Site standards.

Define Lednice zamek scope of work: Scope of architectural work must be further defined with respect to the results of conditions surveys and adaptive reuse proposals for interior spaces.

Improve utilization of both zameks (maximize): Utilization depends on agreed upon compromises between new uses and expectations of the managing entity, government agencies having purview over the monument, and Unesco.

Provide assessments of buildings: Detailed assessments of conditions and adaptive reuse possibilities are initially discussed herewith.

Accessibility of architectural drawings/archives: Recent drawings of record of Lednice zamek are available and accessible.

Present use issues relevant to Lednice: Some present uses should be replaced by functions more appropriate to the historic character of the site.

- (a) Aquarium and storage uses within the stable block of zamek
- (b) The upper floors of zamek, now a natural history museum.
- (c) Guest wing, now a Landscape School.

Provision of a new use scheme for stable block. Preliminary new uses are proposed herewith.

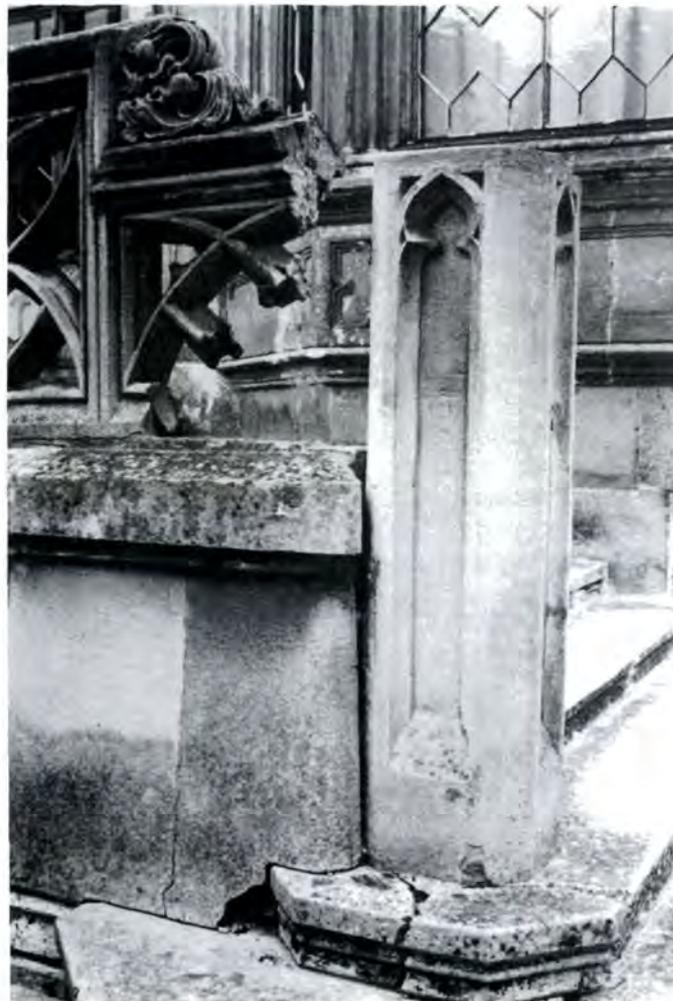
Conservation guidelines for the town of Lednice: Considerations include (see also pages 99-100) :

- (a) Public and private transportation drop-off locations
- (b) Parking within town for zamek complex.
- (c) The relationship of town square to the zamek.
- (d) Consider appropriate periphery land uses, guidelines for facades and guidelines for signage.

Recommendations/Proposed Uses

Access and Entrances There are presently four access roads in the town of Lednice (one has greater traffic than the others). Mayor Klimovic described the present plans for a revised traffic and circulation system for this area that would result in a reduction in the amount of parking space available. To compensate for the loss of parking space, a second lot is being planned. The architecture group recommends:

1. Main entrance be repositioned vis-à-vis the traffic artery at square.
2. Controlled parking be provided to accommodate at least 80 buses and 200 cars.
3. Controlled access points for castle visitor groups be provided :
 - (a) From parking lot (for visitors and tour buses) with new handicapped access and pedestrian underpass.
 - (b) From parking lot (for private vehicles and tour buses) to be created at southern periphery of property to recreate historic axial approach to zamek.
 - (c) From town square (for townspeople).
 - (d) From railroad station along footpath through garden (for local/regional access).
4. New controlled portals, ticket/orientation office, and toilets to be provided for use of local citizens and visitors.



Detail of Deterioration at Railing, Lednice.

Stable

Stable wing, eastern portion:

1. Hotel-oriented to horseback riding market, and others.
2. South stable spaces at-grade used as lobby and dining room (aquarium museum to remain short-term).
3. North stable spaces to become stables again.
4. Vehicle drop-off and horse riding in courtyard.

Stable wing, western portion:

1. Self-catering flats or duplexes oriented toward courtyard administered by hotel operator.
2. Riding hall (winter) and public assembly space/theatre (seasonal).

Land area north of stable:

1. Hotel guest parking lot be placed at a lower elevation, screened from view.
2. Existing maintenance operations to be relocated elsewhere in less visible location of zamek grounds.

Guest Wing

North and East Portions:

1. Extension of hotel accessible from stable entry and hotel administration (first floor).

South Portion:

1. Museum administration (zamek and upper floor museum) two floors storage (top floor).
2. Short term use as building and landscape restoration schools.

Chapel

1. To remain accessible to public for worship and available for concerts.

Zamek Main Wing

1. Cellar caves to be on zamek limited tour circuit.
2. Ground floor to be on zamek tour.
3. First floor to be public access/museum interpretive space and temporary exhibits. Some spaces to be leased for conferences.
4. Second and third floors to be museum exhibit and museum storage.

Greenhouse

- 1 To be restored as greenhouse.

Orangerie

1. Seasonal cafe (no cooking) and merchandising use.
2. Winter greenhouse plant storage.

Minaret

1. Continued use as tourist attraction.
2. No direct automobile access: provide limited schedule jitney service.
3. No change in first floor space configuration. Stabilization and restoration only for interior and exterior.
4. Snack bar/cafe at first floor (no cooking).

Sheep Barn

1. A way station and hiker's rest stop only.
2. Restore interior and exterior.
3. Provide cold water.

New Maintenance Facility

1. Provide for new maintenance facility away from public access at less visible location and yet accessible location to grounds.

Rendez-vous Folly

1. Exterior and interior restoration/adaptive reuse interior to be leased.
2. Provide limited food service (no cooking).
3. Provide toilets.

The Temple of Three Graces Folly

1. Continue use as an apartment.
2. Exterior restoration.
3. Interior renovation.

Border Chateau Folly

1. Exterior and interior restoration.
2. Possible restaurant, or other use for which space could be leased.

Colonnade

1. A way station along a hiking or cycling tour route.
2. Exterior restoration.
3. Interior renovation.
4. Provide toilets within structure or at nearby snack concession.
5. Provide separate snack concession stand remote from visual corridors to and from Colonnade.

Architectural Conservation and Preservation

1. Conduct preservation conditions survey probes and materials testing of exterior of zamek, stable wing, greenhouse, minaret and sheep barn.
2. Conduct interior conditions survey, probes and materials testing to evaluate building structure, finishes, etc.
3. Prepare phased restoration guidelines, scope of work, and documents consistent with adaptive reuse program.
4. Conduct educational training program for restoration / conservation trades prior to any restoration work.
5. Establish entity skilled in restoration work to control construction documents and execution of work.

Town Square Entrance Location

1. Redirect traffic at square.
2. Improve first impressions of town square.
3. Improve street facades, landscaping, sculpture, paving, street furniture and signage.
4. Provide entrance area markers, gates, ticket control.
5. Prohibit unsightly tourist amenities (kiosks, food stands, stores, etc.) outside gates.

State of conservation of Lednice zamek and stables The zamek and adjacent buildings, including stables, are brick structures with stucco facing and ornamentation, stone bases, steps and copings in various combinations of limestone, sandstone and artificial stone. The zamek has an adjacent greenhouse, made of a cast and forged iron frame, clad in glass with curved exposed edges.

No major structural problems at the zamek building were observed, although major fissuring, spalling and disaggregation can be identified throughout the entire building. Large portions of stucco are missing throughout the facades, and ornamental plaster work is in danger of being lost. An estimated two thirds of all stucco surfaces of Lednice zamek are in need of some type of repair or replacement.

The illogical use of combinations of natural and artificial stone have created complex conservation problems due to a variety of pathologies observed throughout the various buildings. Such problems are most frequently noticed in the more ornate sections. Reinforcements and structural attachments made of cast iron encapsulated in a lead sheeting for air and waterproofing have behaved differently according to the materials used whether these were natural stones (limestone, sandstone), artificial stone, or a combination of both. Water infiltration and lack of maintenance seem to be the most obvious causes. At these problem areas involving dissimilar materials, oxidation of anchorage systems have caused spalling, movement and disintegration of large sections. Examples can be readily observed on the chapel and northern sections of the zamek.

Several coatings and surface treatments were used throughout the structures. The most commonly used exterior painted finish consists of a lime-based, naturally pigmented coating which is a flat yellow gold color. A light creme color paint, presumably acrylic was used in a recent 'restoration' of the eastern wing. This surface treatment should be completely removed due to its poor vapor permeability capacity which can cause serious damage to stone work that has been concealed. Remedial maintenance is also recommended for the existing lime washes to reduce further exposure of plaster surfaces to the elements.

Various probes were made on the northern section of the zamek at some time in the past two years. Masonry infill is visible reflecting modification of the building over time to accommodate different architectural styles. Evidently no significant effort was made to tie new inserts into the earlier masonry structure. This subsequently created surface stresses leading to extensive cracking. In the numerous instances where surface cracking follows the lines of openings, reinforcement is recommended.

Different roofing materials were utilized at both the zamek (slate roofing) and the stables (ceramic tile roofing). The slate roofing which has been in place approximately 100 years appears to be in 'fair' condition, whereas the ceramic tile roofing was restored approximately 50 years ago, and has required recent repairs, which, for the most part, seem to be suffering from weather deterioration. A new, more historically appropriate roofing material should be used at the stable block.

The greenhouse located at the east end of the zamek, has, for the most part, resisted aging and deterioration of its various components, mainly due to the good quality of its design and relatively good maintenance. There are, however, serious conservation challenges. Visible damage includes a large number of broken, missing or otherwise non-functional glass 'fish scales' (approximately 50% are damaged), and extensive oxidation of the forged iron frame and cast iron columns, some of which have extremely fragile sections. The exterior wood slat shading curtains are also damaged as



Underutilized Second Floor Space at Stables, Lednice.

a result of exposure to the elements and minimal maintenance. Conservation of this structure will require the utmost sensitivity due to its fragility, and the need to protect in place (or temporarily relocate) the rare botanical specimens which are contained within. Actual conservation work should probably be done in phases during good weather seasons with carefully installed temporary protection.

The exterior masonry of the stable wing, although older, is in similar condition to that of the zamek. During restoration, special emphasis will need to be given to the deterioration of natural stone and ornamental statuary at portals.

An initial step in any detailed restoration planning work should include a detailed inspection of all ornamental elements, so as to allow for the removal of parts in danger of failure or collapse. This will both avoid hazardous situations and save irreplaceable historic fabric. Other general work may include the restoration and refitting of all doors and windows (avoiding replacement wherever possible), repairs to skylights and roof openings, repointing and patching of lower sections of building exteriors and the base of the greenhouse.

Top priority should be given to the glass greenhouse (especially the imminent structural problems), and the north facades of the zamek, which are the most deteriorated.

Plan for maintenance and restoration The following establishes a conceptual plan for maintenance and restoration of the zamek, stables, follies and other structural features in the landscape. Each item below includes an estimated cost of repair and maintenance as well as a priority listing for purposes of planning and awareness.

Degrees of priority: 1 - absolutely necessary
2 - greatly needed
3 - needed in the future

Zamek Exterior

Roof repair:

Repair of the roof surface of the main structure, general repair of other roof areas in serious disrepair, repair and replacement of roof flashing and related metal elements (gutters, etc.) including painting. Repair and replacement of wooden grates on eaves, gutters and terraces.

Priority : 1 US\$185,000 (5,091,200Kc)

Facade repair:

Essential repairs of stone facade and terrace elements. Estimate includes only a moderate amount of highly ornate stone repair/replacement work.

Priority : 1 US\$230,000 (6,329,600Kc)

Window and exterior door repairs - Stage 1:

Repairs to doors and windows that are in urgent need of attention. 216 windows and 34 doors need various levels of repair; 235 new windows and 22 new doors must be fabricated and installed.

Priority : 1 US\$65,000 (1,788,800Kc)

Lightning protection:

Priority : 1 US\$13,500 (371,520Kc)

Exterior lighting repairs:

Completion of electrification and repair of existing lighting.

Priority : 2 US\$9,000 (247,680Kc)

Drainage channel and window well repairs:

Rework grades and refinish drainage surfaces.

Priority : 3 US\$11,000 (302,720Kc)

Removal of selected elements:

After proper documentation, remove selected incompatible modern interventions within the park and zamek.

Priority : 1 US\$181,500 (500,000Kc)

Zamek Interior

Interior repairs:

Repair of parquet flooring, repair of interior doors, including painting or lacquering of windows and doors, window glass, painting, repair of interior plaster, repair of other stucco elements, conservation of ornamental wood features.

Priority : 2 US\$55,000 (1,513,600Kc)

Restoration of remaining ground floor rooms:

Repair, refinishing and re-presentation of rooms to the west of the ground floor central hall.

Priority : 2 US\$65,000 (1,788,800Kc)

General repair to zamek sanitary & storm water systems:

Investigation and repair of selected sanitary and storm water systems for the entire zamek, which are leading to further deterioration of other parts of the building structure.

Priority : 2 US\$19,000 (522,880Kc)

West wing interior renovation:

Repairs to and renovations of woodwork, windows and doors, floor finishes, plaster surfaces, plumbing and electrical systems, as required for proposed future use.

Priority : 3 Allowance: US\$105,000 (2,889,600Kc)

Cellar vault repairs:

Repair of plasterwork, floors, doors and areas under the terraces (partially completed walls) at the east end of the zamek, and repairs to terrace waterproofing and surfaces above.

Priority : 1 US\$8,500 (233,920Kc)

Zamek cellars:

Refurbishing of artificial stalactites - repair and restoration of windows. Lighting installation

Priority : 2 US\$3,100 (85,310Kc)

Stable Conversion

Conversion of stable block to hotel and living quarters:

Repair of plaster and floors, windows and doors, painting, glass, replacement of electrical system and plumbing. Installation of 35 medium quality hotel rooms and support facilities including hotel restaurant. Excludes prior horse feeding areas, riding halls and parking facilities. Assumes 30% roof surface repair work.

Priority : 1 Allowance: US\$750,000 (20,640,000Kc)

Greenhouse

Greenhouse repair and reconstruction:

Protection of specimen plant materials, remove, repair and/or reconstruct deteriorated iron components and repair, replace and reglaze glass lights as required.

Priority : 1 US\$285,000 (7,843,200Kc)

Immediate Grounds

Park maintenance and presentation:

Repair of benches, improvement of trail surfaces, selected planting, tree pruning, irrigation, hedge trimming and formation, fertilization, cleanup, etc.

Priority : 1 US\$161,700 (4,449,984Kc)

Main entrance gate and other gate repairs:

Repair of existing gates including terrain modification at immediately adjacent areas according to project plans, security and maintenance of fences and enclosures.
Priority : 2 US\$48,000 (1,320,960Kc)

Repair of existing bridges in the park:

Repairs to the supports or buttresses of 2 stone bridges. Repair and selected replacement of elements at water level. Repair of wooden bridge decking and railings.
Priority : 3 Allowance: US\$72,000 (1,981,440Kc)

House #72 - Building repairs:

Completion of building rehabilitation including repair of interior plasterwork, repair and replacement of windows, shutters, doors, plumbing, repair of facades, minor eave and gutter work.
Priority : 1 US\$9,000 (247,680Kc)

Water Station (Exterior only): - Maintenance and building repairs:

Repair of doors, waterproofing, repair of stucco, replacement of missing railings.
Priority : 3 US\$6,800 (187,136Kc)

Barn 'Hubertka' - General repairs:

After careful assessment of existing conditions, extensive repairs to roof, wood superstructure, sheathing and masonry.
Priority : 1 US\$48,000 (1,320,960Kc)

Aqueduct with artificial grotto - Building repairs:

According to project findings, repair bridge decking, install missing stone element, provide and install gates.
Priority : 3 US\$65,000 (1,788,800Kc)

Minaret - Building repairs:

Based on an updated existing structural conditions survey, develop scope of required remedial building repairs; repair foundation and facade elements; structural reinforcement of tower; and repair of interior spaces and finished surfaces.
Priority : 1 Allowance: US\$225,000 (6,192,000Kc)

Repair to stairs at the small fishpond:

Dismantling, provide and install new stone, repair of existing and installation of new railings.
Priority : 3 US\$9,500 (261,440Kc)

Island gazebo repair:

Remedial structural repairs, repair of wooden elements including painting or finishing.
Priority : 3 US\$16,000 (440,320Kc)

Special Restoration Projects

Special zamek interior project:

E.g. Chinese room and master bedroom repairs, upholstery.
Priority : 1 Allowance: US\$99,000 (2,724,480Kc)

The following schematic drawings, developed by the architecture group, indicate proposed uses for Lednice zamek and its environs as agreed upon by the charrette participants. These drawings were presented at the final presentation of the charrette on August 18, 1994.

ARCHITECTURAL PLANS - COLOR LEGEND

Lednice Planning Charrette 1994

HOTEL



STABLES or RIDING HALL



APARTMENTS



GREENHOUSE or ORANGERY



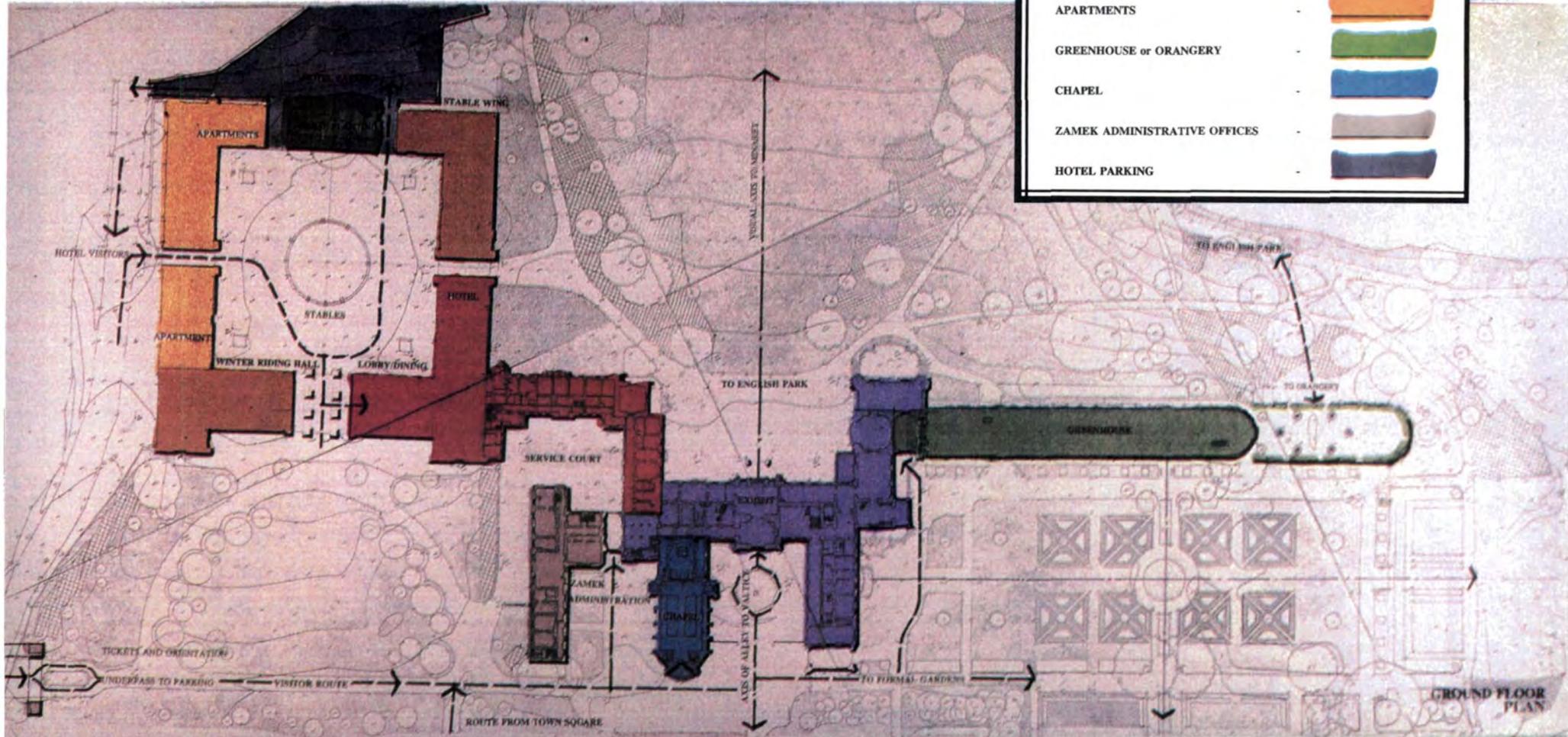
CHAPEL



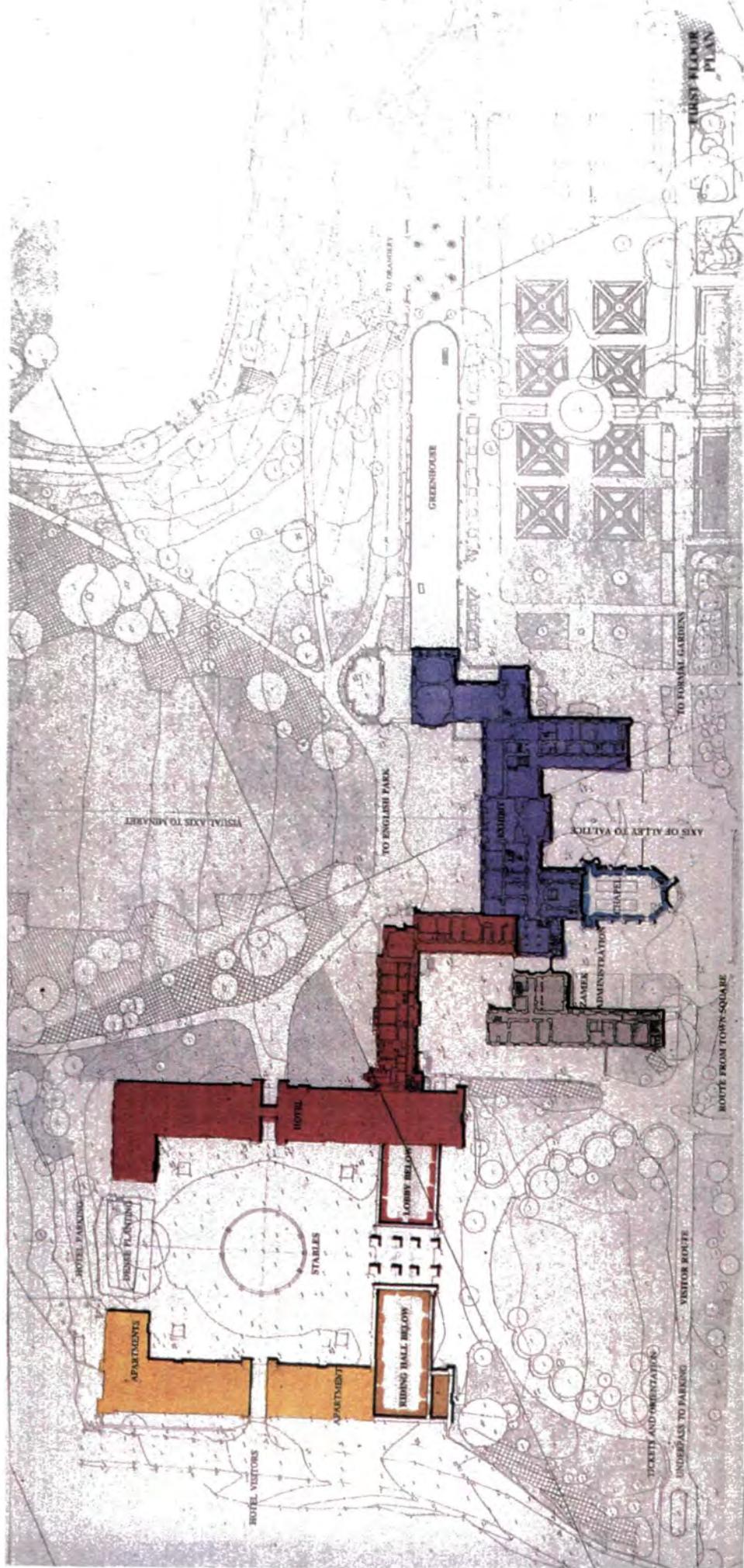
ZAMEK ADMINISTRATIVE OFFICES



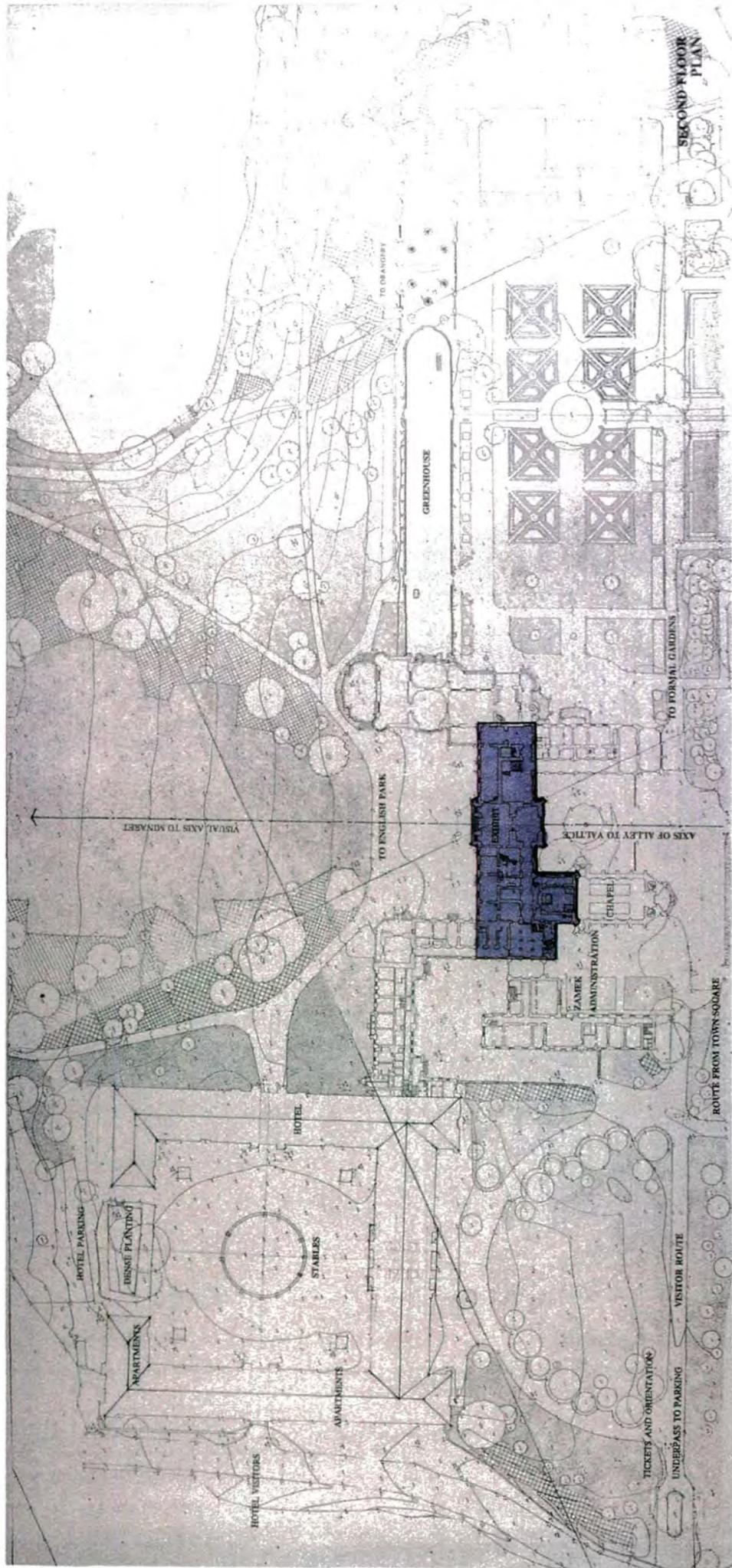
HOTEL PARKING



GROUND FLOOR PLAN

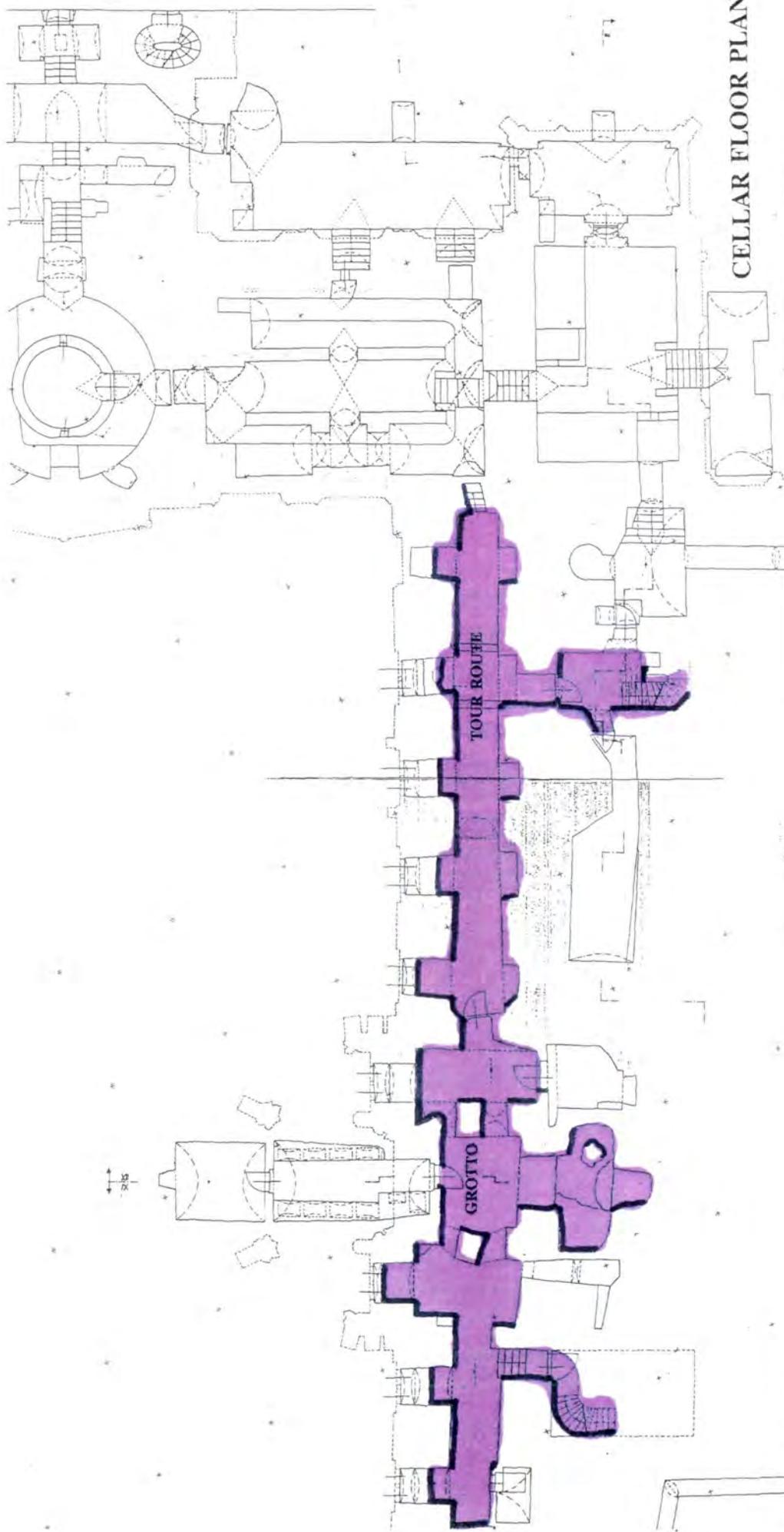


FIRST FLOOR PLAN

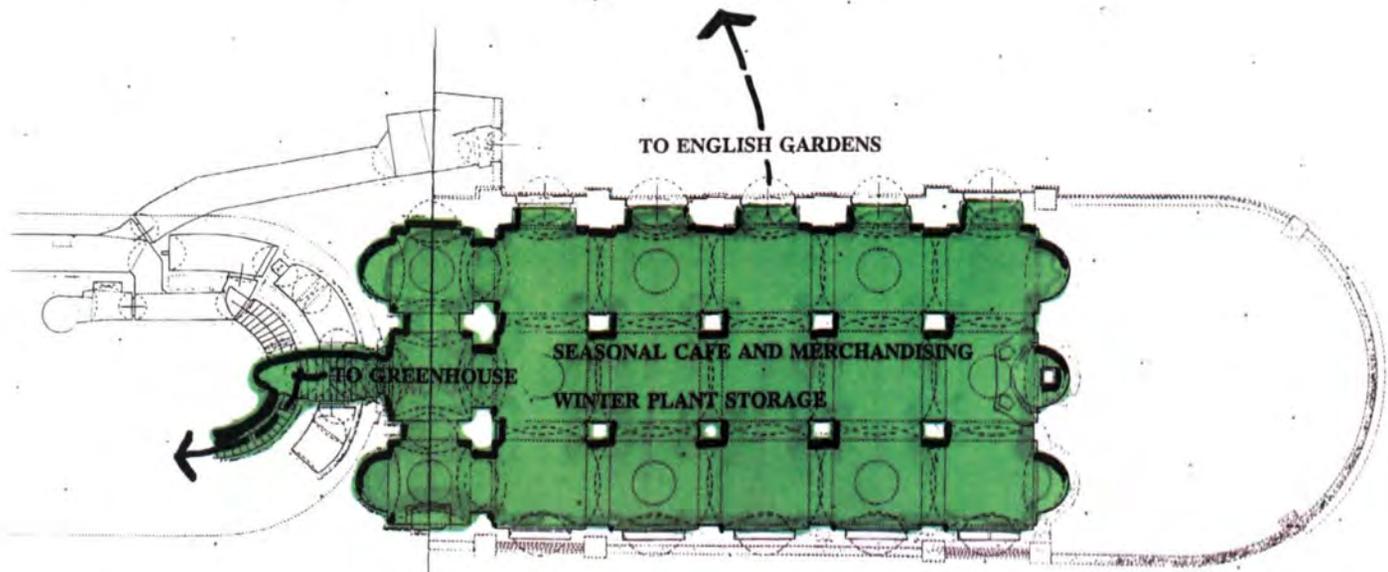


SECOND FLOOR PLAN





CELLAR FLOOR PLAN



TO ENGLISH GARDENS

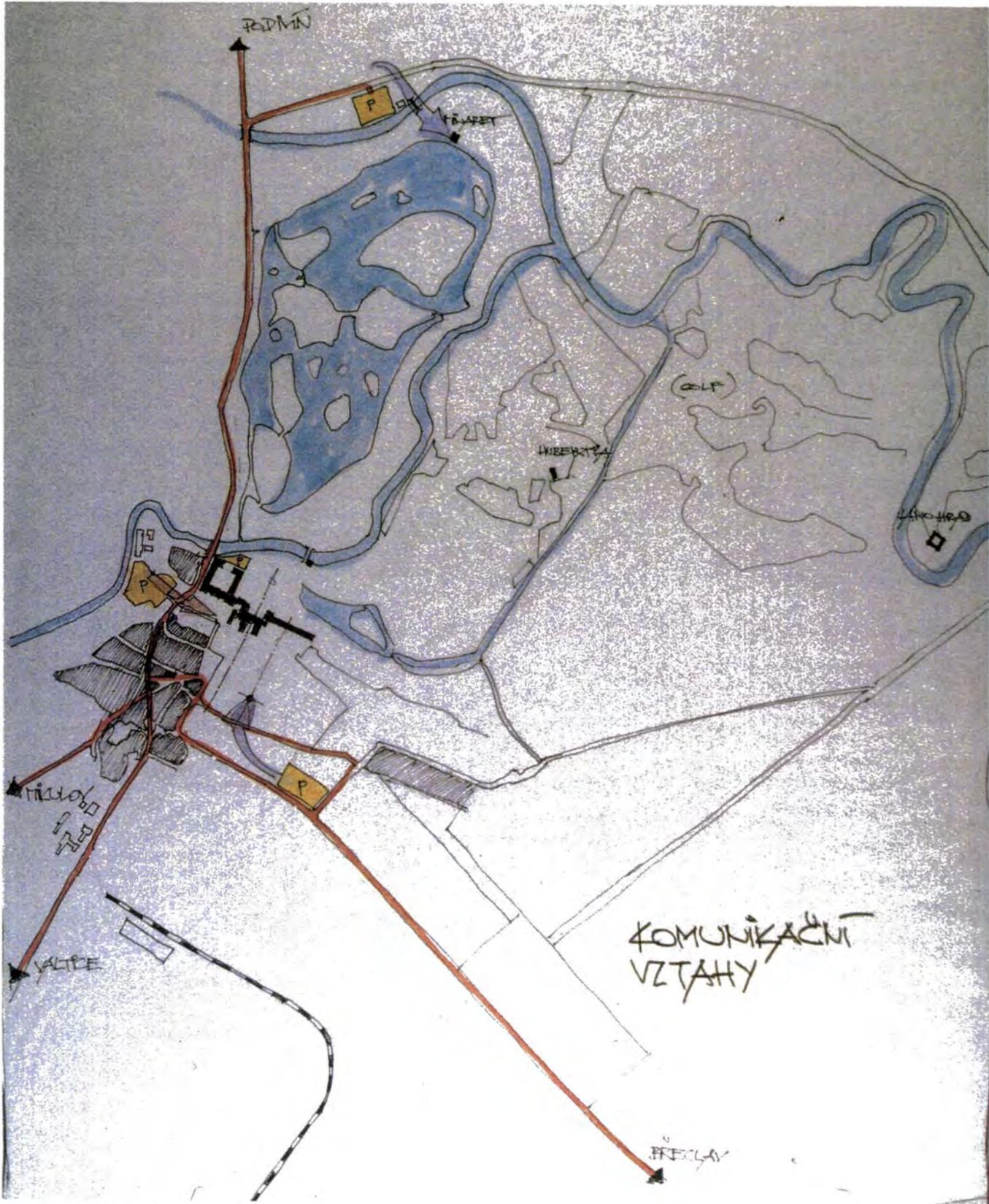
TO GREENHOUSE

SEASONAL CAFE AND MERCHANDISING

WINTER PLANT STORAGE

ORANGERY PLAN





Lednice Access Routes.

LANDSCAPE ARCHITECTURE

Working Group: Hans Dorn (Germany), presenter; Duncan Campbell (UK); Vera Filkukova (CR); Boris Janda (CR); Tatiana Kutkova (CR); Megan McKinnon (US); Ivan P. Muchka (CR); Zdenek Novak (CR); Milos Pejchal (CR); Jose Pina (Portugal); Ing. Rajnoch (CR); Mechtild Rossler (Unesco); Stefan Yarabek (US).

Introduction As a follow-up to last year's recommendations and proposals for the Valtice area (see *Conservation and Economic Enhancement Plan for Valtice Zamek and Its Environs* pages 49-62), the landscape working group wanted to reiterate the significance of the landscape that connects Lednice and Valtice. The region's important attributes — the hilly topography, the contrast between open agricultural and forest areas, the wonderful integration of the villages and follies, and the Horticultural School and the Mendel Institute — contribute to the area's strength as a cultural landscape of immense value to the Czech Republic and Europe. This historic landscape and the follies set within it express principles ranging from Classicism to the ideals of English landscape design.

Lednice Park is the best example of English landscape design in all of Central Europe. The classic elements of this type of landscape can be seen in the overriding axial plan of the Lednice and Valtice grounds and zameks, the open areas connected by allees, and the visual corridors created by parkwoods and lakes. The main axes which connect Lednice to Valtice must be retained as a clear and visible design. This main axes extends from the Minaret over the lakes to Lednice castle, onto the main allee, and finally connects to Valtice. Similarly, the park of Lednice should be opened (in the formal part) to serve as an important monument to Baroque thought.

In general, the group agrees with the recommendation of the 1993 Valtice charrette landscape group that the formal garden be remodeled according to the design of Johann II, who brought the landscape to its highest level of development in the mid-19th century. The plantation has to be examined and analyzed to include vegetation. The flower beds should also be restored to the period of Johann II, but with variations of gardening themes for purposes of tourism.

The group recognized the proposal for extending the existing Unesco Biosphere Reserve adjacent to the site (see *Conservation and Economic Enhancement Plan for Valtice Zamek and Its Environs* page 61), which would then include the Valtice and Lednice landscape area, as well as the possible adoption of this area to the World Heritage List. The nomination of the site to the World Heritage List, initiated last year and slated for submission in October 1995, would obtain the highest protection status for the Lednice-Valtice cultural landscape. It would be one of the first nominees under the revised cultural criteria as a 'landscape designed and created intentionally by man' and more specifically as a garden and parkland landscape associated with monumental buildings and ensembles.

The landscape working group wishes to emphasize the following additional points:

The importance of sustaining the holistic approach adopted by the Liechtenstein family in seeking to integrate aesthetic issues with other socio-economic functions of the area, e.g., aquaculture, agriculture, silviculture.

The need to rectify the adverse first impressions of decay that the property presents today, e.g., poor condition of many facades, the number of dying trees, the incomplete state of gardens, etc.

The need to integrate and harmonize the restoration proposals for buildings, structures, and landscape as well as wildlife preservation, with plans for marketing, public recreation, interpretation, and signage.

Interactions The Lednice-Valtice cultural landscape, as one of the oldest, most extensive designed landscapes in Europe, not only highlights great architecture and parkland landscape, but the greater whole created by the interaction between the natural and built environment. Each of these elements enhances the other. The uniqueness of the site is reflected in these interactions as well as in specific responses to the characteristics of the natural environment. The recognition of the site as a Unesco Biosphere Reserve has to take into account the man-made changes to the natural environment (tree species, introduced species, horticultural experiments). Furthermore, the cultural landscape, in its present form, enhances specific natural values and biological diversity (for example, the bird sanctuaries at the designed lakes). These interactions can be seen on different levels and at different scales:

1. The interaction between the buildings (i.e., the follies) and their immediate surroundings. Drawings show that the gardens influenced the design of the buildings (including water elements and reflections).
2. The interaction and connections between different buildings, including vistas, allees, canal and water systems. This also concerns communication lines between the villages.
3. The interaction of the human influence within the greater landscape design, including forests (planted woody species and forest design), water constructions (system of ponds, lakes, fountains), gardens (horticultural experiments, Mendel Institute) and agriculture/pastures.

Recommendations

Restore the immediate surrounding of the cultural ensembles and monuments (priority 1).

Restore the vistas and communication lines between the different cultural monuments and ensembles (priority 2).

Address ownership questions of buildings and surroundings (forestry department).

Use environmentally sound solutions for the restoration of surroundings at buildings (at the lake, for example), in cooperation with the forestry department and the management of the biosphere reserve (priority 2).

Relationship of the Lednice Zamek to its Town It is important to identify the range of factors that will both affect the experience of the visitors to the zamek, and have implications for the residents of Lednice (see special issues section). These are:

The main approach to the zamek by vehicle and on foot, which will best enhance the anticipation of the visit.

The best point of arrival at the zamek, which will heighten the expectations of the visitor.

The points of entry for residents and for special uses of the zamek, e.g., agriculture.

The resolution of these issues will require a review of the present traffic study and pedestrian circulation within the village and immediate surroundings. An aesthetic appraisal is also needed on such matters as improving the visual qualities of the town square, reducing the adverse impact of overhead wires, signage, street furniture, etc.

Entry Points to the Zamek The original intention was that the main entrance to the zamek be from the south on the major axis through the middle of the main building of the zamek across the lake to the Minaret on the north shore. This approach allows the greatest appreciation of the aesthetic qualities of the zamek, gardens, and park which should be a primary factor in determining the main entry point for the visitor. A range of secondary entry points must be kept in mind and maintained for the residents of Lednice and for special purposes.

Recommendations

Reintroduce the original entrance at the southern gate to the zamek as the main entrance for visitors (priority 1).

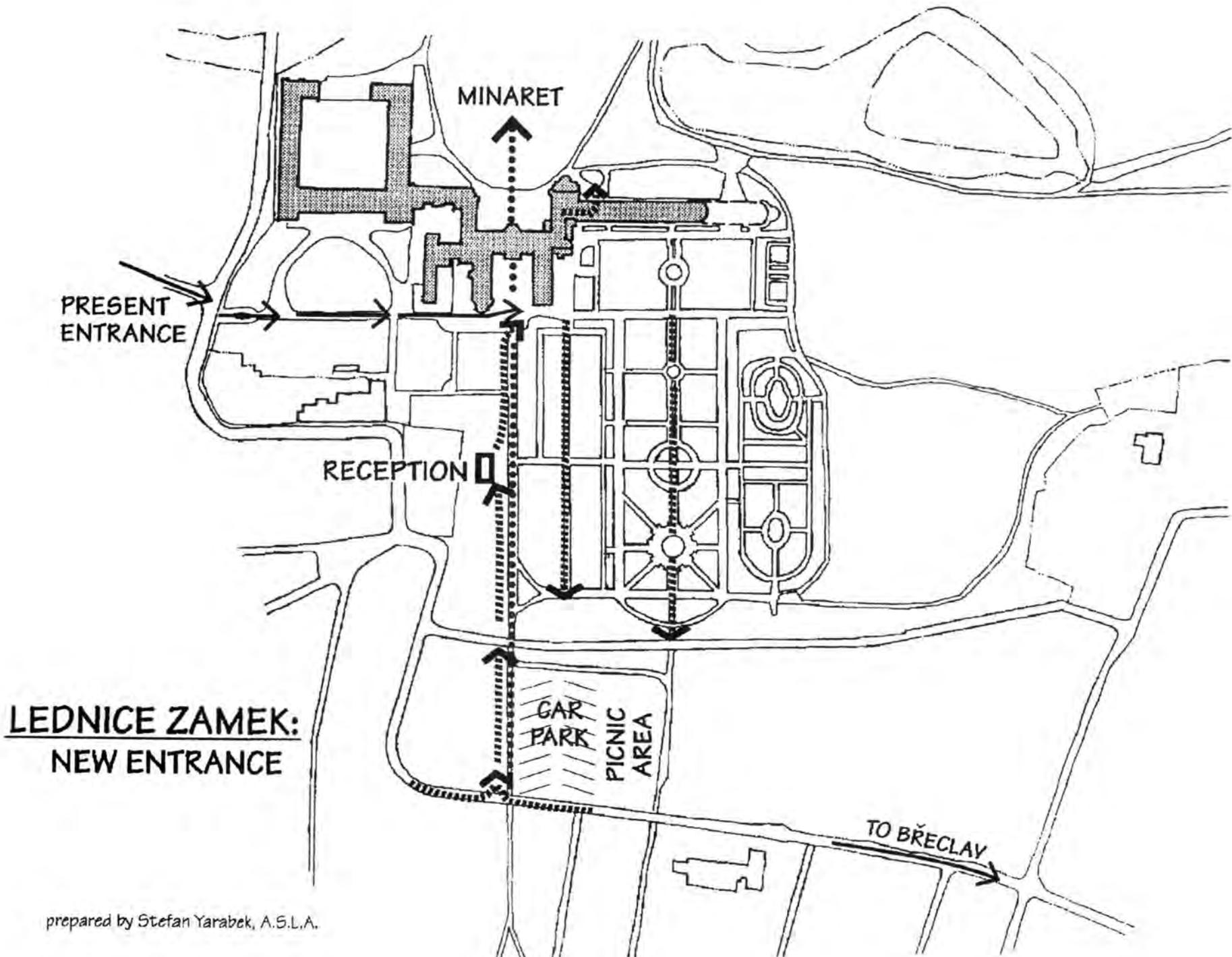
Locate a parking lot, screened by trees, at an area available to the east of the entry point. A sensitive landscape design is required (priority 1).

Where vistas pass close to allees or roads, create parking places with observation points, using raised platforms if required, to assist visitor viewing of the monuments and help their understanding of the visual connections in the landscape.

Conduct an investigation to determine whether a portion of the buildings to the west of the entry point could be made available for visitor orientation (priority 1).

A visual appraisal of all approaches to the zamek particularly to the main entrance to remove any eyesores and enforce visual quality (priority 2).

A sign plan to direct visitors to the zamek should be prepared. This plan should be integrated with other such plans concerning visitor management and interpretation at the site (priority 1).

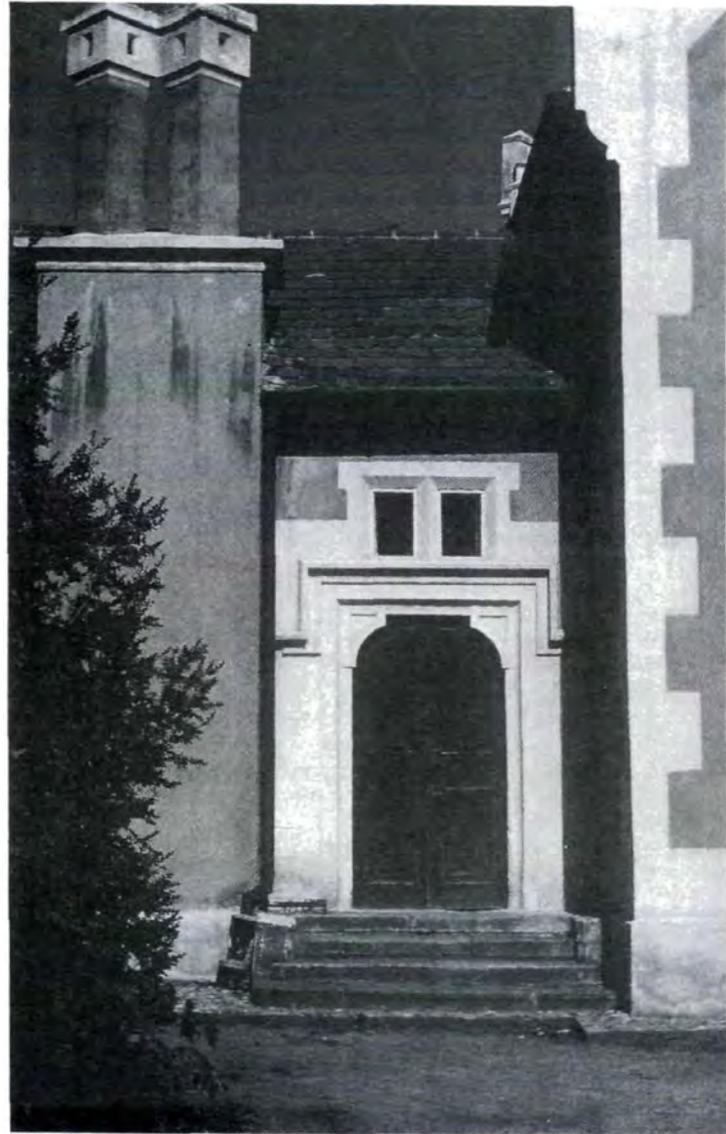


LEDNICE ZAMEK:
NEW ENTRANCE

prepared by Stefan Yarabek, A.S.L.A.



Present Entrance to Lednice Zamek Grounds.



Building at Entrance to Lednice Zamek Grounds.

World Heritage Nomination One of the principal issues addressed by this group concerns the relationship between the upcoming Unesco World Heritage designation process and the already extant Czech Land Protection Law 414, passed in 1992. The significance of this intact early-19th century designed landscape is inarguable and, moreover, it is valued by the Czech people. Since the early 20th century, the preservation of monuments and the natural environment has been a concern in Czechoslovakia. Max Dvorak, who was a leader in the field at this time, played a primary role in the establishment of the Czech Monument Protection office in Brno.

In conjunction with the Biosphere Reserve, a master plan, to provide a degree of protection, was formulated for the Lednice-Valtice-Hlohovec area in 1994. The World Heritage proposal process focuses on the designation of a cluster of landscape cores. The Lednice-Valtice area is a cluster of specific monuments and their attendant landscapes, a number of connecting avenues and vistas, and landscape features with experiential linkages. The surrounding landscape, which includes the existing Unesco Biosphere Reserve, extends to Breclav.

Land Use Planning The master plan was formulated by a broad based set of government organizations including ecologists, nature preservationists, geographers, monument preservationists, landscape architects and geographers. The landscape group takes a general stand in support of the master plan with special comment on landscape and monument issues.

The committee recommends that the main provisions of the master plan be summarized and translated into English.

Impact of Forests Forestry management ten-year plans are, like regional land use plans, comprehensive and inclusive of the preservation of the built and natural environment. The final plans are binding and subject to review by state authorities. In the case of changing natural conditions, provisions of the agreement may be renegotiated. All the Lednice-Valtice forests are owned by the state and are thus under secure management. The landscape group recognizes the importance of the ten year plan; the most recent plan from 1990 is in effect until 1999.

The proposed World Heritage Site is an atypical situation where a site, cultivated for agriculture and forestry, is being proposed as a cultural monument. The aesthetic aspects of the Lednice-Valtice forest are preserved under local forestry tradition established in the 19th century or earlier; provisions addressed include vistas, allees, tree corridors, the size and shape of forests, and the quality of edges, i.e., picturesque edges.

Between 1805 and 1835 there was a movement that experimented in the planting of imported trees in maintained plots to maximize timber production. Some of these non-native trees (primarily North American) were successful and are still in use today. The preservation and maintenance of these existing North American trees is important as it serves as a record of this movement. This year G/ZS and a private donor supported this effort to preserve this piece of the region's history.

At the time of the charrette, it was not possible to find out what design concepts existed for the original layout of these North American trees. It is important to research this aspect before commencing restoration. It was also noted that it is difficult to obtain new plant material from North America because of Czech import controls on this

material. Most countries have such regulations to prevent the introduction of unwanted pests and diseases. However, it would be worthwhile exploring whether the required North American material already exists elsewhere in Europe and Great Britain in the form of plants, seeds, cuttings. In Britain, for example, there are many North American collections established over the past 150 years from where new material, fully quarantined and adapted to European conditions might be obtained, and where the risk of importing infections is considerably reduced.

Border Around Site A continuous fence surrounds the Lednice and Valtice parklands and their gates are left open. To enter Lednice's park, the visitor is asked to pay (on an honor system) 5 Kc. at the ticket booth. Compliance is estimated at 60%.

In the future, the regional authorities will place signs on main roads indicating entrance into the Lednice-Valtice monument protection area.

Historic Nursery The historic nursery portion of Lednice Zamek property was zoned for commercial use. A local entrepreneur proposed a store, but it was denied as the zoning required an agricultural/commercial use only (i.e., a nursery). (Agriculturally related).

Entry Gates There are two main entrances to the property: one is next to the Liechtenstein Hotel (at the village square); the second is to the east on the public street, opposite the existing bus and car parking area.

The town square should be made more attractive through improved vehicular and pedestrian circulation; architectural facade signage, street furniture, paving and landscape improvements.

The 'Liechtenstein' Hotel should be upgraded to a quality hotel or other use as it is a major focal point and entrance in the village square.

The eastern entry gates should be restored and made more visually inviting. A visitor center should be established to orient visitors coming from the car parking area to the south and east.

Circulation The town of Lednice suffers from poor automobile and commercial traffic patterns. The traffic flow is noisy, disruptive and confusing. A traffic study was performed which recommended a new loop within the village core (this would result in the relocation of some families from their homes).

Traffic flow must be redirected to minimize pedestrian/vehicular conflicts, minimize pollution, and enhance the village and zamek's sense of place. Additional parking must be found as close to the zamek and village as possible. The alternative road loop should not result in the removal of existing housing or cultural monuments.

Diseased Oak Trees Stress, brought on by a drop in the water table, air pollution, and other factors, causes the death of trees. Replanting alternate species more resistant to such conditions raises the questions of historical authenticity.

The consensus of the group is that replacement with alternate species is not acceptable. One possible solution is irrigation, the initial costs of which are expensive, but which might be attractive to American manufacturers of irrigation equipment who might

donate equipment in recognition of the historical significance of these American trees at Lednice.

Policies for Regeneration of Designed Forest The issues of policy, rather than technique, for the regeneration of the designed forest are a problem. Many of the historically important stands of trees are on private property.

The landscape group recommends encouraging county offices to oversee the funding and initiation of plans for the design of plantings. Fences and other means of protecting trees from deer and other wildlife are a necessity. In specific areas, such as along allees connecting Lednice and Valtice, we recommend planting larger trees which would give an immediate visual impression and be less likely subject to vandalism. In addition to replanting the gaps in the lines of allee trees with large standard trees, it may be worthwhile considering planting an extra line of trees on either side of the allee to provide easier continuity of growing trees as the original allee trees die or fall down.

Such an extra line of trees could also provide a stronger visual definition of allees, particularly if the trees chosen had a straight distinctive form and were high pruned to emphasize the structural qualities of their trunks. As pruning of the existing allee trees, up to seven meters in height might also make their trunks more distinctive.

Integration of Nature and Landscape Conservation Outside of biosphere reserve areas, nature conservationists have little jurisdiction. As a result, the concerns of wildlife conservationists sometimes come into conflict with the concerns and efforts of landscape conservationists. Typical examples include cases where one species matures and blocks out another; or in the case of ponds which lie in nature conservation areas but are a traditional feature of English Landscape designs; or nesting areas for birds which are threatened when the removal of reeds, brush, and acacias are required to restore view corridors. The general course of action accepted in horticultural and design practice is to be sensitive to nature conservation practices, but still maintain the standards of one's own conservation ethics and needs. Such compromise is not always so easy to achieve.

Assessment of Sites The following list of sites and activities must be examined in detail and prioritized:

- *The glasshouse* is unique in the Czech Republic and one of five of its kind surviving in the world. Restoration of the glasshouse and integration of building facade restoration are top priorities.
- *Bridges in park* need to be shored up and restored according to their original designs.
- *Tree maintenance*
- *Renovation of lakes* As part of the considerations in the renovation of the lakes, the scale and cost of remedial treatment to solve the fundamental problems of sewage effluent, fertilizer run off, pollution of lake sediment (to name a few) must be addressed. Fertilizer run off from fields can be reduced by leaving an uncultivated area between the edge of fields and the water body and there is recent work on the control of algae growth on the water surfaces that should be further researched.

- *Former nursery restitution* The plant nursery important to the operation of the gardens is now under separate government control. A second and less desirable option is to place the garden on site in a former vegetable garden area of limited aesthetic value.
- *Minaret*
- *Aqueduct*
- *Sheep barn*

Waste and Water The previously mentioned master plan makes provisions for waste and water. The water quality in the area is quite good.

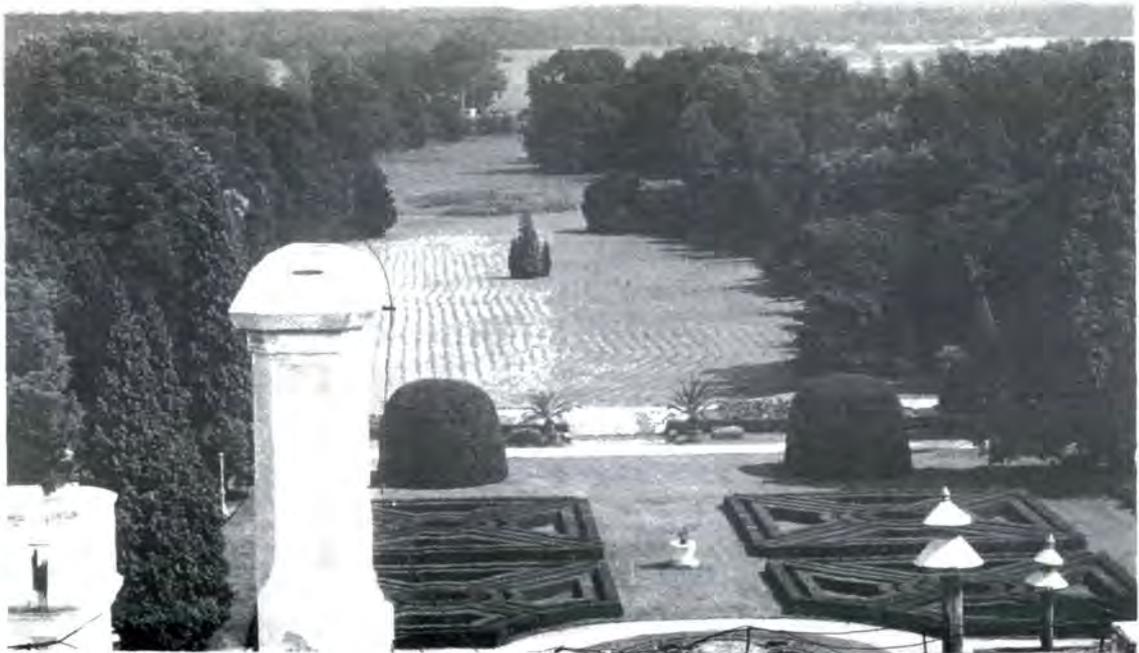
General Comments/Recommendations

Garden/landscape improvements must be phased and budgeted in coordination with architectural improvements (e.g., Pohansko folly was restored but no funds were available for the landscape restoration) and the general level of maintenance of the gardens has been inadequate but even. Thus, there is a need for more intensive management overall, but not for dramatic refurbishment of certain areas.

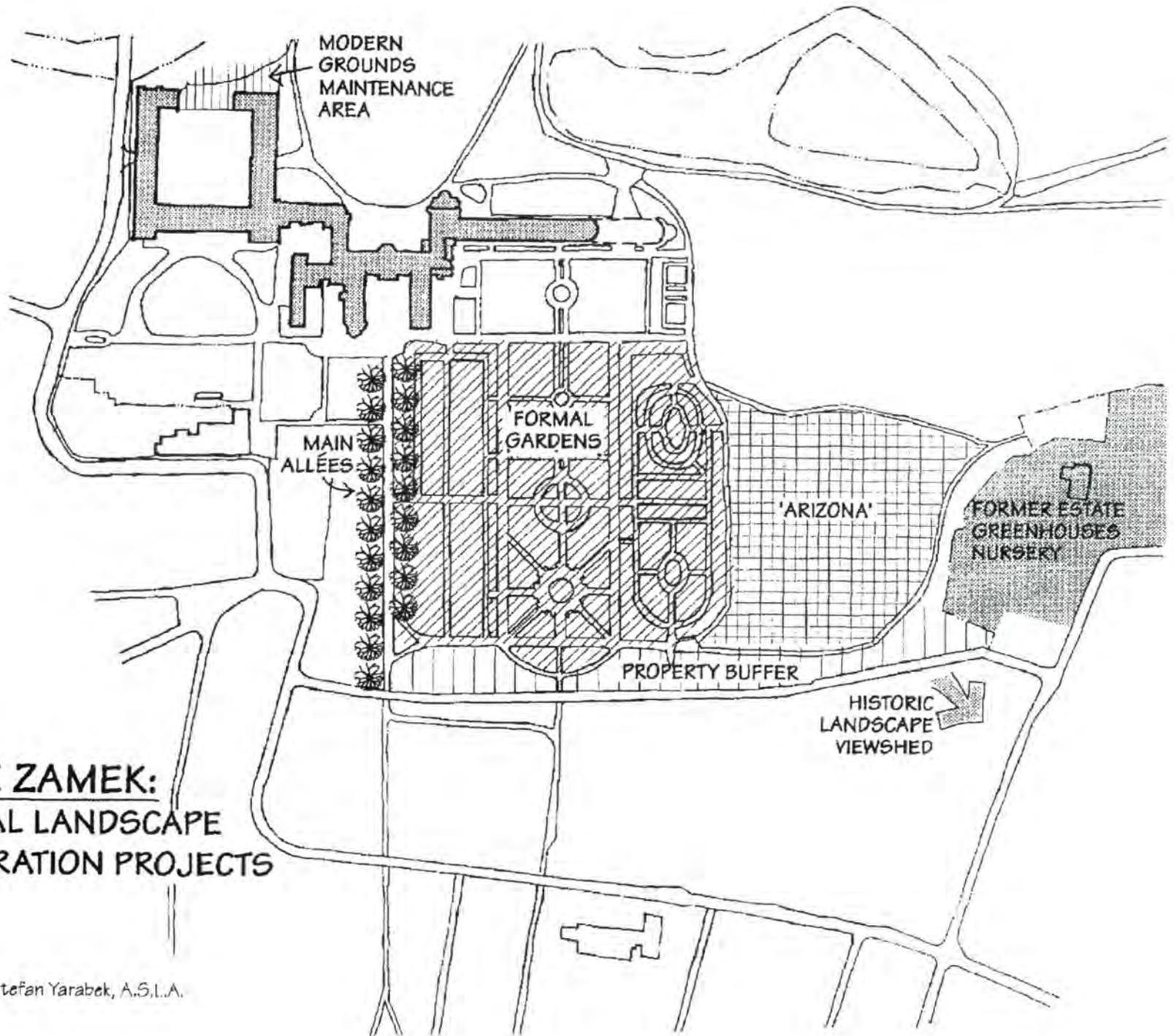
The appropriate plan for treatment must be implemented to restore and maintain allees and axial vistas. The loss of these plants and trees is equivalent to a loss of identity for Lednice and Valtice.

The power station and bridge should be harmonized through redesign or removal.

An inventory of recreational opportunities must be developed. Constraints should be identified between natural and cultural systems and recreational uses. Evaluate feasibility of guided boat rides on small lake next to catacombs and island music pavilion.

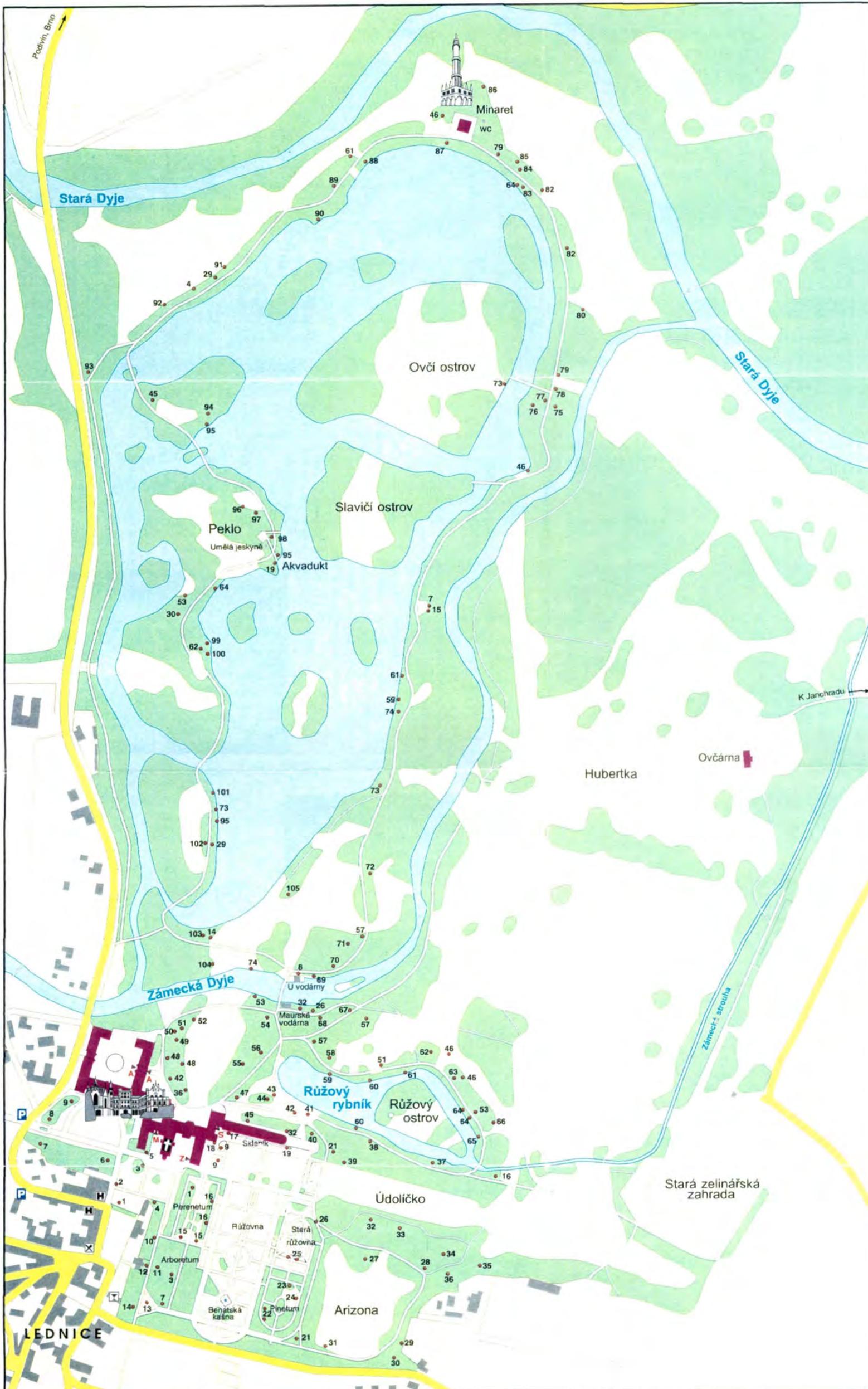


View of Formal Gardens Looking South East From Roof of Lednice Zamek.



LEDNICE ZAMEK:
CRITICAL LANDSCAPE
RESTORATION PROJECTS

prepared by Stefan Yarabek, A.S.I.A.



Seznam významných dřevin :

- 1 - Paulownia tomentosa
- 2 - Rosa x 'Nevada'
- 3 - Sophora japonica
- 4 - Juglans nigra
- 5 - Rosa hugonis
- 6 - Tamarix parviflora
- 7 - Ginkgo biloba
- 8 - Pinus aristata
- 9 - Pinus sylvestris 'Bayeri'
- 10 - Viburnum farreri
- 11 - Aesculus parviflora
- 12 - Magnolia sieboldii
- 13 - Magnolia x soulangiana
- 14 - Picea omorika
- 15 - Ginkgo biloba 'Pendula'
- 16 - Phellodendron amurense
- 17 - Jasminum nudiflorum
- 18 - Wisteria sinensis
- 19 - Juniperus virginiana
- 20 - Sophora japonica 'Pendula'
- 21 - Picea orientalis
- 22 - Abies cephalonica
- 23 - Torreya californica
- 24 - Pinus cembra
- 25 - Picea glauca 'Conica'
- 26 - Gymnocladus dioecus
- 27 - Pinus jeffreyi
- 28 - Celtis occidentalis
- 29 - Sorbus torminalis
- 30 - Zelkova serrata
- 31 - Fraxinus ornus
- 32 - Chamaecyparis nootkatensis 'Pendula'
- 33 - Picea glauca
- 34 - Abies grandis
- 35 - Cedrus libani
- 36 - Pinus ponderosa
- 37 - Pinus wallichiana
- 38 - Fagus sylvatica 'Asplenifolia'
- 39 - Abies homolepis
- 40 - Maclura pomifera
- 41 - Pterocarya fraxinifolia
- 42 - Abies concolor
- 43 - Alnus glutinosa 'Laciniata'
- 44 - Hamamelis japonica
- 45 - Tsuga canadensis
- 46 - Pinus strobus
- 47 - Pseudotsuga menziesii
- 48 - Koelreuteria paniculata
- 49 - Acer tataricum
- 50 - Sorbus aria
- 51 - Gleditsia triacanthos
- 52 - Acer saccharum
- 53 - Metasequoia glyptostroboides
- 54 - Thuja standishii
- 55 - Platanus x acerifolia
- 56 - Hamamelis virginiana
- 57 - Catalpa bignonioides
- 58 - Tilia petiolaris
- 59 - Cercidiphyllum japonicum
- 60 - Magnolia x soulangiana 'Rustica Rubra'
- 61 - Lyriodendron tulipifera
- 62 - Platanus x acerifolia Suttneri
- 63 - Acer grosseri var. hersii
- 64 - Taxodium distichum
- 65 - Salix babylonica 'Tortuosa'
- 66 - Fraxinus pennsylvanica
- 67 - Lonicera fragrantissima
- 68 - Euodia danieli
- 69 - Cerasus subhirtella 'Pendula'
- 70 - Cydonia oblonga
- 71 - Quercus rubra
- 72 - Hibiscus syriacus
- 73 - Salix x sepulcralis
- 74 - Quercus palustris
- 75 - Chamaecyparis obtusa
- 76 - Magnolia x loebneri
- 77 - Quercus x sargentii
- 78 - Crataegus pedicellata
- 79 - Cercis canadensis
- 80 - Cryptomeria japonica
- 81 - Acer rubrum
- 82 - Acer platanoides 'Dissectum'
- 83 - Betula papyrifera
- 84 - Betula pendula 'Dalecarlica'
- 85 - Cercis siliquastrum
- 86 - Corylus colurna
- 87 - Celastrus scandens
- 88 - Quercus tumeri 'Pseudotumeri'
- 89 - Thuja occidentalis
- 90 - Pinus flexilis
- 91 - Populus alba
- 92 - Pinus sylvestris
- 93 - Carpinus betulus 'Incisa'
- 94 - Castanea sativa
- 95 - Acer circinatum
- 96 - Magnolia hypoleuca x tripetala
- 97 - Acer palmatum
- 98 - Rhus toxicodendron
- 99 - Acer pseudoplatanus 'Worcei'
- 100 - Fagus sylvatica 'Pendula'
- 101 - Salix alba 'Argentea'
- 102 - Juniperus chinensis 'Keteleeri'
- 103 - Abies veitchii
- 104 - Juniperus virginiana 'Tripartita'
- 105 - Acer monspessulanum



Legenda * Zeichenerklärung * Legend

	hlavní silnice Hauptstraße main road		řeka Fluß river		zastavěná plocha Bebauung built - up area		hotel Hotel hotel		123 významné dřeviny bedeutende Gehölze significant wood species		muzeum Museum Museum
	zpevněná cesta befestigter Weg cart track		vodní plocha Wasserfläche lake, pond		kostel Kirche church		restaurace Restaurant restaurant		vstup do Einstritt in entrance to		akvárium Malawi Aquarium Malawi
	cesta, pěšina Weg, Fußweg road, footpath		les, park Wald, Park forest, park		parkoviště Parkplatz parking		vinárna Weinstube wine bar		zámek Schloss Chateau		skleník Orangere Orangery

THE LEDNICE-VALTICE FOLLIES AND THEIR SURROUNDING CULTURAL LANDSCAPE

Working Group: Megan McKinnon (US); Jose Pina (Portugal); with assistance from Mikulas Hulec (CR) and Zdenek Novak (CR).

Included in the Lednice-Valtice Cultural Landscape is a system of follies that serves to unite the site into a cohesive whole. Built during the period between 1805 and 1854 by four different architects under three different Liechtensteins, the follies provide a narrative of the architectural and social history of the family and region. It was decided at the 1993 Valtice charrette that the entire cultural landscape — including the Valtice and Lednice zameks and parks, the follies, forests, meadows and trails between them — should be considered as a whole.

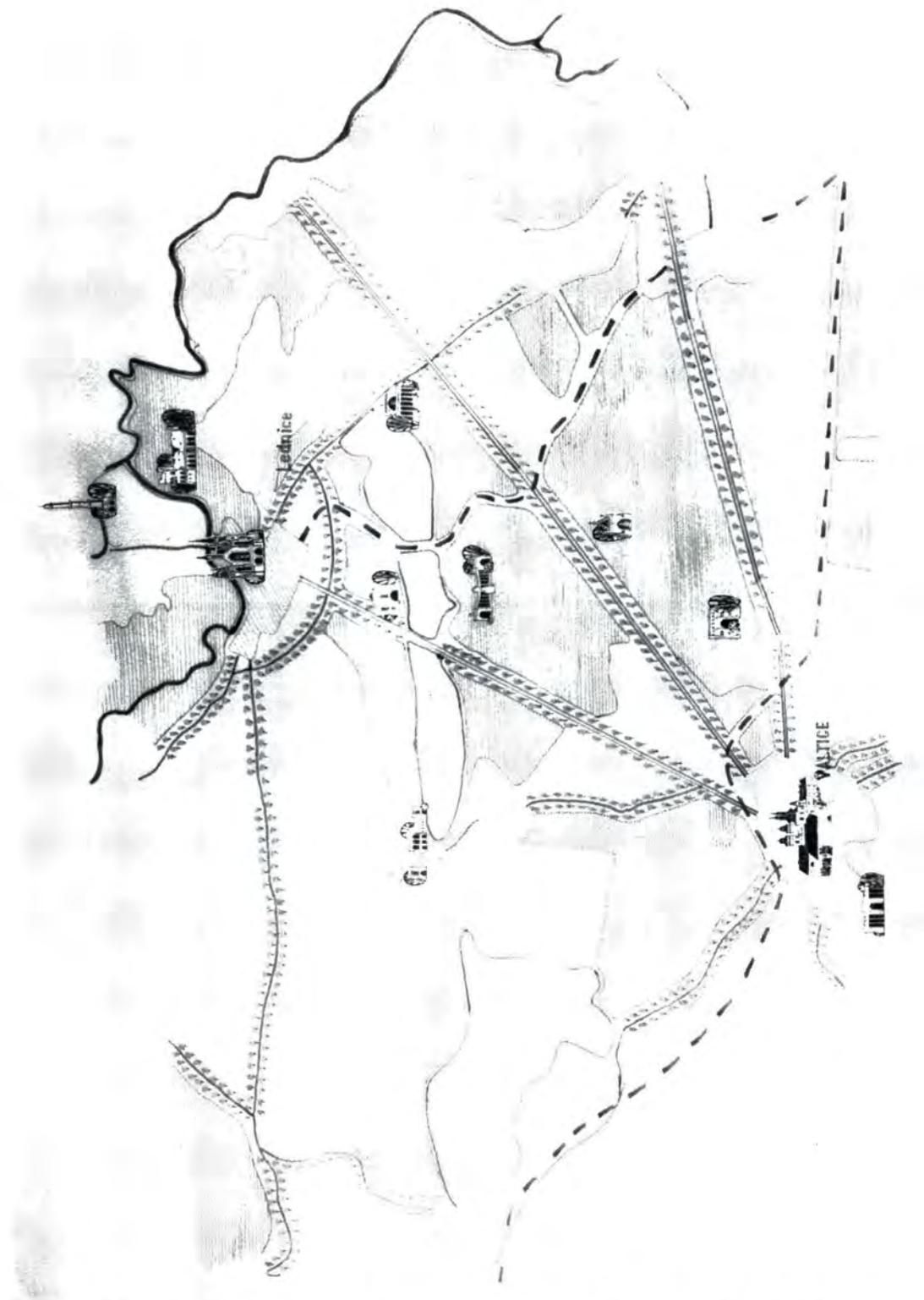
Consistent with the overall program for the 1994 Lednice Charrette and constrained by time limitations, several follies were chosen to study according to their suitability for adaptive reuse and their importance in the overall landscape. Of course, all of the important structures on the site will eventually be considered for restoration programs. These six are just the beginning. They are: the Colonnade, the Rendez-vous, the Three Graces, the Border Chateau, the Fishpond Chateau and the Temple of Apollo.

Some common characteristic of the follies include:

- The planting of Quercus (Serrus or Robur), Pinus (Sylvestris or Nigra) along with Taxus.
- Architecturally, the follies designed by Hardtmuth usually are meant to be appreciated from more than one side while the follies designed by Kornhausel and Engel have primary elevations.
- Follies are usually placed against a dramatic background of greenery (Taxus).
- Strong relationships exist between the follies in this landscape.

Common issues for all of the follies include:

- What is the general condition of the structure?
- What will the cost of restoration be?
- How can the follies be better protected from vandalism?
- What was the original use of the structure?
- What might be appropriate uses for the follies consistent with the overall proposal for the site?
- What was the original (design) intention of the immediate landscape surrounding each folly?
- How is the folly meant to relate to other follies?
- How is the folly meant to relate to the surrounding forests?



Lednice-Valtice Historic Landscape The Valtice zamek and Lednice zamek are two focal points in a grand-scale designed landscape organized and unified by tree-lined allees and vistas to and from the zameks and follies.

These issues include physical, economic, cultural and design considerations and just begin to illustrate the complexity of the project. The structures are impressive examples of Neo-classical architecture in Central Europe and even more impressive is the cultural landscape in which they are situated. Following are proposed summaries of studies conducted to date and recommendations for the above listed follies along with general time frames for each program of action:

- (1) = 1-2 years
- (2) = 2-5 years
- (3) = 5+ years

The Colonnade Designed by Joseph Hardtmuth, 1810-1812; finished by Joseph Kornhausel.



The Colonnade.

This is possibly the most important of all of the follies. It holds a prominent position overlooking the entire region, potential as an interpretive site, and profound symbolic meaning in recent history and during the Liechtenstein era. The significance of the Colonnade (or Memorial to Fathers and Brothers) lies in its position on the Czech/Austrian border. During the nineteenth century it was on the border between Lower Austria and Moravia and was considered the gateway into Moravia by the Liechtensteins. During the last half of this century it was part of the iron curtain border and inaccessible to the Czech people. For these reasons alone its story is worth telling.

The Colonnade is built on the highest point in the area, just to the south of Valtice, and originally had views of the Katzeldorf Castle in Austria, the Minaret in Lednice and the Valtice Zamek. Now, the Valtice Zamek is all that can be seen due to tree growth. Views of the surrounding region which still exist include the Palava Hills, the town of Mikulov, and the Carpathian Mountains to the east.

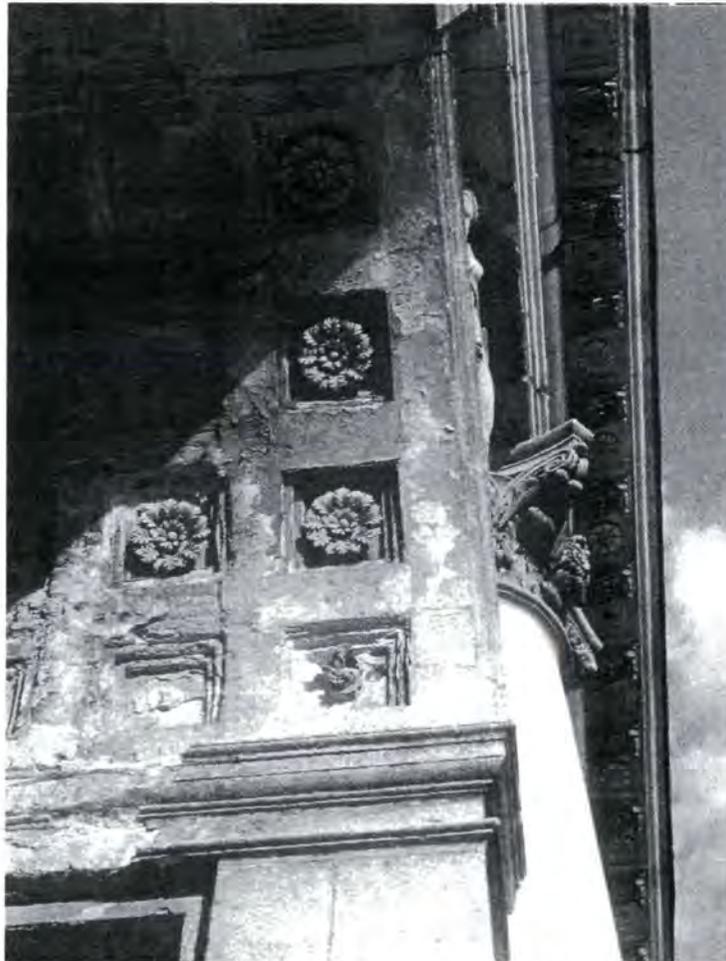
Issues and needs surrounding the Colonnade include:

- How to treat the old border guard house on the site.
- How to address the issue of reinstating original views.
- How to treat the existing view of a water tower in Valtice.
- How to deal with the intrusive utility wires that disrupt the site.
- How to treat the well/reservoir on the site.
- The development of a suitable maintenance program for the building and landscape.

Recommendations:

- Structural stabilization of folly allowing visitors access to upper story.
- Clean monument to enhance views of the folly from distances.
- Plant around border guard house to make it more aesthetically appealing.
- Bury intrusive overhead wires.
- Clear additional undergrowth to clear views.
- Possibly adapt guardhouse to a new use of selling picnic supplies and wine, while also serving as an information/interpretive center. It might also serve as caretaker's home.
- If possible, clear view to Katzeldorf castle.

(Time frame : 1)



Detail of Arch Showing Cracks and Deterioration, Colonnade.

The Rendez-vous Designed by Joseph Hardtmuth 1810-1812.



The Rendez-vous.

The Rendez-vous (or Temple of Diana) is possibly the most striking of the follies because of its scale and position in the forest between Valtice and Lednice. It is a Roman triumphal arch with sculptures by Johann Kliebel. It was used as a feasting place after hunting and its facade denotes this purpose. Like several other follies, the Rendez-vous has its roots within the Lednice Park as it emulates the original arched bridge that once stood over the Dyje River.

This folly is on the highest point in the Bori Les forest and is on axis with the Minaret, although the forest now obstructs this view. The Rendez-vous is also situated near a fishpond, but this view is also obstructed by an oak forest. With minimal thinning of the Oak forest, the view would be easy to reinstate.

Issues and needs include:

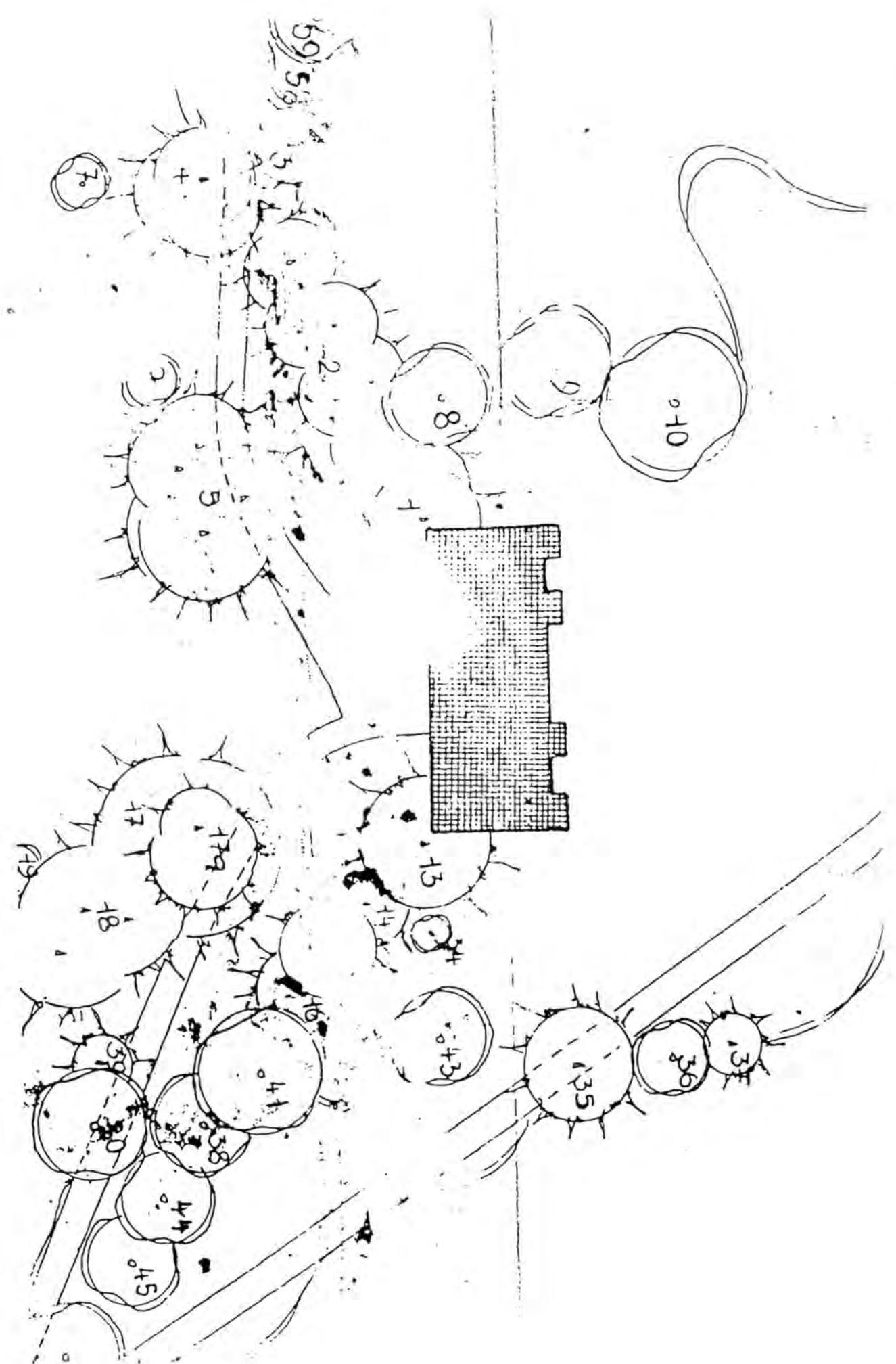
- What to do with the two outbuildings on the site.
- How to treat the overgrown surrounding landscape.
- More historical research.
- Whether to reinstate original views, e.g., to the fishpond.

Recommendations:

- Stabilize structure for adaptive reuse.
- Clear view to nearby fishpond through oak forest.
- Make appropriate landscape adjustments according to historical research.
- Utilize two outbuildings possibly as self-catering apartments or caretakers' living quarters.
- Develop new use for Rendez-vous folly, possibly a restaurant (relates to original use).

(Time frame: 2)

A



The Temple of Three Graces Designed by Franz Engel 1816.



Temple of the Three Graces.

A semi-circular late-Classical building reminiscent of Palladian villas located in the forest between Valtice and Lednice. The sculptural ornamentation is by A. Kliebel. The statue of the Three Graces is by J. M. Fischer and was moved to this location from inside the Lednice Park. This folly is situated on a small rise above the northern bank of the Prostredni Fishpond opposite and maintains its views of the Fishpond Zamek.

The facade of the structure shows no signs of its utility. In the back are two apartments and a fairly large room that must have been used for entertainment. Both the structure and the immediate landscape need attention.

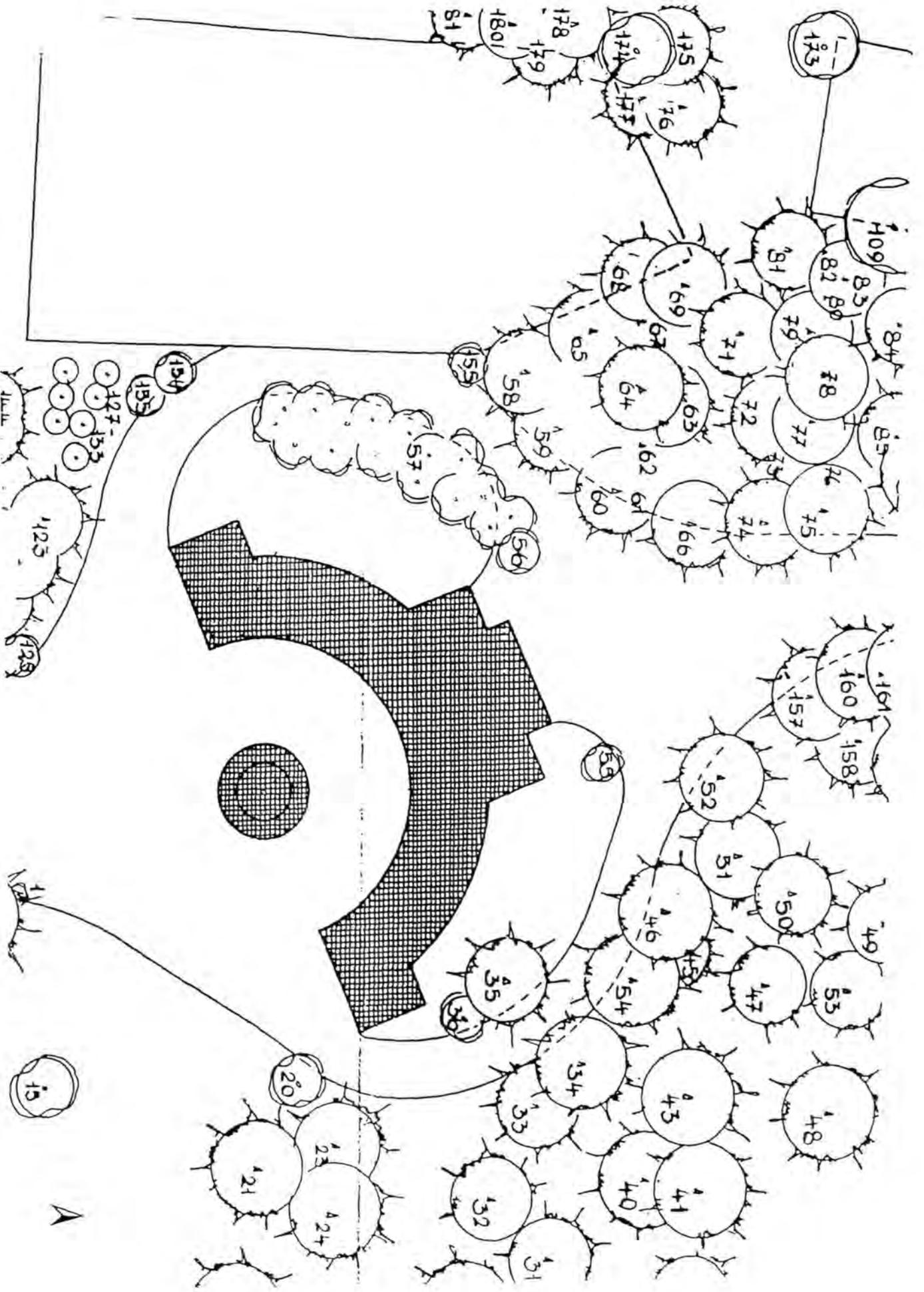
Issues and needs include:

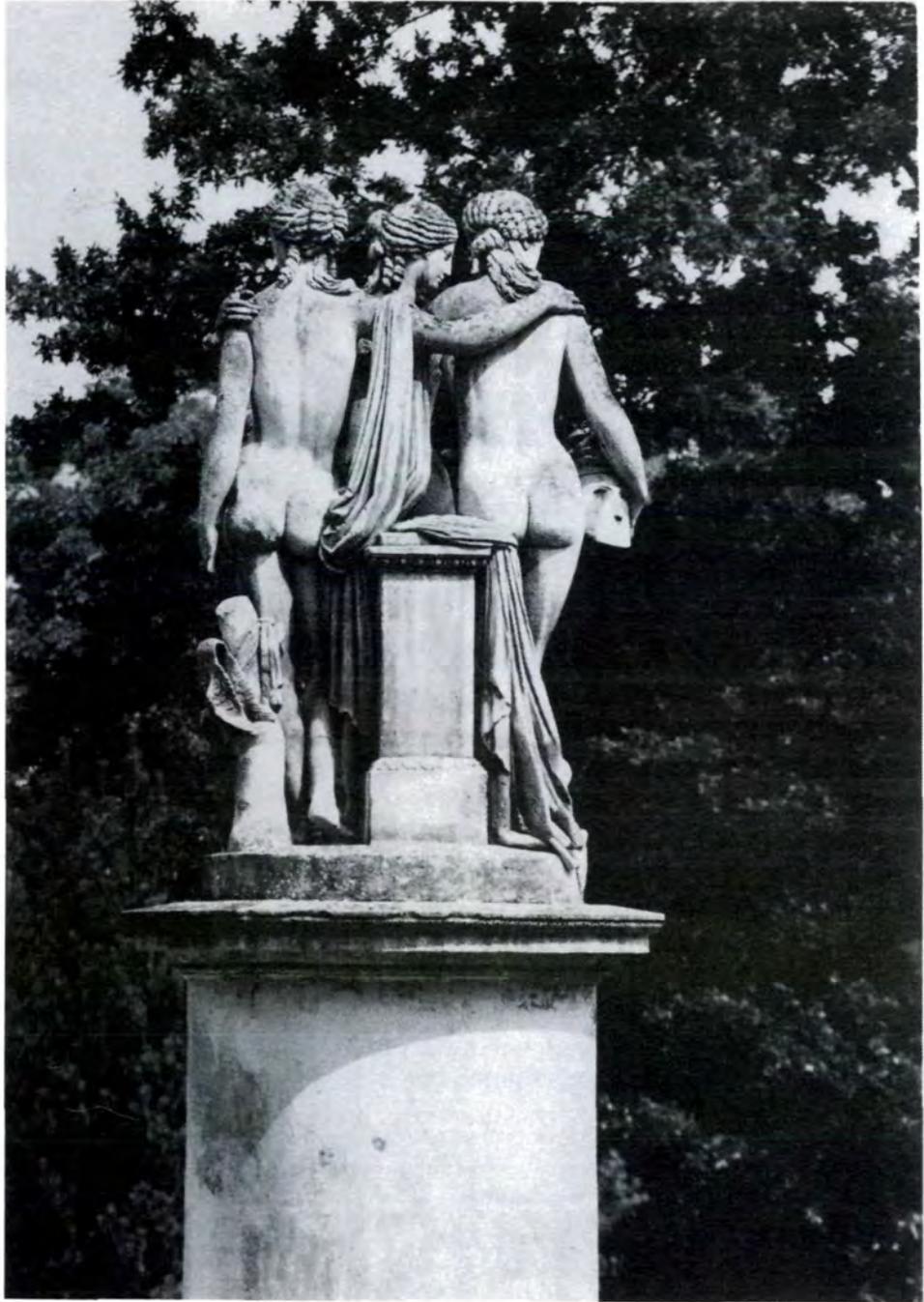
- Ascertain who manages the property and rents out the apartments.
- Keep the view of the Fishpond Zamek clear.
- Possibly screen surrounding structures to allow for more dramatic experience.
- Do historical research on original site intentions.
- Explore new use possibilities.

Recommendations:

- Stabilize structure.
- Determine management/ownership situation (there exists two inhabited apartments in the building).
- Restore apartments and dining room for visitors viewing and use.
- Possible use of site to be for picnics, concerts, etc.
- Determine how the folly should relate to the surrounding area, i.e., forests and farm compounds, and make appropriate changes.
- Determine treatment of plinth and make changes along with suitable maintenance program.

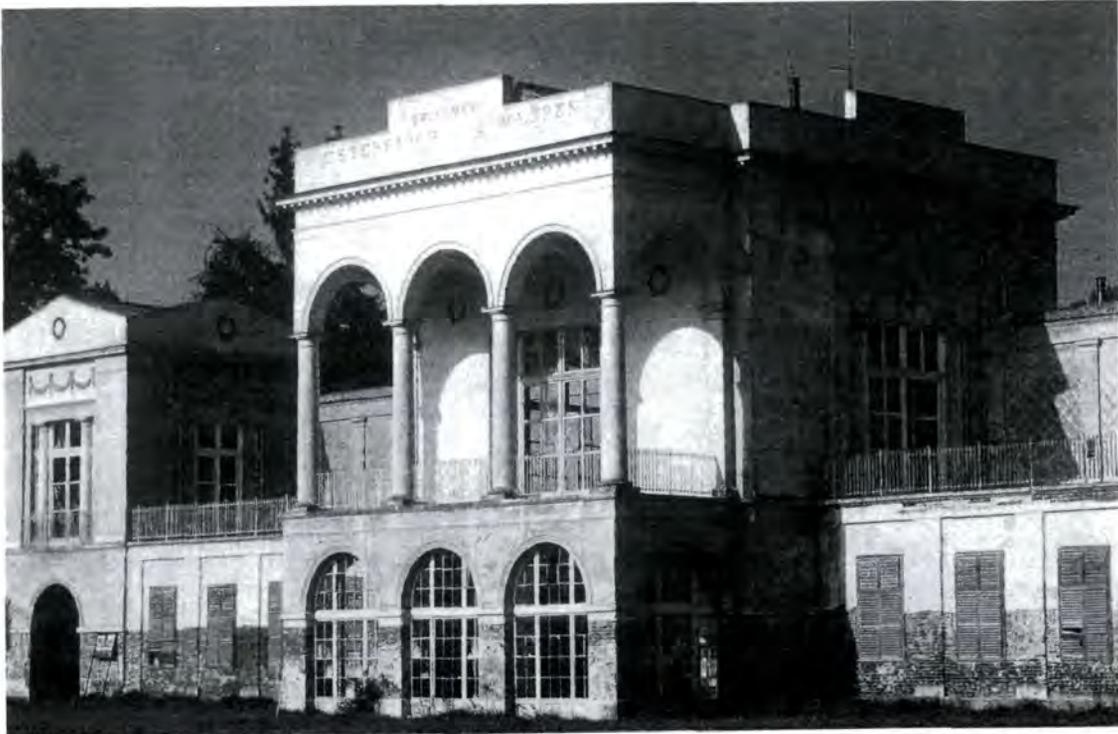
(Time frame : 2)





Statue of the Three Graces by J.M. Fischer (1816).

The Border Chateau Designed by Franz Engel 1826-27; building supervised by J. Poppelack.

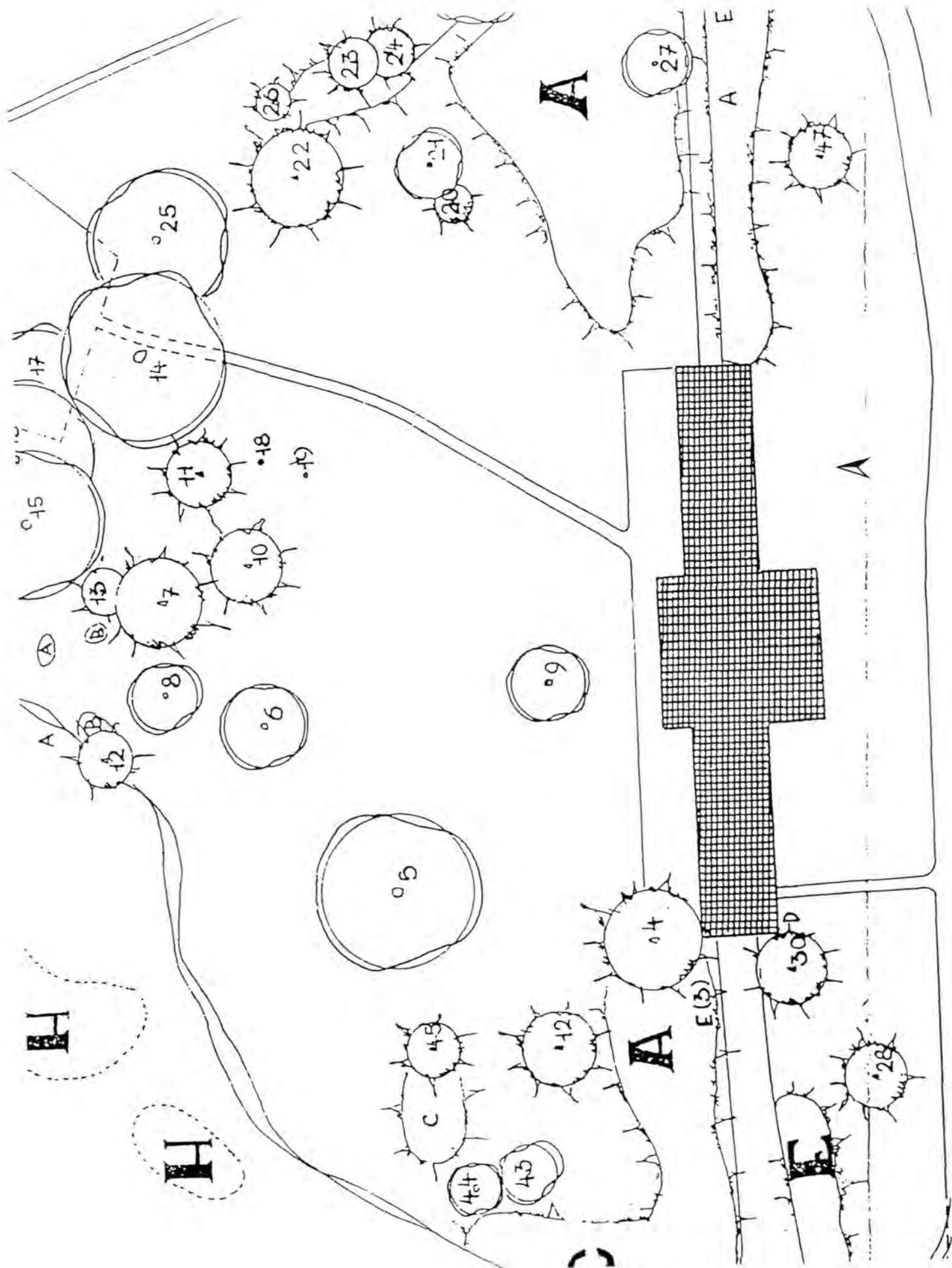


View of Portion of Front Exterior, Border Chateau.

A monumental classicist structure of three arbors astride the former Moravian/Austrian border. This structure is in dangerous condition and requires immediate emergency repair. It is a striking building located at the west end of the Hlohvecky fishpond and is meant to be viewed from the other end of the fishpond (from the Temple of Apollo) or from the allee connecting Lednice-Valtice with the morning sun shining on it. Conversely, the Temple of Apollo, which can be seen from the Border Chateau is meant to be viewed in the evening with the sun setting on it. It is said that the dining room table used to sit directly on top of the provincial border so that at a dinner party the two sides of the table were sitting in two different territories.

Issues and needs include:

- Ascertain the current ownership of the folly.
- Find a compromise between historic restoration and wildlife preservation.
- Enhance the view of the Temple of Apollo.
- Understand original circulation design for the site.
- Understand intention of original planting.
- Reinstate fountain and channel system.



Recommendations

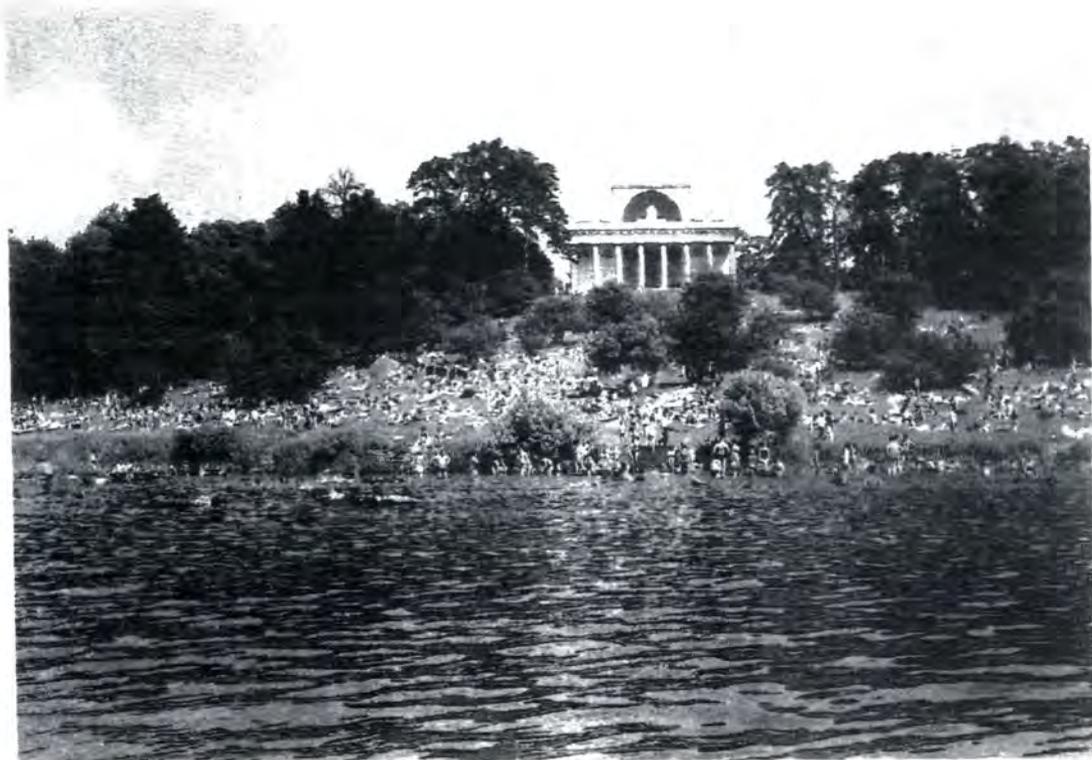
- Determine ownership situation; development threats and potential.
- Understand original circulation of site and restore.
- A compromise between historic restoration and wildlife preservation.
- Reinstate fountain and channel system.
- Possible uses for chateau include art gallery/restaurant/bar.
- Acknowledge and cooperate with proposal to develop small hotel and guest quarters in nearby farm compound.

(Time frame : 1)



View of Rear Exterior, Border Chateau.

The Temple of Apollo Designed by Joseph Kornhausel 1818.



Temple of Apollo.

This folly is located on the eastern bank of the Mlynsky Fishpond near to Lednice. It is in close proximity to a campground, restaurant and disco complex and the visitor pressures on this structure are immense. It has a first story colonnade with a two story hemispheric apse and sculptural ornamentation.

Issues and needs include:

- Visitor pressures: tourist traffic, volume, etc.
- Immediate emergency restoration.
- Historical research on the landscape.

Recommendations

- Immediate restoration of the folly for interpretation as a monument.
- Support of the proposed relocation of nearby camping facilities.
- Continued use of area directly below the folly for recreational swimming.
- Develop protective measures for the folly to relieve it of visitor pressures.
- Restore picturesque landscaping around fishponds.

(Time frame: 1)

The Fishpond Chateau Designed by Joseph Kornhausel 1814-1816

This folly is located on the northern bank of the Prostredni Fishpond directly across from the Temple of the Three Graces. It is a classical building designed in a symmetrical manner and is best viewed in mid-afternoon (from the Temple of the Three Graces). It is perched atop a hill and has wonderful views of the pond and the Three Graces. It is in very good condition and currently is used (infrequently) as an ornithological center. The surrounding landscape is overtly picturesque and the English-style garden influence can clearly be felt here.

Issues and needs include:

- Prune, clear and cut back overgrown and dead plant material.
- Do historical research on original use and design.
- Reinststate other original views (to Novy Dvur and the Border Chateau).
- Renovate as an active ornithological center with lodging for birders.

Recommendations:

- Determine restoration needs.
- Renovate as an active ornithological center possibly with lodging for birders.
- Restore original views (of Apollo and Border Chateau) by cutting and thinning dead or overgrown plant material.

(Time frame: 2)

General Site Maintenance In addition to restoration work on the follies, the group strongly recommends some treatment of the connecting allees interspersed throughout this landscape. Many of them lack the visual definition that was originally intended.

Issues and needs include:

- Ascertain and report the causes of stress to existing trees both in the forests and along roads.
- Continue emergency tree work throughout the site.
- Develop strategies for reinstating allees.
- Prune dead and decaying material from existing trees.
- Plant large standards for immediate effect.

State of Conservation and Estimated Costs for Four of the Lednice-Valtice Follies

The Colonnade A brick structure with stucco coatings and ornaments, the Colonnade presents obvious structural problems with large vertical cracking on both sides of the upper moldings, cornice and central arch. This clear static unbalance calls for an in-depth engineering analysis, which may result in the need for extensive reconstruction of upper areas. Other concerns include spalling concrete in the lateral soffits due to rusting reinforcing rods, as well as minor pinning at surface cracking in lower areas. Interior spaces also show extensive surface damage (approximately 75% of plaster) possibly due to water infiltration, which may also be the cause of other problems at reinforcements of the upper balcony and cornice, therefore indicating the possible need to replace the roof. General work may include the replacement of existing doors and frames, as well as repointing of the access stairway. Finally, all masonry surfaces should be coated with a suitable mineral paint.

Estimated Cost: US\$680,000 (18,713,600Kc)

The Rendez-vous A brick structure with stucco strapwork and ornaments, the Rendez-vous presents no visible major structural problems, although some minor surface cracking is noticeable at the arch soffit for which pinning should also be considered with subsequent patching. Statuary, columns, pedestals and capitals show advanced dirt deposits and are candidates for cleaning. Most of the stucco coating appears to be in fair condition, but an estimated 100 square meters should be replaced or restored. Some missing brickwork was detected and should be repaired as per original conditions (approximately four square meters). General work may include replication of all doors, windows and frames, as well as extensive repointing at the base of the structure. Finally, all masonry surfaces should be coated with a suitable mineral paint.

NB: Roof and interior conditions could not be evaluated due to access restrictions. An allowance of US\$10,000 (280,000Kc) is included in the estimated cost below for essential interior furnishings and fittings.

US\$125,000 (3,440,000Kc)

The Temple of the Three Graces The structure is constructed of brick with a stucco exterior veneer and ornaments. No major structural problems were apparent on visual inspection. The principal concerns are the statue's bases which have fractured and/or are missing their false stone veneer. The false stucco veneer that remains is generally in fair condition, but shows surface cracking at the front corner columns, and 80% of the rear corner columns need replacement. The roof is made up of copper sheathing which should be sealed in order to prevent infiltrations. Damaged areas of brick wall should also be replaced as per original conditions (approximately four square meters). General work may include painting and sealing of doors and windows, as well as rehabilitation of the rear door headers. Finally, all masonry surfaces should be coated with a suitable mineral paint. The estimate includes allowance of \$40,000 for restoration of interior finishes.

US\$160,000 (4,403,200Kc)

The Border Chateau A brick structure with stucco strapwork and ornaments. The Border Chateau does not present major visible structural problems. Most of the noticeable disrepair comes from deterioration and/or nonexistence of interior and exterior finishes. Approximately 90% of all stucco coatings are in need of replacement. Interior conditions show extreme deterioration, including ceiling frescos which are in need of extensive restoration. Most of the interior finishes can not be restored (approximately 80%), and should be replaced. General work may include complete replacement of doors and windows, and rehabilitation of adjacent masonry access stairways and ramps, including repointing, patching and stabilization. Finally, all masonry surfaces should be coated with a suitable mineral paint.

US\$575,000 (15,824,000Kc)

(See also pages 107-113 for Budget Cost Estimate recapitulation.)

CULTURAL PROGRAMMING

Working Group: Lester Borley, presenter (UK); William A.V. Cecil (US); Ivan Chadima (CR); Walther Czerny (Austrian); Ing. Dohnalik (CR); Ladislav Klimovic (CR) Ing. Koukal (CR); Kamila Matouskova (CR); Ladislav Ptacek (CR); Ladislav Rollinek (CR); Antonin Schneider (CR); Daniel Spicka (CR); Ing. Vecera (CR); Josef Vlasic (CR); Dr. Tomas Zejda (CR).

CULTURAL TOURISM AND VISITOR FACILITIES

Introduction For the purpose of this appraisal of existing facilities and future potential, it was important to relate conclusions to the proposals of the earlier charrette for Valtice (see *Conservation and Economic Enhancement Plan for Valtice Zamek and Its Environs* pages 63-67), and the modification of uses outlined in the World Monument Fund Memorandum of 1 July 1994 (see Appendix A), which allocated some primary 'institutional' functions to Valtice, thereby allowing for a concentration on the presentation of the natural resources to the Lednice property.

The group therefore emphasized the importance of taking the cultural landscape in its broadest definition of the manmade and natural assets in evaluating the present and potential resources.

General Proposals

Name of the whole region for public relations outside Czech Republic should be 'Southern Moravia' (in Czech it would be more specific).

Coordination of marketing for Valtice, Lednice, Mikulov, Pohansko and Nové Mlýny lakes. Create Public/Private Tourism Development Board.

Better signage and directional signage for the region.

Traffic management of the area.

Cultural and structural landscape requires a holistic approach: Its aesthetic and practical aspects have been and must be balanced in the future.

Need for more research on know-how and marketing relating to the already existing tourist service improvements.

Carrying capacity: The carrying capacities of the Lednice Zamek and gardens, landscape and ancillary facilities are not at present a problem and a tripling or quadrupling of the present figures could be absorbed, provided the local government's traffic management and access policies take into account the

economic importance of Lednice zamek for the whole community. Present visitor level is c.100,000 per year (cf. 1989: 250,000).

Proposals For the purpose of this charrette and in the time available, it was not possible to evaluate existing visitor data, which is inadequate. It was agreed to propose actions which were short-term (1-2 years), medium-term (2-5 years), and long-term (5+years). It was also thought important to indicate 'community values' for proposals, to emphasize the direct, indirect, and induced economic and social benefits.

First Impressions

The extraordinary quality of the zamek, gardens and landscape is not well served by the totally inadequate and indifferent entrance to the properties. A 'sense of place' needs to be created and a better visitor reception and signage on site introduced as a priority. (1-2 years) The approach should be from the Southern boundary, which is a reintroduction of the historic entrance and historic landscape alignment.

Present uses of certain valuable and historic spaces were thought inappropriate for their location but they were seen as important subjects for alternative sites. The horticultural/agricultural museum and aquarium should be relocated elsewhere on the estate (Northeastern wing of the stable block). (5+ years) Such exhibition material enhances the visitor experience.

The remarkable interiors on the ground floor and piano nobile should be more appropriately furnished.

New Uses for Buildings

The present mixed residential/visitor/maintenance uses of the extraordinary stables should be rethought. (5+ years)

The stables should be used for horses if the infrastructure and grazing can be arranged and the important leisure potential of the remarkable countryside and woodland developed, linked to the numerous follies which might act as objectives or turning points in a series of trails and rides for horses, bicycles and walkers to explore the landscape and countryside. The trails and walks could be defined and waymarked immediately. (1-2 years)

The upper floors of the stable block of the west wing (5+ years) could be adapted for low-cost accommodation, available for student and family use (according to season). The possibility of a US university summer school, based on cultural resource management training for western/central/eastern European young professionals would make appropriate use of the designed landscape which is the basis of the World Heritage Site. (5+years) Consideration should be given to involve horticultural and landscape design experts from the UK and other countries relevant to the historic landscape development, and possibly 'twin' with other cultural landscapes, e.g., Schwetzingen (Germany).

The guest wing and upper floors of the eastern wing could be modified and upgraded to provide serviced accommodation possibly in the country house tradition, which would be compatible with the development of riding, and linked to other new development elsewhere in the Czech Republic. (2-5 years)

Events and Activities

More use could be made, particularly in the winter months, of local historical events: feasts, balls, and music. In the Spring and Summer more use could be made of flower festivals and relate the communities of the region more closely in a contest for garden and environmental plantings (Cf. UK prettiest village contest).

The unique association with Mendel, the geneticist, should be developed.

More use should be made of local crafts and other creative material from the region should be featured in a zamek shop. *(1-2 years)*

In connection with the envisioned Valtice festivals, more use could be made of suitable spaces at Lednice for small-scale work, such as early music, chamber groups, dance classes and workshops. Further imaginative and appropriate use could be made of the fine rooms, courtyards and landscape gardens for summer events. *(1-2 years)*

The series of grand spaces within the ground floor of the zamek could be used for meetings and seminars, but public toilets *(1-2 years)* and ancillary spaces for secretarial and new services would need investment. *(3-5 years)*

Existing use for community benefit should be developed for social occasions of local government, private wedding ceremonies, and other commercial uses, compatible with the atmosphere and nature of the facilities. *(1-2 years)*

Local Benefit

Unemployment in the area is currently 3%, but 8% in the wider region. Structural changes in food processing and agriculture could result in a need for alternative employment, particularly for younger people. A strategic plan for training and job creation in the related service industry of tourism is essential. *(1-2 years)* The number of employees at Lednice could be doubled or tripled.

Low wages (equivalent to US\$100 per month) mean that the pricing for events and attractions must be set to sustain local use of zamek facilities, whilst developing tourism for more affluent tourists from Austria and the West via selected markets.

The community needs to be committed to the future of the Zamek, and this should be achieved at all age levels, particularly through the education system.

MARKETING

During the charrette, Mr. William A.V. Cecil lectured on historic preservation and marketing as it applies to his experiences with his ancestral home, Biltmore Estate (see Appendix E). A well-thought and detailed marketing plan might better cultivate the tourist industry for the Lednice-Valtice region and thus help fulfill the Mayor of Lednice's vision that the conservation and economic enhancement of Lednice, ultimately, allow the buildings to serve the people.

The formulation of a marketing plan is the first step. It must keep in mind the compatible uses of the buildings and grounds of Valtice and Lednice; the cultural landscape; affordable entry fees for local citizens; community involvement and support; management issues; peak and off-peak visitor periods; staff; and creative tourist draws to the sites. Several opportunities for marketing were noted and the following considerations and possibilities towards a plan were listed:

Target Markets

1. Day visits: leisure, schools, groups from Czech, Slovak, Austria
2. Repeat overseas visitors from Praha, Wien, Budapest
3. Special interest: eco-tourism, country pursuits, cultural tourism, activity holidays, history, castles, music, landscape, small towns, folklore, wine
4. Conferences, product launches, exhibitions, film making

Intermediaries

1. Airlines serving Czech, Slovak, Hungary, Austria
2. Railway System (Cedok) serving Amsterdam, Berlin, Brussels, Paris, Praha, Wien, Bratislava, Budapest, Milan, Munich, Zurich
3. Hotel Porters Praha, Wien, Bratislava, Budapest, Brno
4. Tourist Information Centers/Car Rental/Travel Agencies (Within 250km radius)
5. Cultural Outlets & Educational System
(Within 70km radius = journey time of 2 x 1.5 hours & 4-5 hrs. in the area)
6. Other Categories: Brno fairs

Attractions for Tourism

Music and cultural

- Arts week in July
- Early music week
- Baroque festival
- Visiting choir tours
- Chamber music weekends
- Master class residency
- Youth orchestra residency
- Local street festival
- 'Revamped' museum interpretation

Wine

- Wine festival in May
- Wine cellar tours and tastings
- 'Revamped' wine festivals
- Regional wine tours and tastings
- Holiday courses in viticulture and wine making

Landscape/Horticulture/Nature (marketed, structured, explained, mapped)

- Walks, water activities, riding, bicycle paths, bird watching, carriage rides
- Train branch lines
- Gardening/flower show
- Develop gardens at Valtice



Chinese Bridge in Park, Lednice.

Equestrian Interests

- Horse rental
- Horsemanship
 - (a) courses
 - (b) demonstrations
 - (c) shows

Youth/Education

- Restoration/conservation of architecture with affiliated university
- Landscape conservation
- Summer school

Commercial Opportunities

1. Film shoots
2. Conferences
3. Product launches
4. Rallies
5. Museum/shop
6. Gardening centre

Press & Public Relations

Main Thrusts

- Involve & inform local community
- Raise awareness of Valtice & activities
- Interest potential sponsors/investors

Strategy

- Local/regional
- Bordering European countries
- Worldwide

Tactics

- Regular information - 'drip-feed'
- Press visits - stages of development (local)
- Special events (overseas/international)
- TV project (long-term)
- Special interest press

Tour Operators

- 'Piggy back' family trips

INTERPRETATION

Interpretation comprises the entire range of museum functions and services concerned with introducing the site and conveying the museum's significance to the visitor. These functions and services include installation and exhibition of objects from the museum collection; signage; guides and other presenters; and publications and other information media. Thus the interpretation is intertwined with aspects of cultural tourism and marketing. The interpretation at Lednice should work together with the interpretation program for Valtice (see *Conservation and Economic Enhancement Plan for Valtice Zamek and Its Environs* pages 69-78). Just as at Valtice, the major focus of interpretation at Lednice is the zamek itself and its associated gardens and parks, follies and other dependencies. Though there are existing museums (which should stay at on-site but be re-located) this new objective of interpretation should reanimate the historical life of the zamek in all its authentic dimensions for contemporary visitors. In this effort, attention to wine making, and the role of horses at Lednice is at least as fruitful as art-historical analysis of the zamek.

The working group made the following recommendations for improving the entire range of interpretive activities at Lednice:

1. Directional signs should be introduced at border crossing points and on all main routes into the area. The zamek of Valtice is the key location for the traveling public to be made aware of the leisure options available within the cultural landscape. From here the roads joining the neighboring communities must have adequate lay-bys with relevant information of the area for people to orient themselves once within the cultural landscape.
2. On the road between Valtice and Mikulov, 5km west of Valtice on the south side of the road, there is a small hill with fruit trees which would be an ideal location for a 'wayside' interpretation and carpark with picnic area from which the extent of the cultural landscape can be appreciated, and the relationship between the settlements and the countryside more readily understood.
3. There is a need to devise a 'logo', and a selection of simple images which can help the stranger to identify locations and routes between relevant sites within the cultural landscape. Because the Valtice zamek is identified as the key location for the first contact with the traveler, then the dominant 'logo', used on highway sides should be based on the Fischer von Erlach tower of the main facade.
4. Each location within the cultural landscape will need to be assessed, and a simple but consistent method of signage and low-key interpretation implemented.
5. Printed material must relate to the overall concept, and all design and typography of print and signs must be in harmony, and worthy of the high quality of the subject matter.



Exhibit at Lednice Agricultural Museum, Lednice.



Exhibit at Lednice Agricultural Museum, Lednice.

6. Staff and volunteers wherever they are working must all be trained and well equipped to answer general questions about the whole property, whilst being most expert in one or more areas.
7. The development of an overall interpretive plan will suggest varying levels of information for different target audiences. Education or special interest groups will require 'in-depth' material, which nevertheless should be attractive and presented in the same 'house-style'.
8. There should be scope for involving specialist groups within the wider community and teachers in particular where educational programs for children are involved.
9. Explanatory texts must be in Czech, German and English.

EDUCATION AND TRAINING PROGRAMS

The designed landscape of Lednice-Valtice, and the countryside of the surrounding district represents a cultural landscape of considerable quality which justifies its designation as a World Heritage Site by Unesco, to match its Biosphere designation of the neighboring Palava district.

The influence of the Liechtenstein family over a period of centuries in the development of the aesthetic as well as natural features in the landscape is fundamental. This historic relationship should be developed in any interpretative plan or educational presentation for the public. Many people will only spend part of the day at the property, but a growing number will find multiple and interrelated interests as they are developed, to justify a two/three day stay in the area.

However, there is considerable scope for the development of special interest travel or leisure pursuits, and the market segments of eco-tourism, countryside activities, and sports-related holidays will broaden the market. The cultural tourism potential is very varied, and has the advantage of binding the property more closely to the people within the wider community.

The scope for Education and Training of students pursuing the special and relevant subjects, based on the unique qualities of landscape and cultural resource management, should be developed. It would be possible to accommodate groups of students in the vacant wing of the Lednice castle, suitably refurbished, it might be possible to use this facility in conjunction with Brno university or relevant technical training college, linked to its potential location as a European campus for a related series of courses for the undergraduate program of North American universities.

It might be feasible to consider an international summer school with emphasis on the need to train young managers of cultural resource properties, working alongside experts from central and western Europe. The choice of subjects is considerable, and could ensure a continuity of purpose for such a project.

The opportunity also exists for a wide variety of summer work camps for young people, under programs supported by European and US heritage foundations, to gain first-hand experience of conservation and restoration of the man-made and natural

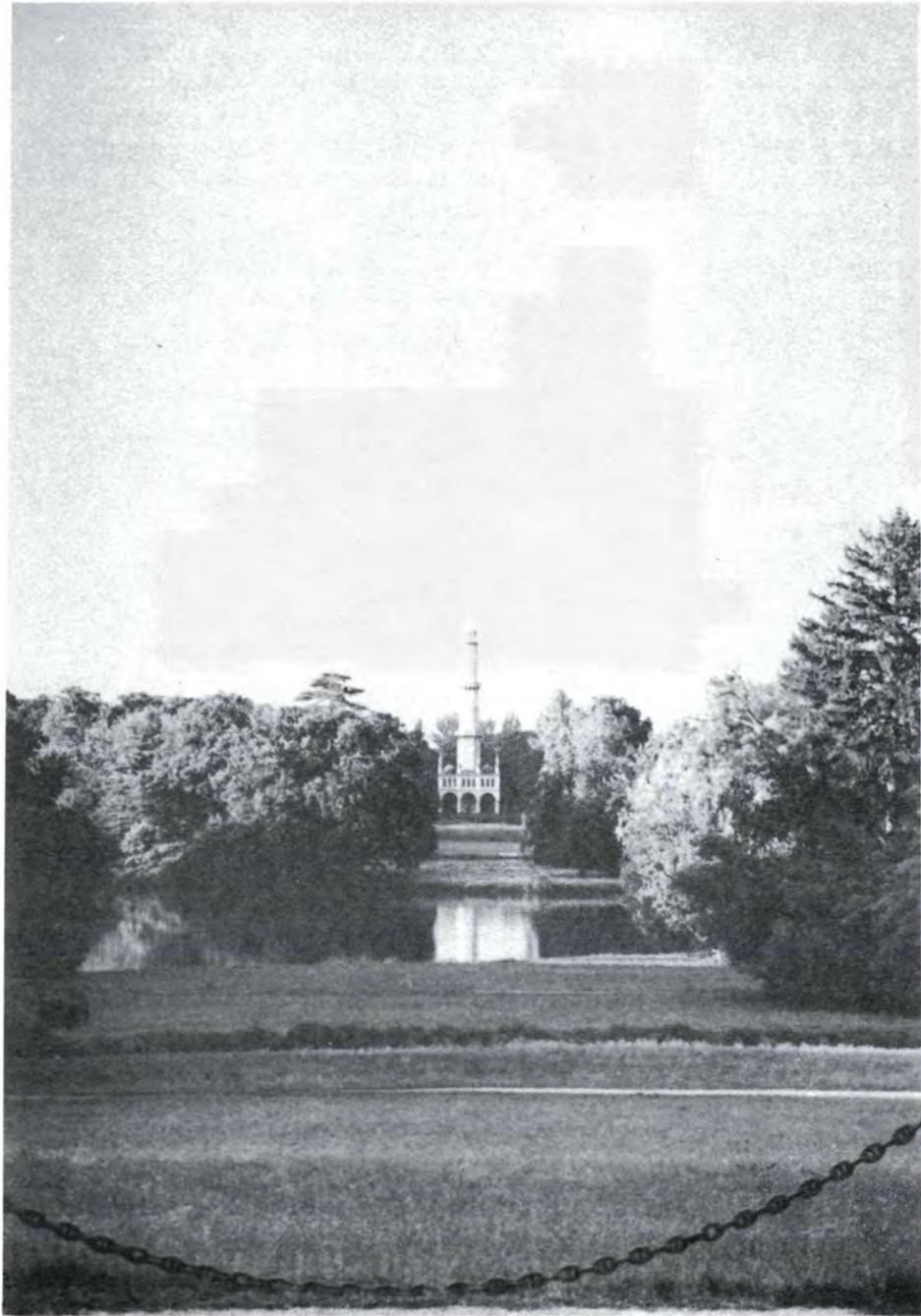
environment within this outstanding cultural landscape. Such projects have the additional value of helping to keep the property in good order.

The tradition of music associated with many cultural centers in central Europe, also gives the opportunity in Valtice with its rehearsal and performance spaces, to be a perfect location for youth orchestras. Their performances have the additional value of providing an important element in the cultural life of the community.

All of these proposals must form part of the wider marketing plan for the property, but they have an added value which is of considerable relevance in the growing relationship between the countries of central and western Europe.

The Cultural Programming group proposed the following action plan towards policy preparation and research. There is a need for careful and thorough analysis of the following subjects:

1. A structural survey of all buildings and their historic relevance to each other.
2. A review of the use of spaces, regrouping different activities to avoid conflicts between public circulation on the one hand and craft, maintenance and service areas on the other.
3. A survey of public access to the landscape and the potential for improving presentation in a system of interrelated walks, trails, buildings and open spaces within the whole area; thus establishing the 'carrying capacity' for leisure and learning uses, to be within the overall aim of sustaining the basic resource of the cultural landscape.
4. A systematic inventory of all relevant and interrelated facilities, both public and private, which are presently used for leisure, tourism, education and community activities.
5. A thorough survey of the present public use of the facilities and a general market analysis to support the options presented in the development plan.
6. It is important that local community law and development control ensures that all tourist facilities, particularly for fast food catering and petrol stations, respect the context of the community, and are not located in and respect the context of the historic buildings.



View of Minaret from Lednice Zamek.

SPECIAL ISSUES: VISITOR EXPERIENCE

Working Group: Zdenek Novak (CR).

During the general assembly of the charrette, participants recognized a number of special issues to consider and analyze. The visitor experience and relationship between the town of Lednice and its zamek are two of these items that were further explored during the course of the charrette.

The visitor experience is an important source of advice and guidance in programming for the zamek and associated landscape.

Four priority points to be initiated were recognized: 1) a program for school children, 2) development of a self-guided tour, 3) a demographic survey of visitors to the zamek and grounds, and 4) staff training. The following represent the overall initial analysis of the visitor experience:

Objectives to enhance the visitor experience

Zamek character

Interiors

- fanciful duke's residence, garden, orangerie
- open the ground floor to the public
- open the first floor to the public: equip with mobility, connect with the staircase, stabilization needed
- relocate the agricultural museum to the riding hall
- set high standards for quality work and materials
- exhibition on the duke's family (1st floor)
- programs for school children
- open the cellar to the public to exhibit original heating system & grotto
- open the attics and towers to the public
- present several servants' rooms
- use the connection between the orangerie and the catacombs for the public (retail sales, refreshments)
- convert the former kitchen wing to commercial use (antiques)
- convert guest wing to accommodation
- develop self-guided tour of the zamek with security guards present, earphones, tapes, text.

Exteriors

- restore exterior facades
- unify the color scheme of the facade
- orientation/signage
- provide restroom facilities

Procedures

- ticket sales - possibly escalate price (necessary to clarify where the finances are invested)
- develop marketing plan & implement
- produce survey of visitors' demographics (who visits and what are the expectations)
- produce development study: stating of priorities
- provide staff training



Visitors to Lednice Zamek's Formal Gardens.

SPECIAL ISSUES: LEDNICE TOWN AND CASTLE

Working Group: Kamila Matouskova (CR) presenter; Mayor Klimovic (CR) ; Mayor Zejda (CR); Mayor Vlastic (CR); Mayor Rollinek (CR).

Just as the uses of the zameks of Valtice and Lednice must be compatible, so must the activities and uses of zamek of Lednice be compatible with the life of the town of Lednice. It was agreed that a set of guidelines for the regulation of physical structures and activities in the town of Lednice are necessary for any planning or conservation effort to take place at the zamek. This special issue group walked and observed the town to consider its potential development.

The group saw this as a additional opportunity to encourage and support local businesses in an effort which would be led by the Mayor and a council of people to raise the town of Lednice's standard of living. The group proposed the following:

Guidelines for the regulation of physical structures and activities:

Short term:

1. Publication of detailed regulations for entire area to solicit citizen response and approval.
2. Repair or creation of gates and fences around the park.
3. Creation of a parking lot of approximately 160 vehicles capacity at the east entrance.
4. Creation of main entrances to the zamek and grounds from the east and from the bus parking area (including ticket stand).
5. Restoration of the Maur house as an information center for the castle and the town: improvement of gable wall, gate from the square, refreshment stand, outside seating, books, brochures, computerized information, guided tours, etc.
6. Enlargement of main access points to the castle and improvement of view of castle according to original allees.

Long term:

1. Move circular driveway and bus station away from square.
2. Improvement of the composition of the main square, including the small square, to create a passive public park square.
3. Provide restructuring of the small shopping center. Public information pergola.
4. Provide restructuring of the 'market square' and opening of open-air market.

5. Improvement of composition of other streets and public spaces.
6. Improvement of greenery, including private gardens, befitting a center for horticultural education

General guidelines:

1. Keep small-scale character of the town.
2. Retain exteriors of valuable houses on the main square, including profiles, colors of facades, configuration and materials of the roofs, window partitions. Give special attention to the small towers of the town hall and the corners of buildings, and to small decorative gables.
3. Retain and rehabilitate exteriors of architecturally significant small family houses bordering the park, including their walls, outbuildings, gardens, etc., and, if necessary, return to original or historical forms and layouts.
4. Prohibit expansion of unacceptable small-scale economic activities such as raising of domestic animals for food, noisy workshops, disturbing smells, etc.
5. Retain of local character in case of new construction.
6. Lednice should identify itself as a horticultural center and include horticultural improvements in all public and private projects.

ADMINISTRATION

Working Group: Stephen Raphael (US), presenter; Lisa Ackerman (US); Lubomir Chmelar (CR); Zdenek Drabek (CR); Richard Hahn (US); Iva Holaskova (CR); Dr. Karmazin (CR); Ellen Marks (US); Jiri Pavlov (CR).

Based on the results of the Valtice charrette in 1993 (see *Conservation and Economic Enhancement Plan for Valtice Zamek and Its Environs* pages 79-88.), the administration group unanimously agreed that the central goal is the restoration, preservation, maintenance and determination of the appropriate uses of the Lednice and Valtice castles, their surrounding lands and associated structures. The issue is how to do it in a reasonable time frame.

The second fundamental goal is to establish a governing/management structure. This should include the creation of a Czech foundation pursuant to the Czech civil code following the advice and procedures set out by counsel¹. Before creating the foundation, the governing board of the foundation should be established and a date to begin negotiation for a lease with the Czech government should be set.

Legal advice and procedures The following points were made by the two Czech attorneys:

A foundation be established pursuant of the Czech civil code. This requires registration with the regional office of the Ministry of Interior. Once all information is received and reviewed by the Ministry, approval is then, generally, a formality. The Czech attorneys will send a list of the information needed and the required forms to the US participants in the administration working group.

The Foundation would be a legal entity with the power to enter into leases and contracts and to bring court proceedings. The directors of the Foundation would have no personal liability for actions of the Foundation taken in good faith.

Board members could be both individuals and representatives of organizations.

The Foundation as lessee would have the power to enforce sublease provisions with its own subtenants, even if subtenants file for bankruptcy.

The Foundation can earn income which is presently taxed but may not be under a proposed law.

¹ The administration group met with counsel from Prague on Wednesday, August 17, 1994.

Income reinvested for maintenance and restoration is generally not taxed and is treated as expenses.

The Foundation In brief, the group proposes that a Czech foundation be created called Southern Moravia Heritage Foundation formed pursuant to the civil code of the Czech Republic. The foundation would be registered with the regional office of the Ministry of the Interior of the Czech Republic. The name is also in line with Czech legal terminology. Its creation is for the purpose of restoring, preserving, maintaining and adapting the properties of Lednice and Valtice and their surrounding landscape and structures for appropriate uses as cultural resources which are a vital part of the historic heritage of the Czech Republic. The foundation would fulfill its purpose by entering into a long-term lease of the castles for 50 years from the Czech government. The ownership of the properties would stay with the government and the monies derived from lease payments could be used by the Foundation to carry out programs necessary to preserve and conserve the area. The specific programs of the Foundation's board of directors would be addressed through subcommittees on a case-by-case basis. Local participation in the efforts of the Foundation would, of course, be encouraged. Setting up the foundation is a prelude to starting the process of convincing the Czech government of the desirability of the overall goals.

Foundation Board of Directors, Officers, and Staff

Board of Directors: The Foundation shall have a Board of Directors, an Executive Committee and an Advisory Committee.

1. The Board of Directors shall consist of no fewer than three members. The initial Directors shall be Zdenek Drabek, Radek Nepras, and Daniel Spicka. They shall serve an initial term expiring December 31, 1999. At the first meeting of the Board of Directors of the Foundation, the initial Directors shall elect eight additional Directors, four of whose terms shall expire on December 31, 1997 and four of whose terms shall expire December 31, 1998. Thereafter the term of each Director shall be three years. Vacancies shall be filled by a majority vote of the Board of Trustees. Advisory, non-voting Trustees shall be the incumbent mayors of Lednice, Valtice, and Mikulov.

2. Quorum - six members shall constitute a quorum.

3. Powers of the Board of Directors - The Board of Directors shall be the governing body of the Foundation. It shall make all policies, select its officers, which shall include a President, Vice President, Secretary and Treasurer and shall ratify all legal obligations of the Foundation. The Board of Directors may delegate duties to an Executive Committee which shall consist of no more than five (5) members of the Board of Directors, including the President.

Officers The Board of Trustees shall elect from its members a Chairman and Chief Executive Officer, and a President and Chief Operating Officer, and five other trustees, a majority of whom are Czech citizens. The advisory, non-voting trustees are the incumbent mayors of Lednice, Valtice and Mikulov.

The Board of Directors shall elect the following officers who shall serve for one year terms. All officers may be removed at any time by the Board of Directors.

CHAIRMAN: The Chairman is the Chief Executive Officer of the Foundation.

PRESIDENT: The President is the Chief Operations Officer of the Foundation and is empowered to act as Chief Executive in the absence of the Chairman.

VICE PRESIDENT: The Vice President is empowered to act as instructed by the Chief Executive Officer.

SECRETARY: The Secretary of the Foundation shall keep minutes of the meetings of the Board of Directors, send notices and keep possession of the Foundation's records.

TREASURER: The Treasurer shall be the chief financial officer of the Foundation, shall prepare all financial statements and budgets and shall be signatory on all bank accounts of the Foundation.

Staff: The Foundation will operate with a staff which will be responsible for the restoration and maintenance of the castles and managing all revenue generating activities of the Foundation.

Advisory Committee: The Board of Directors shall create an Advisory Committee consisting of as many as twenty-one (21) members who shall advise the Foundation Board on architectural, cultural, financial, legal and other matters. Members of the Advisory Committee serve at the discretion of the Board of Directors and do not have the right to vote at Board meetings, though they may attend.

Foundation's Revenue-generating Activity The Foundation must continually identify sources of revenue if it is to be successful. The administration group identified five examples to start:

Foundation Activities

1. Festival Programming
2. Concessions
3. Entry fees
4. Filming location fees
5. Lectures and Guides
6. Conference fees
7. Seminars and workshops
8. Performance rental fees
9. Viniculture events
10. Local tourism
11. Special events

Subleases

1. Hotel
2. Self-hire flats
3. Follies (weddings & receptions)
4. Riding fees
5. Restaurant and wine operations
6. Catering activities

Outside Financing

1. Bank loans, possibly from international institutions
2. Private equity investors

Government Support

1. Continued current level of support of Czech government

Contributions

1. Donations from Czech corporations, foundations and individuals
2. Donations from international sources (corporations, foundation, and individuals)

Long-term Lease Agreement The properties constitute both castles and parkland. The parties are the Czech government which holds title to the castles and the adjacent surround and connecting garden and parkland. The government is represented by the Institute for the Preservation of Historical Monuments, Brno. The private parties are the Southern Moravia Heritage Foundation and the founders of the Foundation representing the G/ZS, WMF, and the Valtice Society. Under Czech law, the Foundation is a legal entity with the power to enter into leases and contract and to bring court proceedings, it is governed by a Board whose members can be both individuals or representative organizations. It has the power as a lessee to enforce sublease provisions with its own subtenants, even if the subtenants file for bankruptcy. It can earn income, which is presently taxed, but many not be under a proposed new Czech law. It may generally reinvest on a tax-free basis that part of its income which is used for maintenance and restoration purposes. Also under the Czech law the Foundation's directors have no personal liability for actions of the Foundation undertaken in good faith.

Essentials of Long-term Lease for Lednice-Valtice Zameks

Term of Lease: 50 years or longer.

Owner: The Czech government retains ownership of the castles.

Lessee: The Foundation becomes the Lessee with the right to sublease portions of the zameks and landscape.

Rent: None.

Government Obligation: Maintain at least existing level of capital and operating support.

Subleasing: Foundation may sublease portions of the zameks to hotel operators and other users. Such subleases would allow for lenders to take over subleases in the event of payment default of the sublessee and to assign subleases to new tenants with permission of Foundation. Sublessees will not be allowed to operate while in bankruptcy.

Standards: Appropriate standards of activity and renovation will be stated in the master lease and in the subleases to assure dignity and suitability of sublessees' activities.

Obligation of Foundation: The Foundation will use its net income (surplus revenue over expense) to restore, preserve and maintain the zameks and their landscape and to take actions that will protect the physical and natural

environments of the Lednice-Valtice complex and maintain public access to both zameks on reasonable terms.

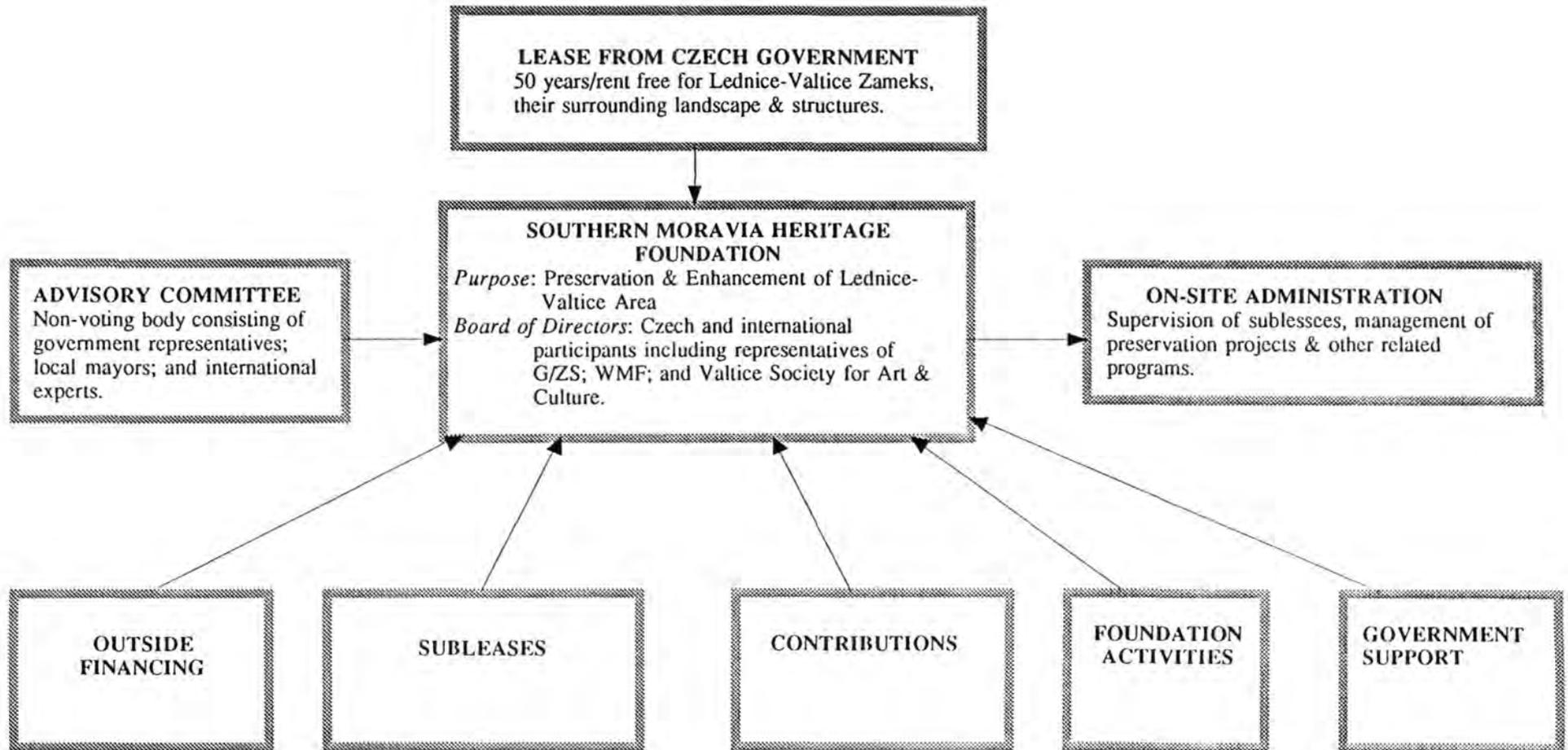
Proposed Short-term Projects

1. Early 1995, a non-profit institute (the Valtice Institute) should be created.
2. Institute would present at Valtice Castle, beginning in 1995, programs in:
 - (a) Cultural Resource (Heritage) Management,
 - (b) Environment Management,
 - (c) Performing Arts.
3. The Institute's programs would be underwritten and managed in a way to be break-even operations.
4. As the funds are being raised over a several-year period to carry out the overall project of restoring the Castles and introducing long-term revenue generating uses, the following activities should be pursued at Lednice Castle:
 - (a) Museum Interpretation,
 - (b) Self-catering apartments,
 - (c) Horticulture,
 - (d) Equestrian activities.

In doing so, maximum use would be made of the large and small rooms available for meetings and conferences in Lednice Castle just as at Valtice Castle.

5. The Lease from the Czech Government for the Foundation or another interim agreement should provide for a phased assumption of responsibility by the Foundation for the short-term activities discussed above.

LONG-TERM ORGANIZATIONAL AND FINANCIAL RESPONSIBILITIES



BUDGET COST ESTIMATE

(December 1994)

The following reflects estimated 'order of magnitude' costs to restore various key features of Lednice zamek, its immediate grounds and follies.*

Zamek Exterior

Roof repair:

Repair of the roof surface of the main structure, general repair of other roof areas in serious disrepair, repair and replacement of roof flashing and related metal elements (gutters, etc.) including painting. Repair and replacement of wooden grates on eaves, gutters and terraces.

US\$185,000 (5,091,200Kc)

Facade repair:

Essential repairs of stone facade and terrace elements. Estimate includes only a moderate amount of highly ornate stone repair/replacement work.

US\$230,000 (6,329,600Kc)

Window and exterior door repairs - Stage 1:

Repairs to doors and windows that are in urgent need of attention. 216 windows and 34 doors need various levels of repair; 235 new windows and 22 new doors must be fabricated and installed.

US\$65,000 (1,788,800Kc)

Lightning protection:

US\$13,500 (371,520Kc)

Exterior lighting repairs:

Completion of electrification and repair of existing lighting.

US\$9,000 (247,680Kc)

Drainage channel and window well repairs:

Rework grades and refinish drainage surfaces.

US\$11,000 (302,720Kc)

Removal of selected elements:

After proper documentation, remove selected incompatible modern interventions within the park and zamek.

US\$181,500 (500,000Kc)

Subtotal Zamek Exterior: US\$695,000 (14,631,520Kc)

Zamek Interior

Interior repairs:

Repair of parquet flooring, repair of interior doors, including painting or lacquering of windows and doors, window glass, painting, repair of interior plaster, repair of other stucco elements, conservation of ornamental wood features.

US\$55,000 (1,513,600Kc)

Restoration of remaining ground floor rooms:

Repair, refinishing and re-presentation of rooms to the west of the ground floor central hall.

US\$65,000 (1,788,800Kc)

General repair to zamek sanitary & storm water systems:

Investigation and repair of selected sanitary and storm water systems for the entire zamek, which are leading to further deterioration of other parts of the building structure.

US\$19,000 (522,880Kc)

West wing interior renovation:

Repairs to and renovations of woodwork, windows and doors, floor finishes, plaster surfaces, plumbing and electrical systems, as required for proposed future use.

Allowance: US\$105,000 (2,889,600Kc)

Cellar vault repairs:

Repair of plasterwork, floors, doors and areas under the terraces (partially completed walls) at the east end of the zamek, and repairs to terrace waterproofing membrane and surfaces above.

US\$8,500 (233,920Kc)

Zamek cellars:

Refurbishing of artificial stalactites - repair and restoration of windows. Lighting installation.

US\$3,100 (85,310Kc)

Subtotal Zamek Interior: US\$255,600 (7,034,110Kc)

Stable Conversion

Conversion of stable block to hotel and living quarters:

Repair of plaster and floors, windows and doors, painting, glass, replacement of electrical system and plumbing. Installation of 35 medium quality hotel rooms and support facilities including hotel restaurant. Excludes prior horse feeding area, riding halls and parking facilities. Assumes 30% roof surface repair work.

Allowance: US\$750,000 (20,640,000Kc)

Greenhouse

Greenhouse repair and reconstruction:

Protection of specimen plant materials, remove, repair and/or reconstruct deteriorated iron components and repair, replace and reglaze glass lights as required.

US\$285,000 (7,843,200Kc)

Immediate Grounds

Park maintenance and presentation:

Repair of benches, improvement of trail surfaces, selected planting, tree pruning, irrigation, hedge trimming and formation, fertilization, cleanup, etc.

US\$161,700 (4,449,984Kc)

Main entrance gate and other gate repairs:

Repair of existing gates including terrain modification at immediately adjacent areas according to project plans, security and maintenance of fences and enclosures.

US\$48,000 (1,320,960Kc)

Repair of existing bridges in the park:

Repairs to the supports or buttresses of 2 stone bridges. Repair and selected replacement of elements at water level. Repair of wooden bridge decking and railings.

Allowance: US\$72,000 (1,981,440Kc)

House #72 - Building repairs:

Completion of building rehabilitation including repair of interior plasterwork, repair and replacement of windows, shutters, doors, plumbing, repair of facades, minor eave and gutter work.

US\$9,000 (247,680 Kc)

Water Station - Exterior maintenance and building repairs:
Repair of doors, waterproofing, repair of stucco,
replacement of missing railings .

US\$6,800 (187,136Kc)

Barn 'Hubertka' - General repairs:
After careful assessment of existing conditions,
extensive repairs to roof, wood superstructure,
sheathing and masonry.

US\$48,000 (1,320,960Kc)

Aqueduct with artificial grotto - Building repairs:
According to project findings, repair bridge
decking, install missing stone element, provide and
install gates.

US\$65,000 (1,788,800Kc)

Minaret - Building repairs:
Based on an updated existing structural conditions
survey, develop scope of required remedial
building repairs; repair foundation and facade
elements; structural reinforcement of tower; and
repair of interior spaces and finished surfaces.

Allowance: US\$225,000 (6,192,000Kc)

Repair to stairs at the small fishpond:
Dismantling, provide and install new stone, repair
of existing and installation of new railings.

US\$9,500 (261,440Kc)

Island gazebo repair:
Remedial structural repairs, repair of wooden
elements including painting or finishing.

US\$16,000 (440,320Kc)

Subtotal Immediate Grounds: US\$661,000 (18,190,720Kc)

Special Restoration Projects

Special zamek interior project:
E.g. Chinese room and master bedroom - repairs,
upholstery.

Allowance: US\$99,000 (2,724,480Kc)

Selected Follies

The Colonnade:
Engineering analysis of exterior; structural repair of
exterior; interior repair work as required. General
work may include waterproofing, the replacement
of existing doors and frames, as well as repointing
of the access stairway. Coat all masonry surfaces
with a suitable mineral paint.

US\$680,000 (18,713,600Kc)

The Rendez-vous:

Pinning and patching of exterior; cleaning of statuary, columns, pedestals and capitals; restoration of approximately 100 square meters of stucco coating; and replacement of approximately four square meters of missing brickwork. General work may include replication of all doors, windows and frames, as well as extensive repointing at the base of the structure. Coat all masonry surfaces with a suitable mineral paint.

NB: Roof and interior conditions could not be evaluated due to access restrictions. An allowance of US\$10,000 (280,000Kc) is included in the estimated cost below for essential interior furnishings and fittings.

US\$125,000 (3,440,000Kc)

The Temple of the Three Graces:

Repair statue's bases; repair roof sheathing; and replace approximately four square meters of brick wall. General work may include painting and sealing of doors and windows, and rehabilitation of the rear door headers. Coat all masonry surfaces with a suitable mineral paint. Includes allowance of US\$40,000 for restoration of interior finishes.

US\$160,000 (4,403,200Kc)

The Border Chateau:

Replace all missing stucco coating; restore ceiling frescoes and replace interior finishes. General work may include complete replacement of doors and windows, and rehabilitation of adjacent masonry access stairways and ramps, including repointing, patching and stabilization. Coat all masonry surfaces with a suitable mineral paint.

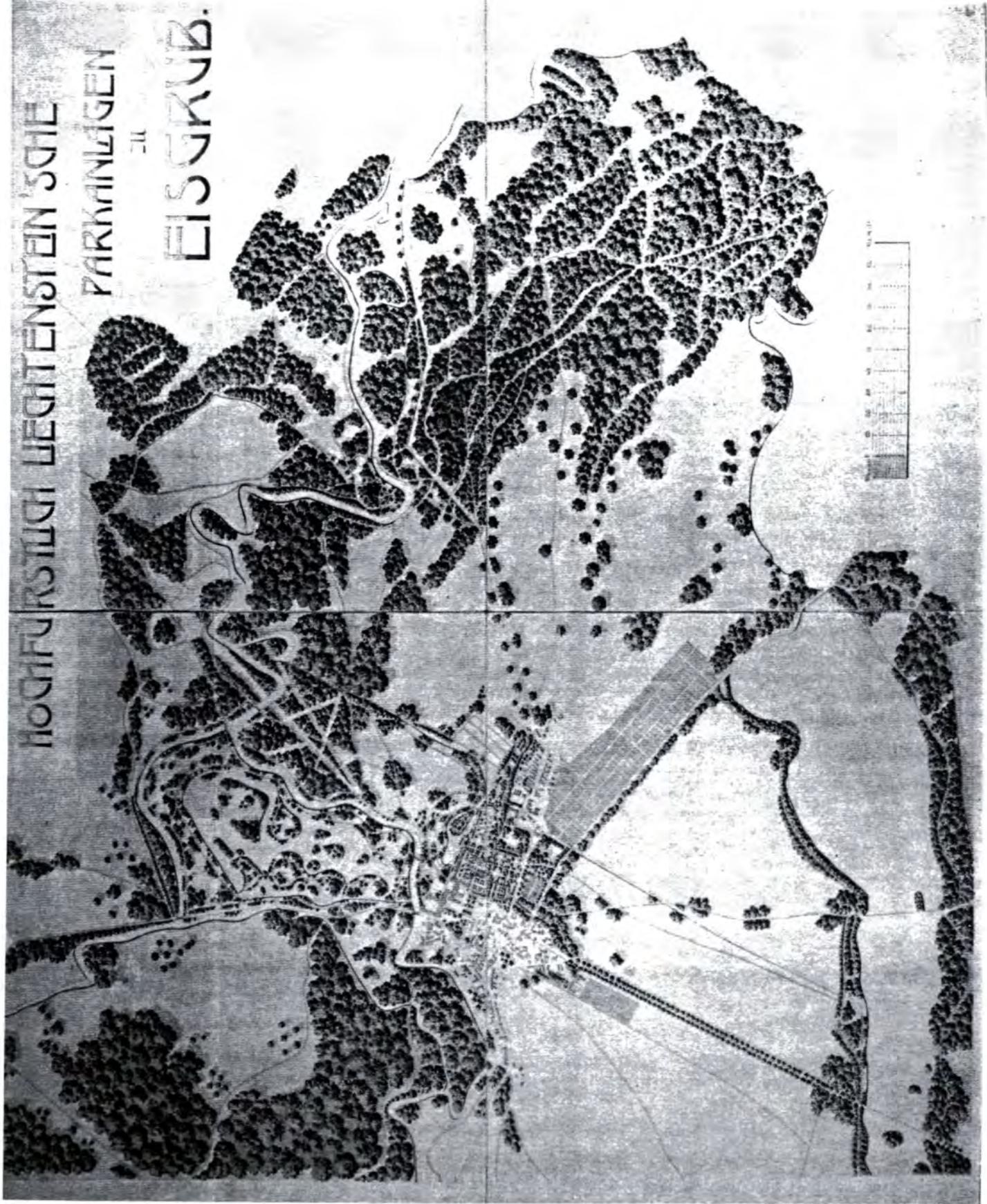
US\$575,000 (15,824,000Kc)

Subtotal Selected Follies: US\$1,540,000 (42,380,800Kc)

Grand Total: US\$4,285,600 (113,444,830Kc)

* The present budget cost estimate includes architectural design services, survey and analysis costs, and basic construction project supervision costs. This estimate *excludes* institution building costs associated with the Lednice-Valtice management entity and related fundraising and project promotional costs.

Hochfürstlich Leuchtenstein'sche
Parkanlagen
zu
Eisgrub.



3. FUTURE DIRECTIONS

FINANCE
1994-1995 ACTION PLAN

3. FUTURE DIRECTIONS

FINANCE

Working Group: Lester Borley, presenter (UK); William A.V. Cecil (US); Ivan Chadima (CR); Walther Czerny (Austrian); Ing. Dohnalik (CR); Ladislav Klimovic (CR) Ing. Koukal (CR); Kamila Matouskova (CR); Ladislav Ptacek (CR); Ladislav Rollinek (CR); Antonin Schneider (CR); Daniel Spicka (CR); Ing. Vecera (CR); Josef Vlasic (CR); Dr. Tomas Zejda (CR).

A complete proposal for conservation and appropriate economic use of the Lednice zamek and the cultural landscape must include a credible financial plan that takes into account the recommendations from the 1993 charrette at Valtice (see *Conservation and Economic Enhancement Plan for Valtice Zamek and Its Environs* pages 91-94). The essential feature of such a plan should be the economic self-sufficiency of the entire complex, with the revenue-generating enterprise as supporting the not-for-profit operations as well as regular maintenance and capital reinvestment.

In 1993 some 149,785 total paying visitors toured Lednice (96,449 visited the castle and the remaining 53,336 visited the Minaret). The cost of admission to the castle is 20 Czech crowns (Kc) (US\$1.40) for adults and 10Kc (US\$0.36) for children. The entry fee for the Minaret is 5Kc (US\$0.18) for adults and 2.50Kc (US\$0.09) for children. The total income from ticket sales in 1993 was 1,960,643Kc (US\$70,148). An additional 1,251,696Kc (US\$44,783) was earned by other sources of revenue making the total 1993 income of the zamek amounting to 3,212,339Kc (US\$114,931). The zamek's expenses for labor and maintenance in 1993 were 4,897,281Kc (US\$175,216).

These actual figures are the legacy of a system that effectively discouraged efforts to take proper care of the zamek and its landscape, to attract visitors, or to generate income. It is beyond the scope of the present exercise to calculate precisely how much the restoration, conservation and maintenance of Lednice will cost, how many visitors a properly restored and maintained Lednice might attract, or the potential income from ticket sales as well as from such ancillary sources as: leasing; accommodations; meetings, festivals, exhibitions, and other special events; cultural programming; educational and recreational activities; etc. Rough estimates, based on experience with similar sites in Britain and Western Europe, suggest possibilities in two key areas:

Attendance/Ticket Sales Data from 1992 shows the peak visitor season to be May to September. In 1992, attendance at Lednice ranged from the high of approximately 1,000 people per day in June, a heavy student month, to the low of about 100 people in May. Some large country houses in Britain, belonging to the National Trust, handle as

many as 1000 visitors on busy days without devaluing the experience. With proper staffing and planning, Lednice might easily handle several times its present attendance.

We anticipate that increased attendance, in response to specific marketing efforts, will come from several sources:

1. *Day visitors:* In the form of leisure, schools, and groups primarily from Czech Republic, Slovakia, and Austria;
2. *Repeat foreign visitors:* Primarily from Prague, Vienna, and Budapest;
3. *Special-interest visitors:* Drawn by eco-tourism, country pursuits, cultural tourism, activity holidays, history, castles, music, landscape, small towns, folklore, and wine;
4. *Special-events visitors:* Drawn by conferences, product launches, exhibitions, festivals and film-making.

The finance group, noting that the total cost to visit Lednice castle (20Kc), the glasshouse (5Kc), the museum (10Kc), the aquarium (10Kc), and the minaret (5Kc) is 50Kc (US\$1.79) for an adult, proposed joint one-price tickets be sold. Such tickets might vary as to what they include, such as an adult ticket to visit Valtice, Lednice and Mikulov costs 100Kc (US\$3.58); a family ticket for 200Kc (US\$7.16); and a two-day visitor pass for Czech citizens for 200Kc, and for foreign visitors 300Kc (US\$10.73).

Even without marketing-survey data, which would be useful, the finance group is confident that a reasonable combination of increased attendance and increased ticket prices could increase Lednice's gate receipts several-fold in a short time.

Rental Units The following accommodation facilities are proposed as new uses of the existing buildings:

Self-catering units and apartments:

- S. East wing: 3 4-bed units = 12 people
- N. West wing: 9 4-bed units = 36 people
- Top floor of main building: 9 4-bed apartments = 36 people

Hotel:

- Rooms: 20 2-bed units = 40 persons
- Restaurant: 80-100 people occupancy

Projections of income and expenses from the proposed rental units are based on certain assumptions:

That Valtice zamek and Lednice zamek within the overall landscape design (of World Heritage Site status) are developed and marketed as a whole, in conjunction with compatible attractions and facilities in the wider district.

That the use of the existing buildings for adaptive use would enable the accommodation facilities (as listed above) to be brought into use sequentially.

The season for self-catering units and apartments is mid-March to late-December, or approximately 40 weeks, with January and February closed for maintenance and staff vacations. Occupancy rates will average 60% in the first year, 75% in the second year, and 90% in the third year and thereafter.

At our assumed occupancy rates, and estimated 1994 rental rates, we can estimate the following income from these accommodations:

Four-bed self-catered units averages US\$538 per week (US\$462 net income after agency commission and publicity costs):

12 units x US\$462 x (40 x 60 / 100) = US\$133,056 in year 1

12 units x US\$462 x (40 x 75 / 100) = US\$166,320 in year 2

12 units x US\$462 x (40 x 90 / 100) = US\$199,584 in year 3

Four-bed apartments on top floor of castle averages US\$1,077 per week (US\$923 net income after agency commission and publicity costs):

9 units x US\$923 x (40 x 60 / 100) = US\$199,368 in year 1

9 units x US\$923 x (40 x 75 / 100) = US\$249,210 in year 2

9 units x US\$923 x (40 x 90 / 100) = US\$299,052 in year 3

Set-up costs of rental accommodations in first year:

12 self-catering units in S.E./N.W. wings @ US\$9,231 each = US\$110,772

Nine apartments on top flr. of main bldg. @ US\$15,384 each = US\$138,456

Annual maintenance costs (beginning in year 3):

21 units @ US\$769 per unit = US\$16,149

Hotel and restaurant would be franchised to operator on basis of annual rent plus a percentage on turnover. Costs to be assumed by the developer in establishing the facility within strict conservation principles will determine the basis of the financial agreement and length of the lease.

The staff required would be occasional time of property manager, maintenance personnel, and cleaning staff for self-catering units. (Days of turnover could be staggered to provide even flow for staff involved.)

Assuming that these accommodations, unlike hotel rooms, entail no service expenses, and that they are not charged with any overhead expense, the following can be calculated:

Cash Flow:	year 1	year 2	year 3
Expenditure	US\$249,228	US\$0	US\$16,149
Income	US\$332,424	US\$415,530	US\$498,636
Surplus	US\$ 83,196	US\$415,530	US\$482,487

(N.B. Staff time and administration costs to be calculated and offset against these surpluses.)

Even if these figures should prove to overstate the case by 100 percent or more, they still argue that the potential income from appropriate economic development at the Lednice zamek justifies the necessary investments in conservation, improvement, and maintenance of the zamek and its landscape, cultural programming, and marketing.

The anticipated operating surpluses from profitable economic activities will be available:

1. To offset deficits on annual operation cost of the property as a whole,
2. To establish an endowment fund for repairs and maintenance for the whole property,
3. To fund improvements and developments over the first 10 years of the property, and
4. To establish improved community facilities within the properties.

Socio-Economic Impact of Lednice-Valtice Action Plan A cultural tourism development plan based on a range of unique attractions and related to the facilities of the area will offer the following opportunities for employment, training and economic benefit.

Direct effects

Training for young people, under the guidance of international experts, in the assessment and preparation of the development plan.

Employment for craftsmen and experts in conservation skills, and the construction industry, especially in the first 10 years.

Employment of trained staff in the administration and management of cultural resources, and the employment of teachers and lecturers in the cultural subjects offered in programs of 'leisure-learning'.

Employment of trained staff in the businesses related to the welcome, accommodation, refreshment and related commercial services, these services as they develop will serve as a residual asset for the community on a year-round basis.

Indirect effects

There will be benefits for all those employed in the business of farming and other productive sectors, who will provide the raw material for the service sector.

There will be increased employment in shops which meet the daily needs of a traveler, and there should be special opportunities for the development of training in the traditional craft skills, with suitable outlets for selling.

The wine industry in particular should benefit from the increased number of visitors, if it can improve its level of presentation and public service.

The many service trades involved in the preparation and maintenance of public spaces will benefit from the visual enhancement schemes envisaged.

The training of young people in all the above range of skills required will ensure continuity of craft skills, and sustain these for the general benefit of the community at large.

1994-1995 ACTION PLAN

Sustained growth of the overall Plan for the Conservation and Economic Enhancement of Lednice and Valtice and their environs will follow from the visible success of a few initial components. It is important, therefore, to assess the activities of the past year and continue with these efforts and begin with a number of new diverse and promising projects that will create and continue the momentum while minimizing risk. The project-development effort is based on the premise that these short-term projects will be pursued along with the research and planning activities that are essential for the long-term success of the entire program. The several members of the working groups who attended the planning charrette have identified the following projects for action in 1994-1995:

1994-1995 Projects

Programming:

Establish foundation that will oversee all the efforts and programming at Lednice and Valtice.

Continue to foster interest in using Valtice zamek as a conference and training facility.

Continue summer festival.

Institute planning for culinary arts center.

Listing as a World Heritage Site:

Application to be submitted for consideration October 1995.

Landscape and Follies:

Summer 1995, restoration of Colonnade or Rendez-vous folly.

Buildings:

Restore organ in chapel.

West wing at Valtice, plan for training institute, receiving students in landscape and architecture, management, performing arts and culinary arts.

Invest in West Wing at Lednice for riding school.

Education:

Training of students to restore Colonnade or Rendez-vous folly.

Visitor Services/Information:

Establish information center.

Establish gift shop.



Audience Watching Open-Air Performance at Nearby Valtice.

4. APPENDICES

- A. CONCEPT PAPER
- B. EXISTING CONDITIONS AT LEDNICE
- C. PHOTOGRAPHIC DESCRIPTION OF FOLLIES
- D. CHARRETTE PROSPECTUS JUNE 1994
- E. THE BILTMORE ESTATE - LECTURE NOTES
- F. GREENWAYS/ZELENE STEZKY STATEMENT
- G. LIST OF PARTICIPANTS

APPENDIX A

CONCEPT PAPER

**Concept Paper:
Defining Roles for Lednice and Valtice and a Short-Term Action Plan**

Bonnie Burnham
July 1, 1994

Valtice Castle

Heritage Management
Environmental Management
Performing Arts

Lednice Castle

Museum Interpretation
Self-catering Apartments
Horticulture
Equestrian Activities

Summary

This paper addresses two issues that concern the development of plans for the Lednice-Valtice complex. It is intended as commentary for discussion at the forthcoming planning meeting at Lednice in August 1994. It also suggests a tangible next step to take in developing the complex for immediate use, given the fact that it could take as long as three to five years before the concept of placing the two castles under a private management organization is realized. The proposed interim step could be taken through a simple agreement between four existing institutions (the Czech government, the Czech Greenway Association, the Valtice Society, which manages the festival, and the World Monuments Fund). It would permit Greenways and WMF to begin fundraising for the renovation of parts of the Valtice complex. Most important, it would make Valtice useable as the hub for the remainder of the development process. In fact, the existence of a "cultural and environmental resource management institute" at Valtice, as is proposed below, would become the driving force behind the realization of these plans.

Character and Appropriate Use of the Castles

Valtice Castle has a stately quality that makes it appropriate for formal meetings and gatherings and for organized activities such as performances and exhibitions. This character is enhanced by several excellent spaces that can be renovated for performances and large gatherings (the courtyard, the indoor riding hall, the Spanish stables and the theater). At the same time, Valtice has a small hotel that is viable for group visits and a wing, opposite the hotel, that could be adapted for longer-term residencies of several weeks. Valtice's setting is urban; it addresses and is the focal point for the town that surrounds it.

By contrast, Lednice Castle addresses nature, through its park and gardens. Appropriate for a summer palace, its setting is oriented toward the outside, and there are several delightful walks and vistas within easy access of the castle. The

sumptuous setting of Lednice strikes a harmony with the splendor of its architecture. By contrast, Valtice impresses by its grandeur, conveying the sense of a magnificent seat of power.

The different character of these two properties should guide their future uses. It seems appropriate that institutional use should govern the future of Valtice and recreational use, Lednice. Lednice should remain the focal point for visitors to the area, as it is today, while Valtice develops a life as a major institution serving the interests of the region and representing it in a symbolic way, as it did once in the past. While such divisions are arbitrary, and no final plans need to follow such a categorical definition, this description of one's intention for future use may be helpful in deciding a short-term course of action.

Short-Term Plans

The first step for implementing a program to develop and link the two sites might be the establishment at Valtice of a non-profit operating institute that manages programs in the areas of cultural resource management, natural resource management and performing arts. This institute, through meetings, workshops and seminars, could develop long-term plans for both sites, carry out research related to the larger cultural and environmental issues of central Europe, and manage the summer performing arts workshops and festivals that have developed at Valtice since 1990. Although operated on a not-for-profit basis, with each of its programs funded through charitable support, the Valtice institute would cover its own costs if it operated 4 1/2 to 5 months per year.

Each of the continuing programs of the institute would be operated in conjunction with other institutions in the Czech Republic and abroad, which would plan, develop and finance one seminar or workshop a year. The World Monuments Fund and the Czech Greenway Association would provide overall management for the programs of the institute. The areas in which the institute could be active in the coming year are described briefly below.

Cultural Resource Management

Training in the application of management skills to cultural institutions and heritage sites is sorely needed in central Europe today, as the region attempts to protect its cultural assets and use them as magnets for tourism. Beginning with the a seminar on the management of the Valtice-Lednice complex itself, and expanding to other sites and issues facing the region, an annual course in cultural resource management would prepare trainees to better carry out responsibilities at their own institutions and help them gain the level of management experience of their colleagues in the west.

The seminar would be organized, in 1995, by the World Monuments Fund. Cooperating institutions might include Europa Nostra, the Getty Conservation Institute, the Museum Management Institute, the National Park Service, the National Trust (UK), and universities offering programs in cultural resource

management (Louvain, Belgium; York, UK; Columbia or University of Virginia (USA).

Environmental Management

The crisis facing the environment in central Europe is well known. The training of environmental managers and the continuing development of successful models is therefore one of the imperatives of the field. The Czech Greenway program has already begun to address public awareness of environmental issues in the immediate region through its exchange program with the Hudson Valley Greenway. In the coming year, a seminar could address management in the Lednice-Valtice landscape, and in the future, seminars might focus on specific sites or resources and their protection. Like the cultural resource management seminars, such a program would give professionals and emerging trainees in Central Europe a vital opportunity to learn management skills that they can apply directly to their job situation.

The seminar would be organized, in 1995, by the Czech Greenway Association. Cooperating institutions might include the Hudson Valley Greenway, the landscape architecture committee of ICOMOS, Europa Nostra, Unesco (World Heritage Center), and the Worldwide Fund for Nature.

Performing Arts

A six-week dance workshop in Valtice during the summer of 1994, together with a series of more short-term master classes, has provided a model for intensive performing arts exchanges at the castle, resulting in productions that contribute to the program of the Valtice Festival. In 1995, workshops could be held in contemporary dance, renaissance and baroque music, and perhaps in theater arts.

The performing arts program would be organized under the auspices of the Valtice Society, which manages the Valtice Summer Festival. Cooperating institutions might include Jacob's Pillow in Lenox, Massachusetts; Theater Dance Workshop, New York; and Aston Magna (early music performance group), Great Barrington, Massachusetts.

The Castle's Facilities to Establish an Institute

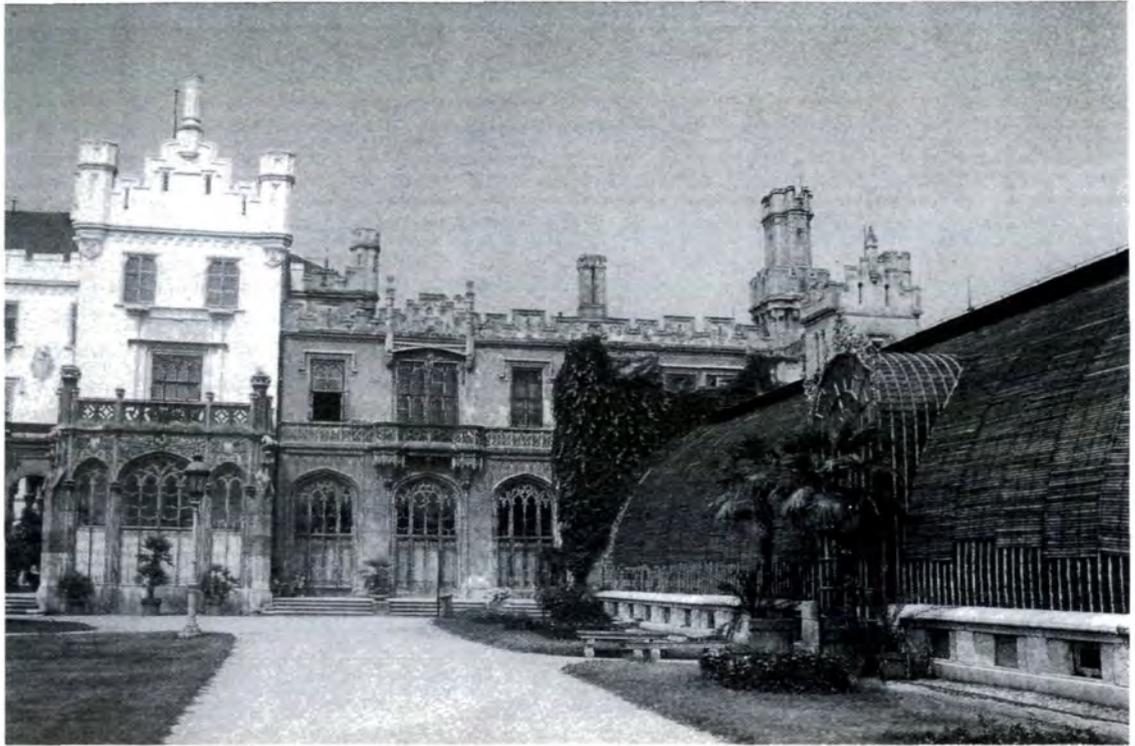
Valtice Castle has facilities to house the programs described above with the investment of minimal expense. The west wing, which houses the stables and winter riding school, could be renovated in a short time and at minimal cost to houses a residence with sixteen rooms for fellows or workshop participants, four more comfortable apartments for faculty, and an office suite. The two stables occupying the main floor of this wing are useable as conference facilities, requiring only the installation of equipment and furnishings. The Spanish stable and riding hall provide flexible and beautiful spaces for large and small gatherings, and are already attracting revenue from trade fairs and performances. Minimal

refinishing of additional meeting rooms available in the main building of the castle would provide several forms of ample and flexible space for meetings, round tables, or studio-related activities.

The most important initial investment to be made in order to make this area functional for institutional activities would be the renovation of the residency wing (estimated at \$212,000). Additional funding to upgrade the existing facilities and establish the institute's programs during 1995-97 could be sought from charitable sources institutions, based on a projected budget of \$460,000 over a three-year period.

APPENDIX B

EXISTING CONDITIONS AT LEDNICE



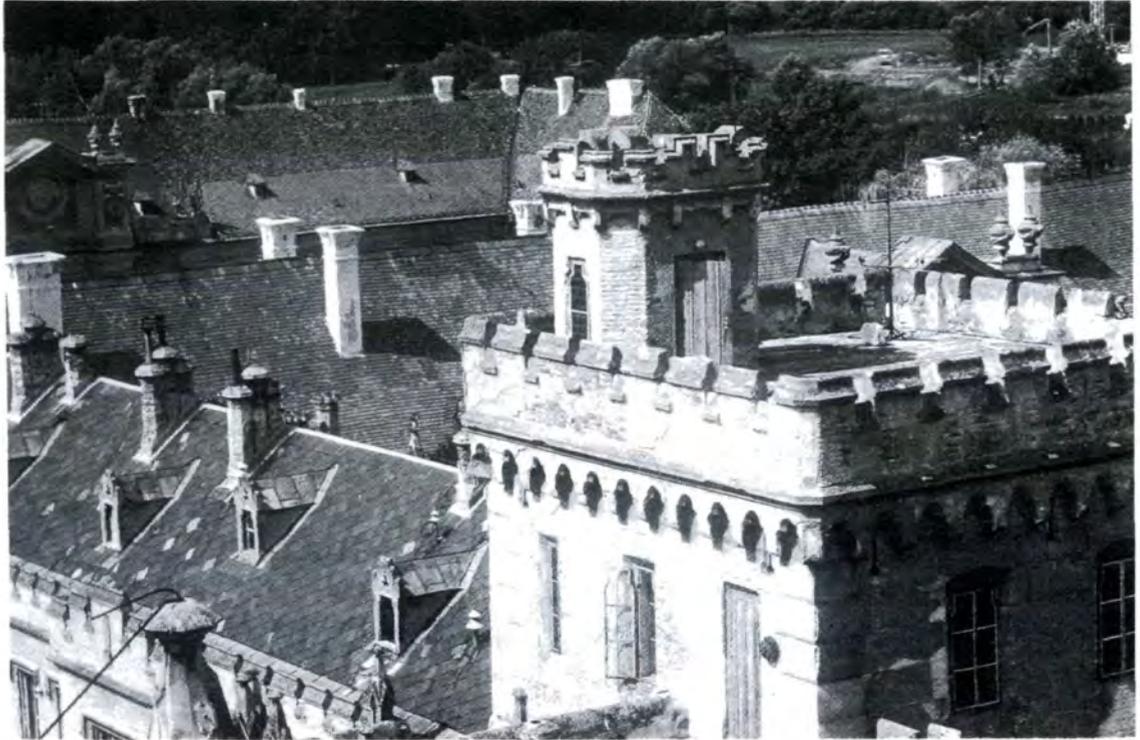
View of North Exterior Elevation of Lednice Zamek Showing Glasshouse (Conservatory).



View of South West Exterior Elevation of Lednice Zamek.



View of North East Exterior Elevation, Lednice.



View of Lednice Zamek's Roof.



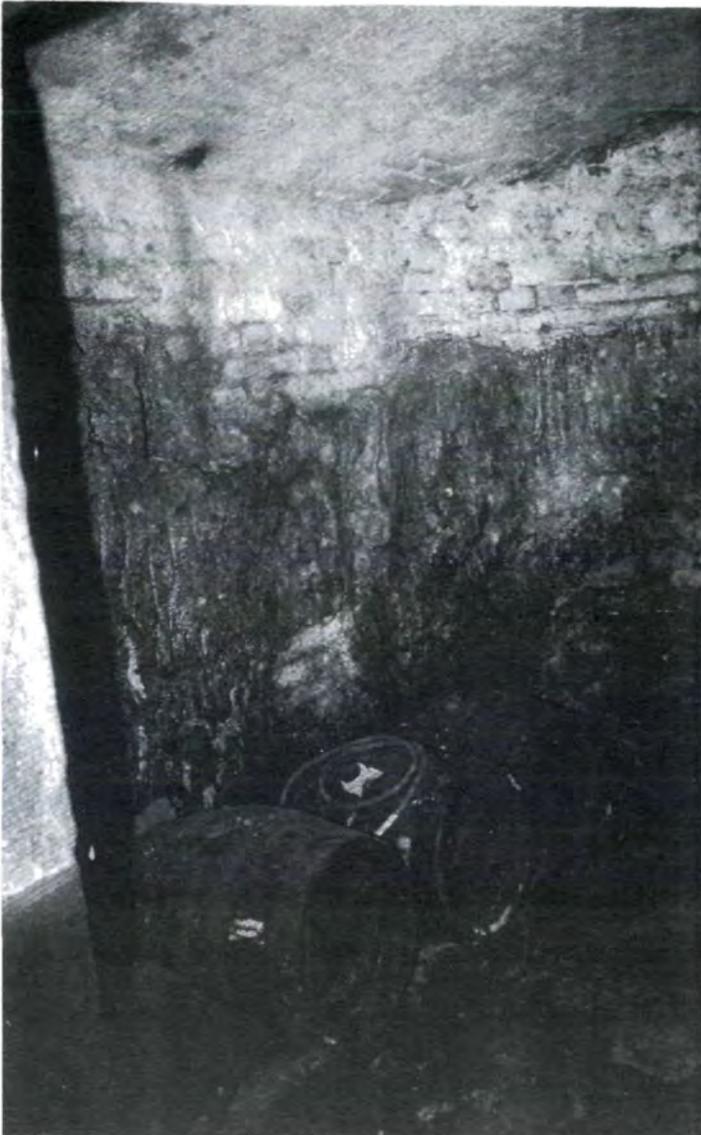
Exterior of Lednice Zamek.



Library Interior at Lednice Zamek.



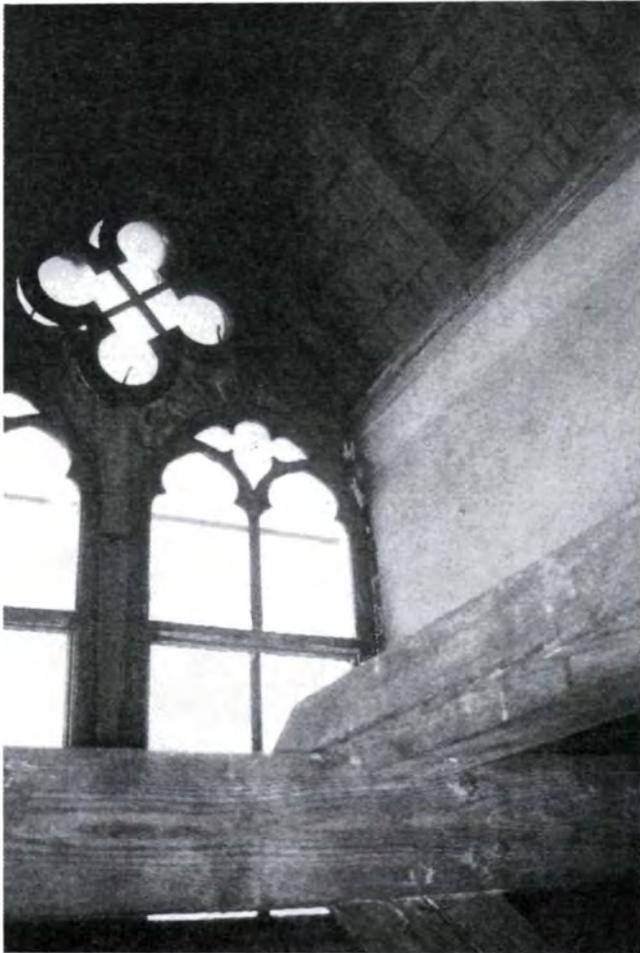
Hallway Interior at Lednice Zamek.



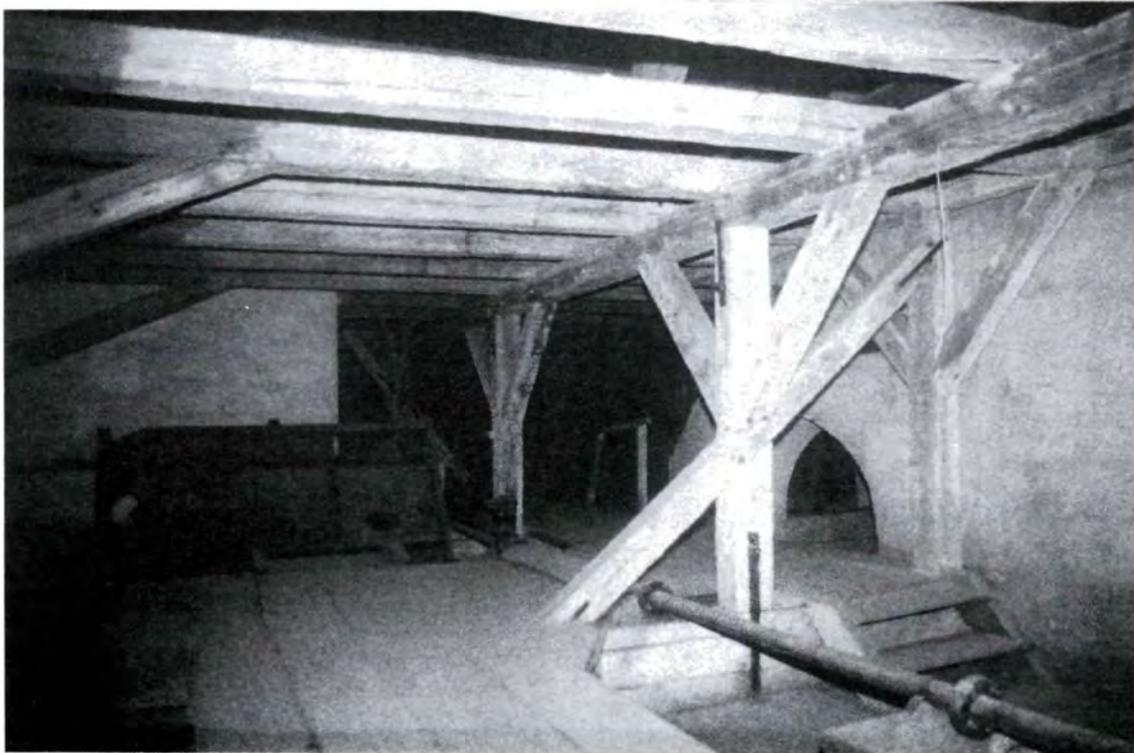
Wine Cellar at Lednice Zamek.



Grotto Below Glasshouse at Lednice Zamek.



Attic at Lednice Zamek.



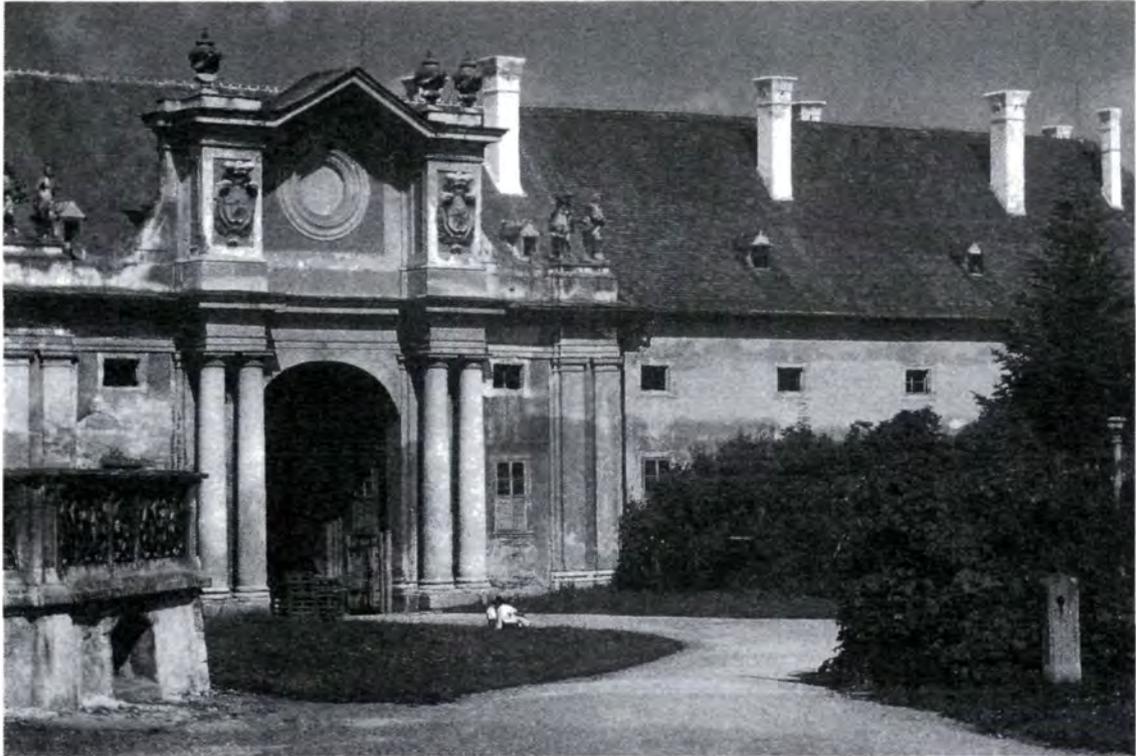
Attic at Lednice Zamek.



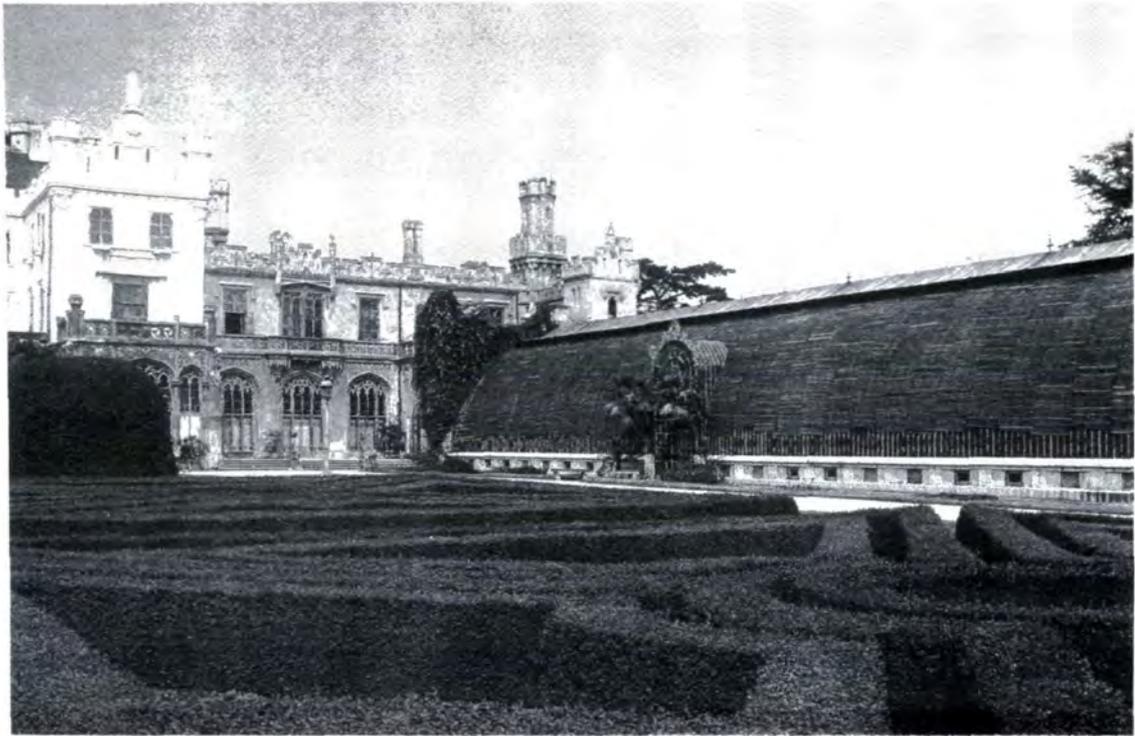
North Stable Entrance, Lednice.



North East Stable Wing, Lednice.



North Stable Entrance From Lake, Lednice.



View of Glasshouse From Formal Gardens, Lednice.



View of End of Glasshouse, Lednice.



Interior of Glasshouse, Lednice.



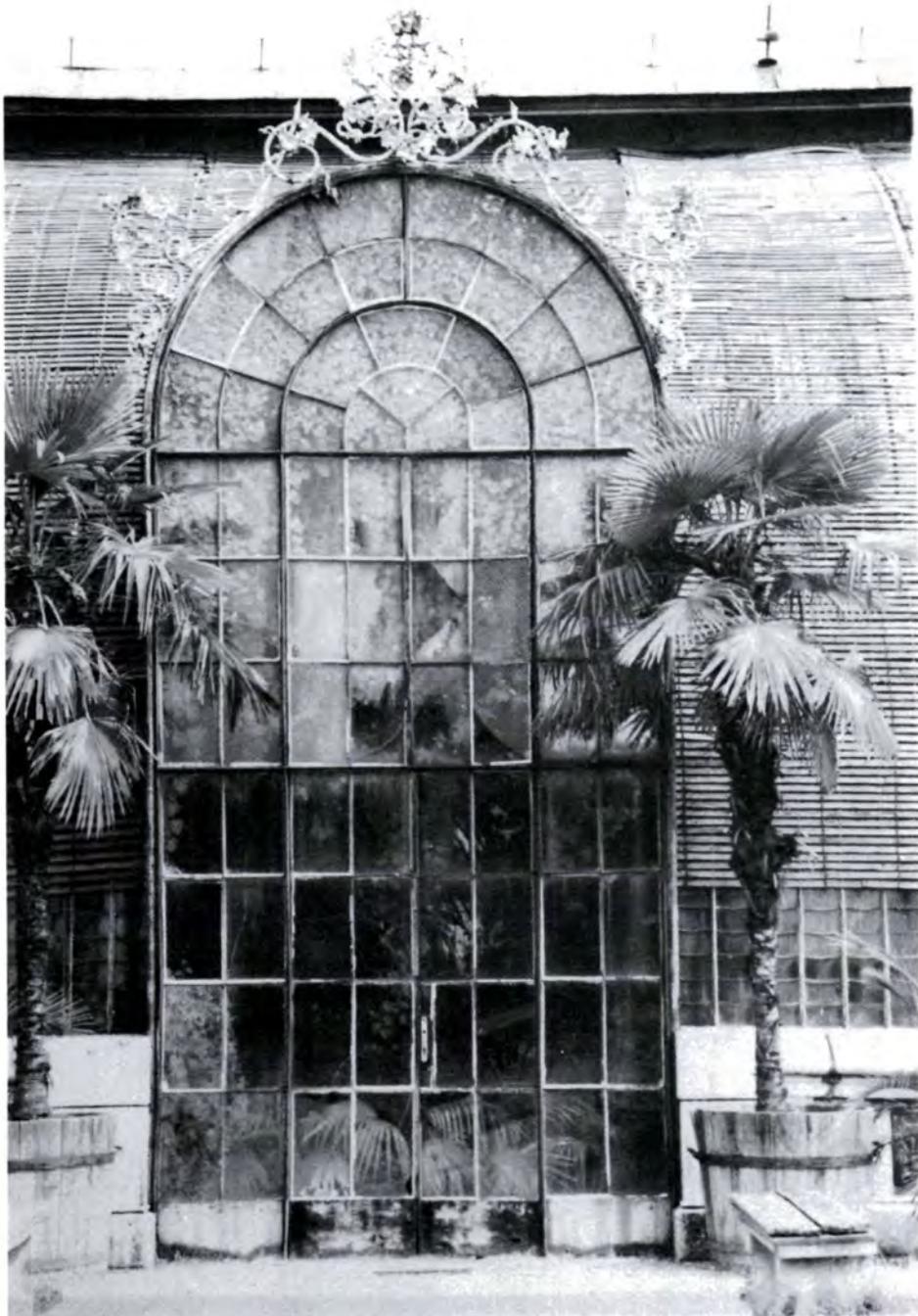
Visitors in the Glasshouse, Lednice.



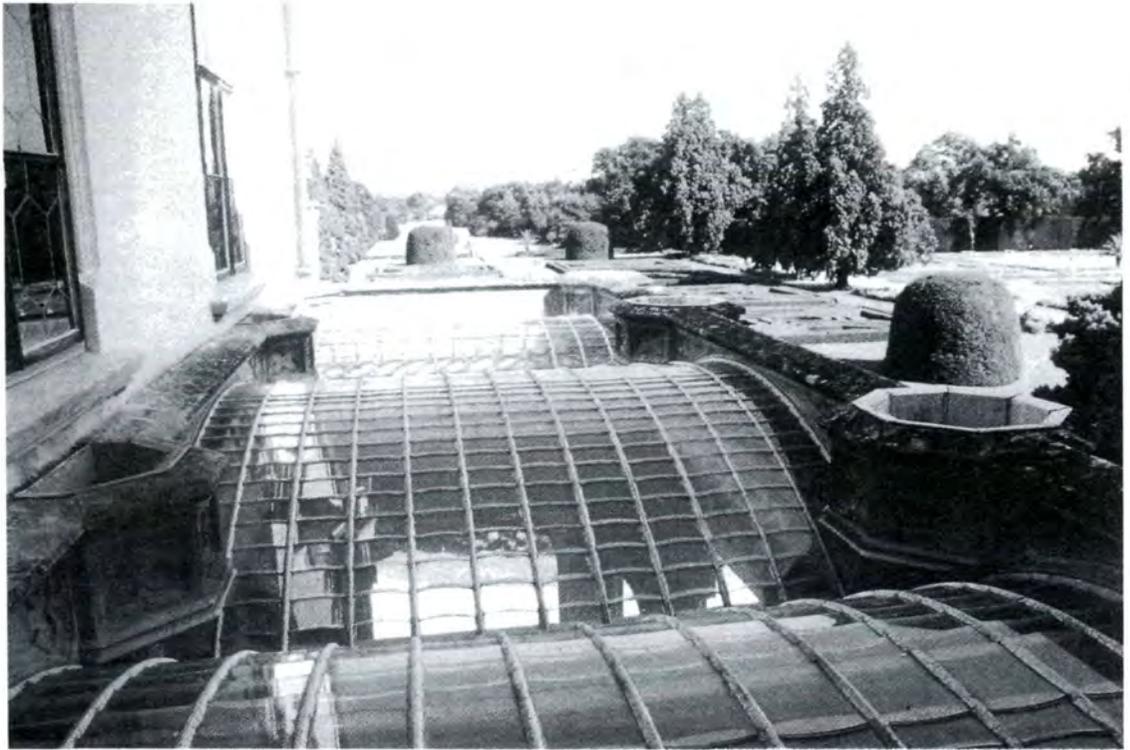
Interior of Glasshouse, Lednice.



Interior of Glasshouse, Lednice.



View From Exterior Looking into Glasshouse, Lednice.

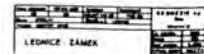
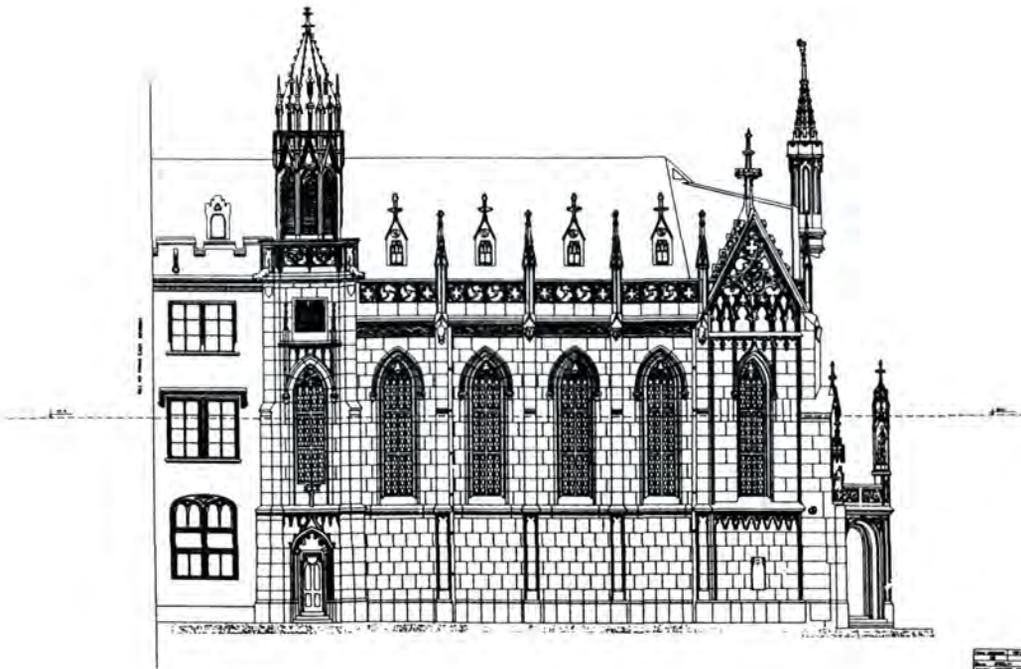
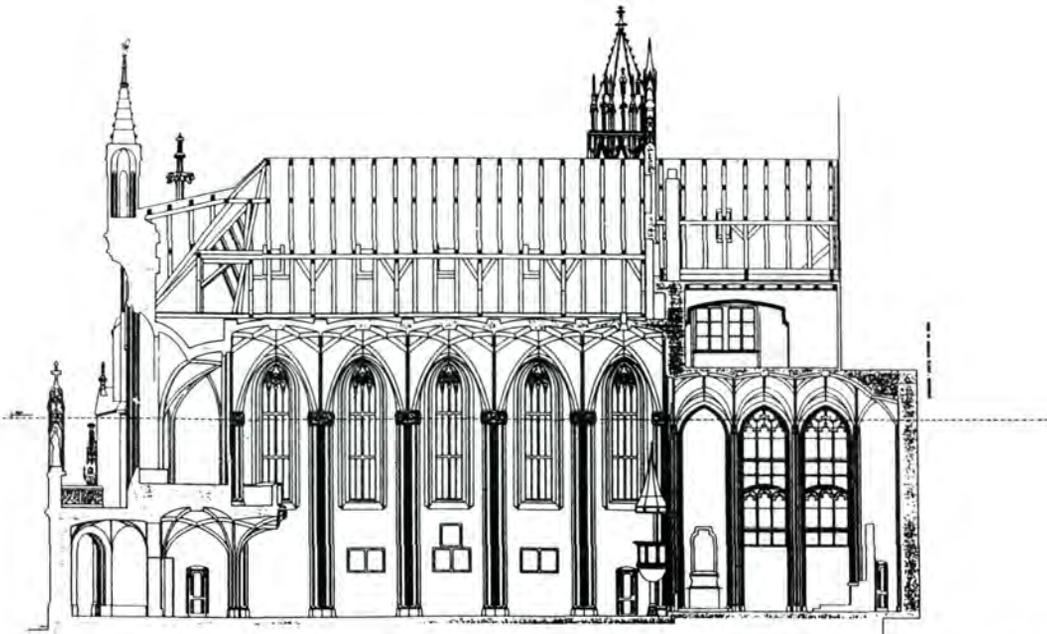


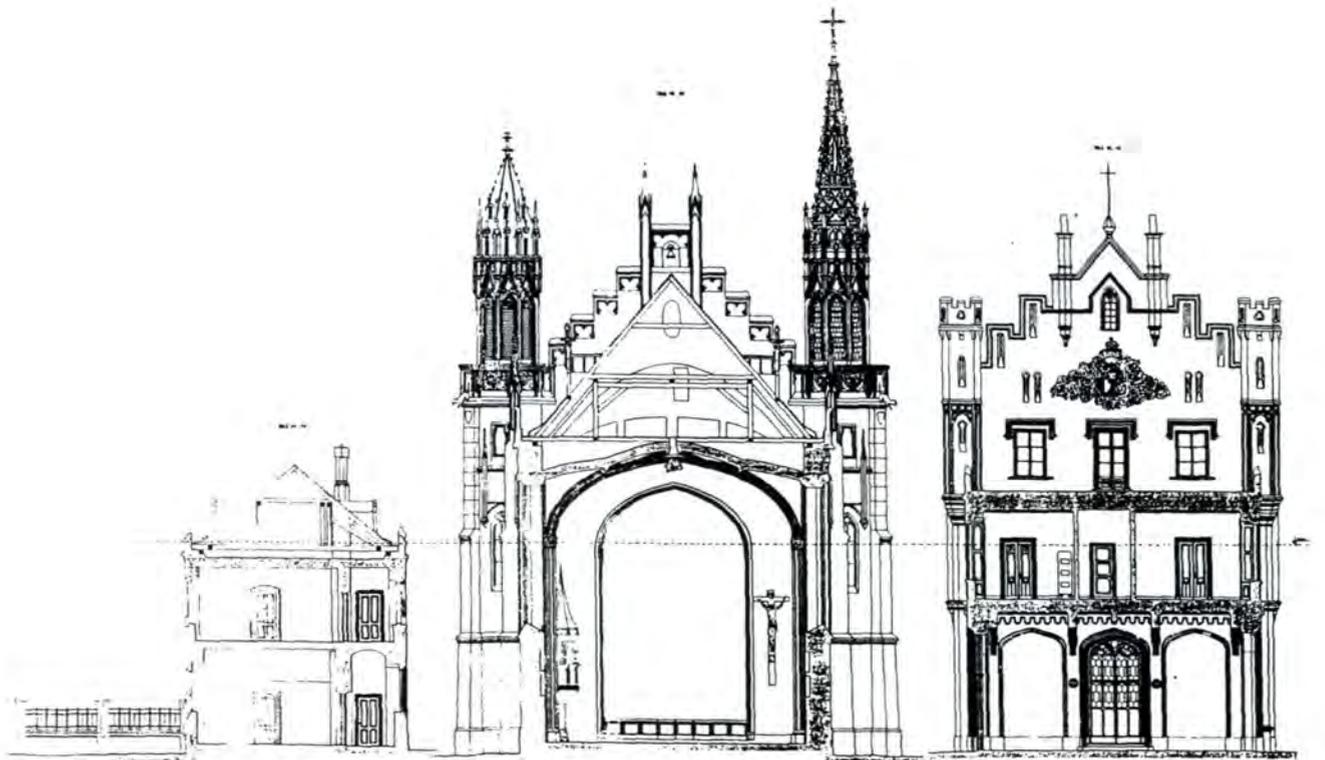
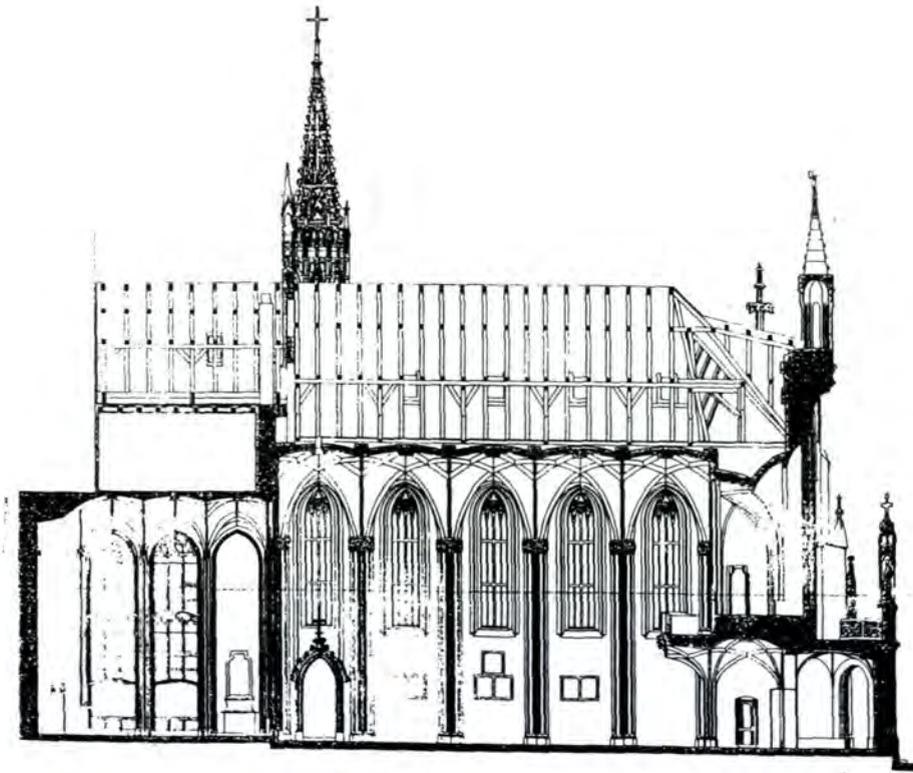
Glazed Roof Porch at East Wing Looking Toward Formal Garden, Lednice.



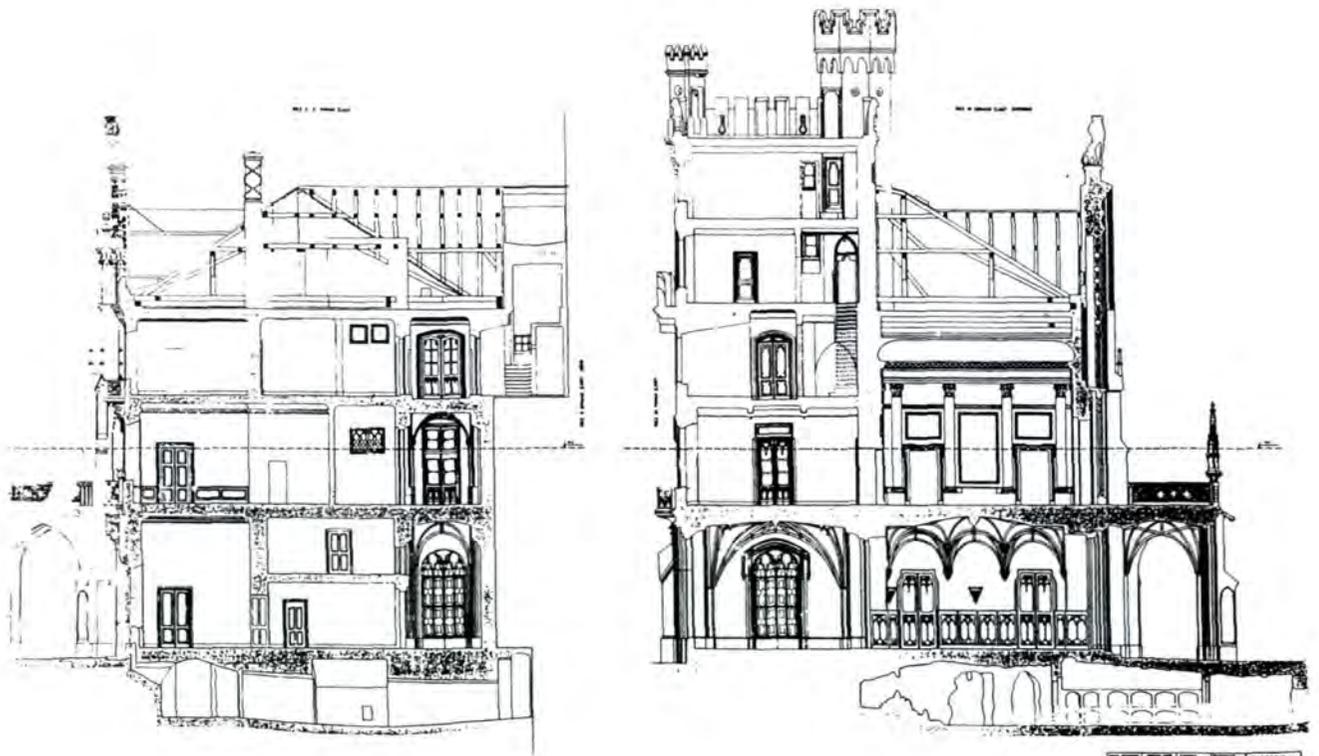
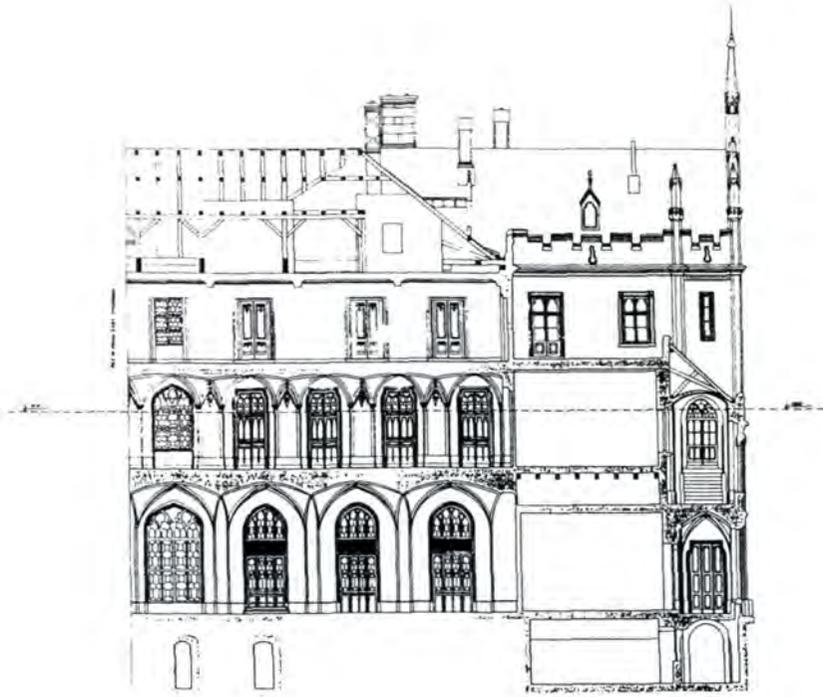
Sculpture in Formal Garden, Lednice.

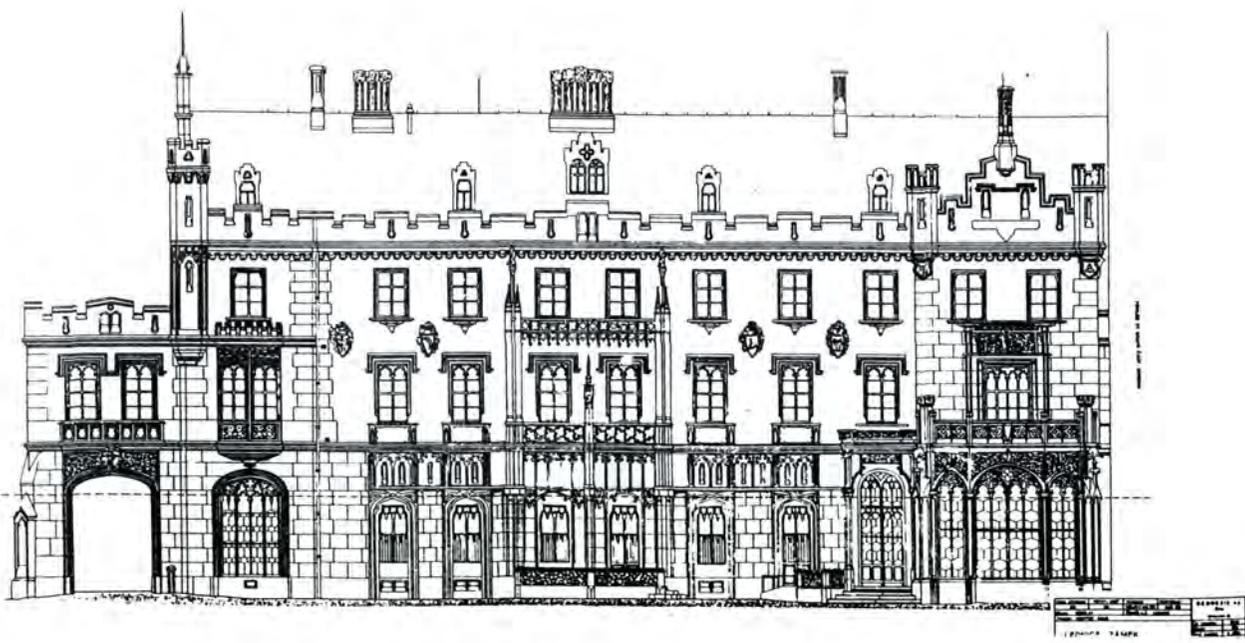
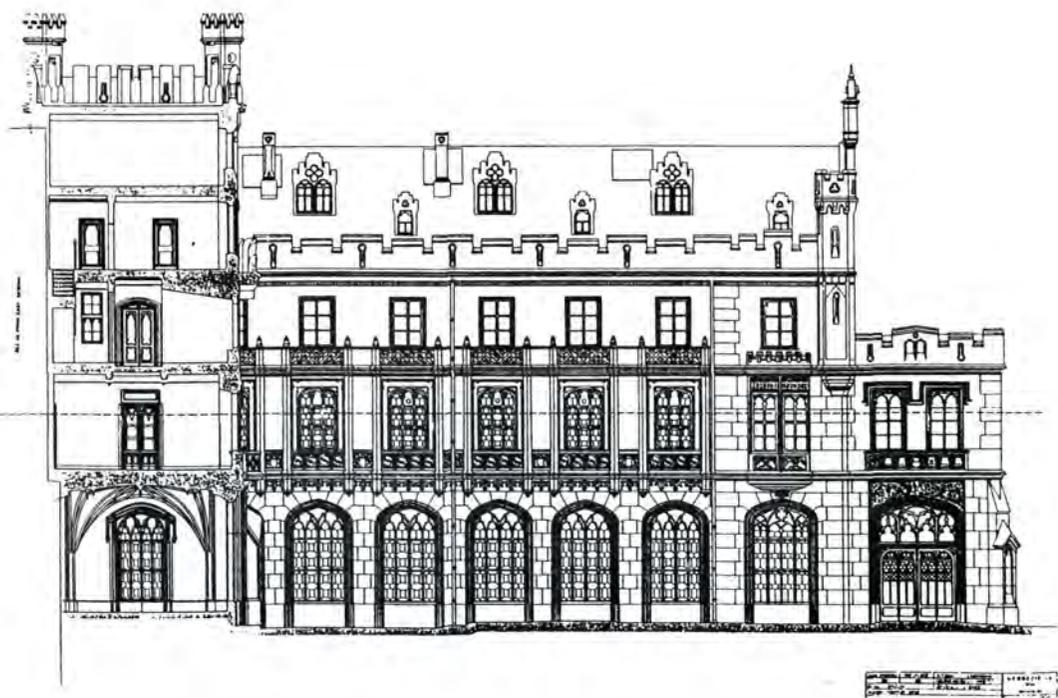
SUPPLEMENTAL ARCHITECTURAL DRAWINGS OF LEDNICE

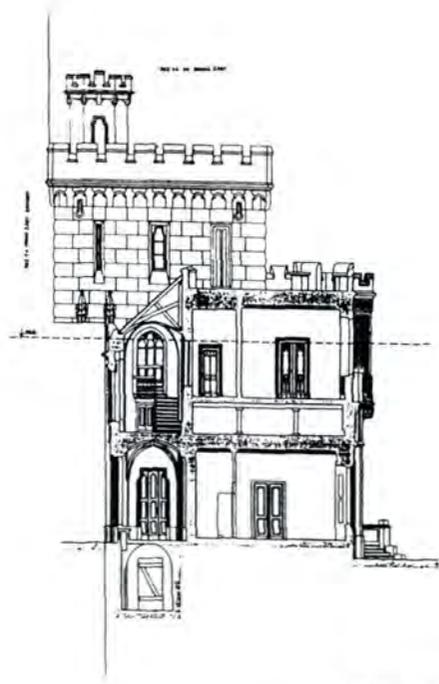
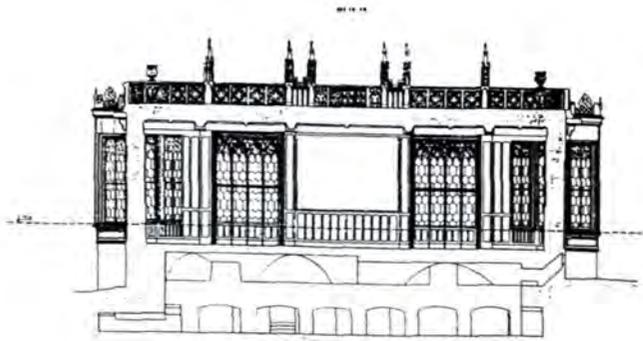
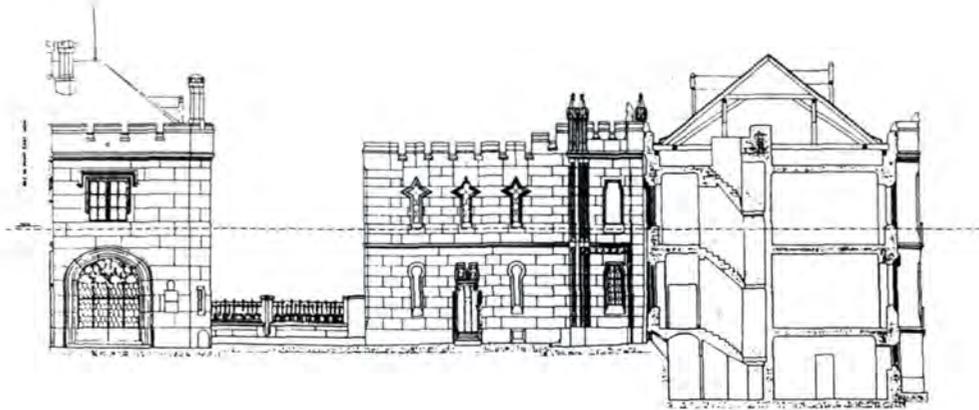


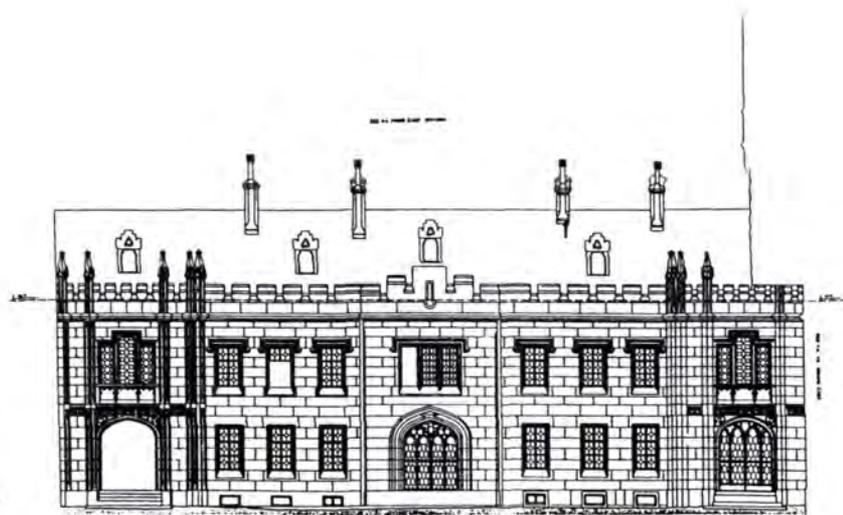
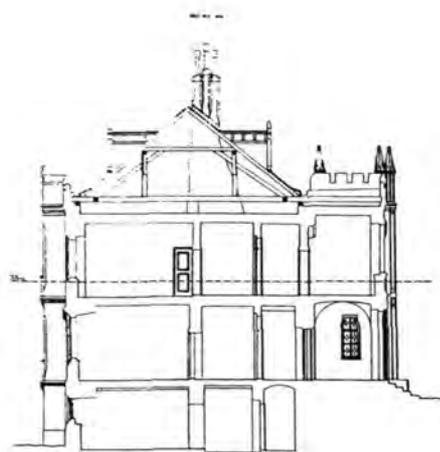
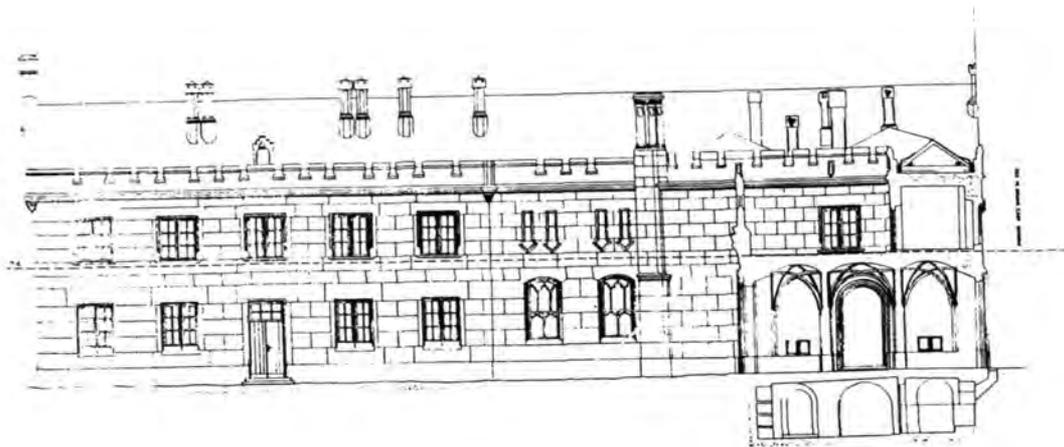


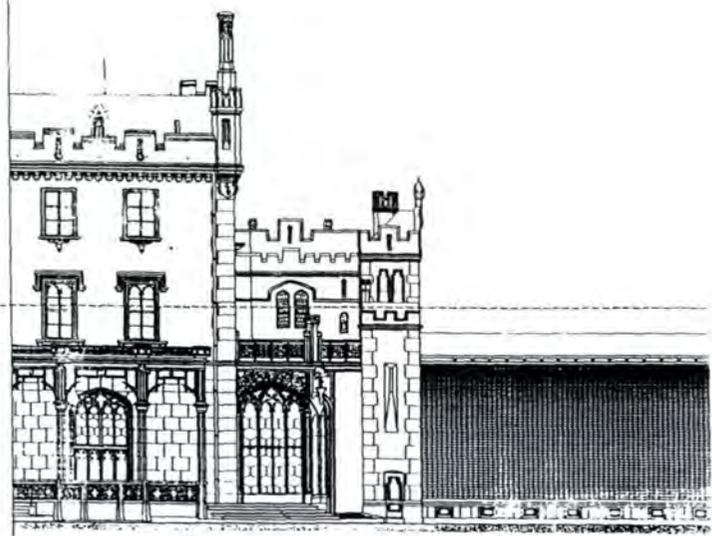
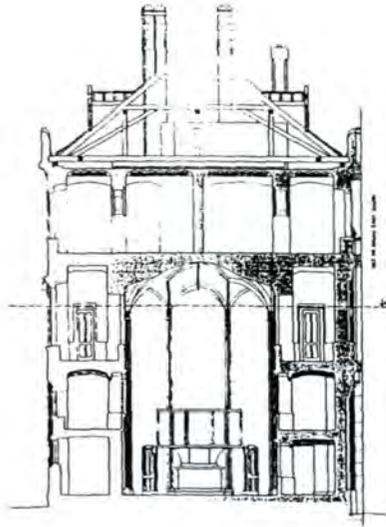




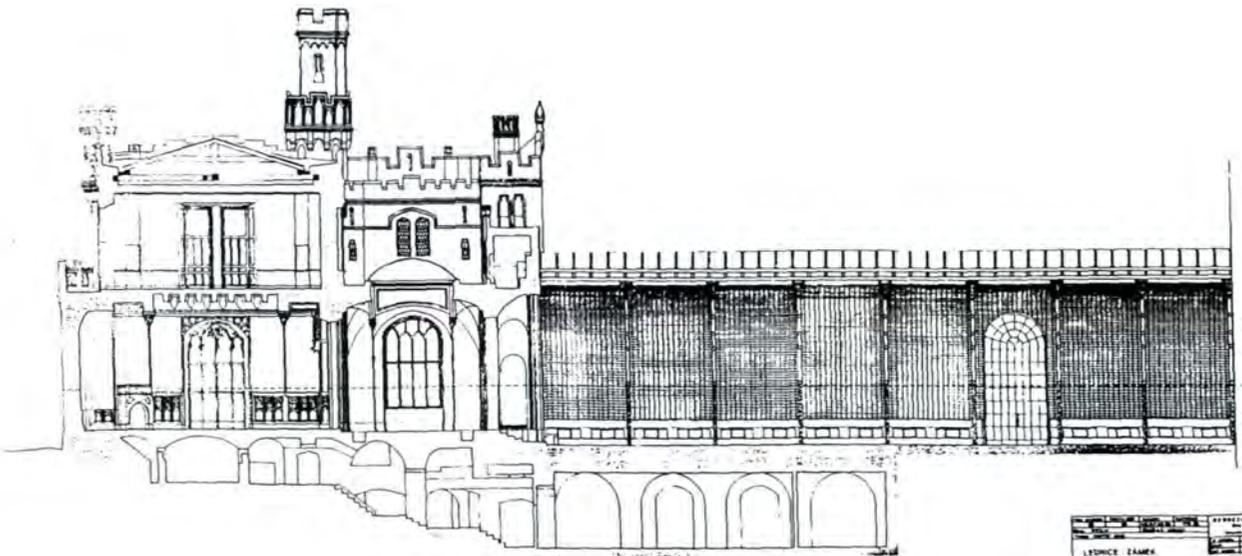




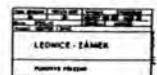
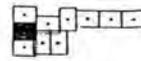
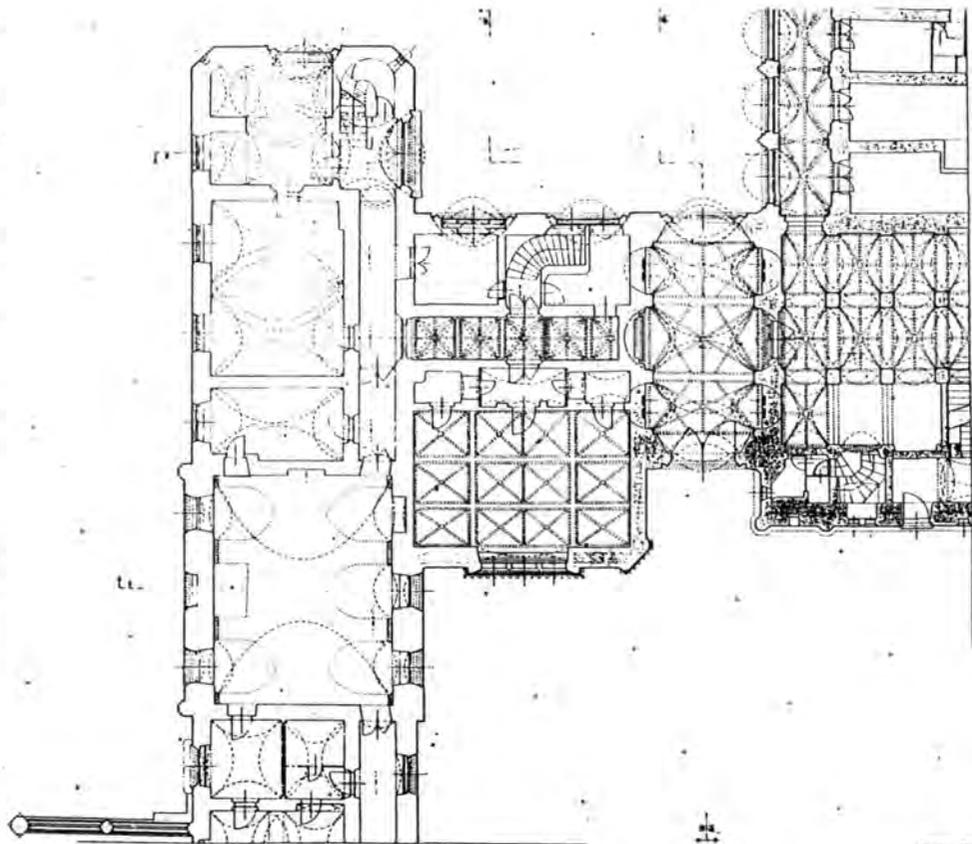
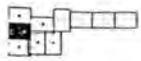
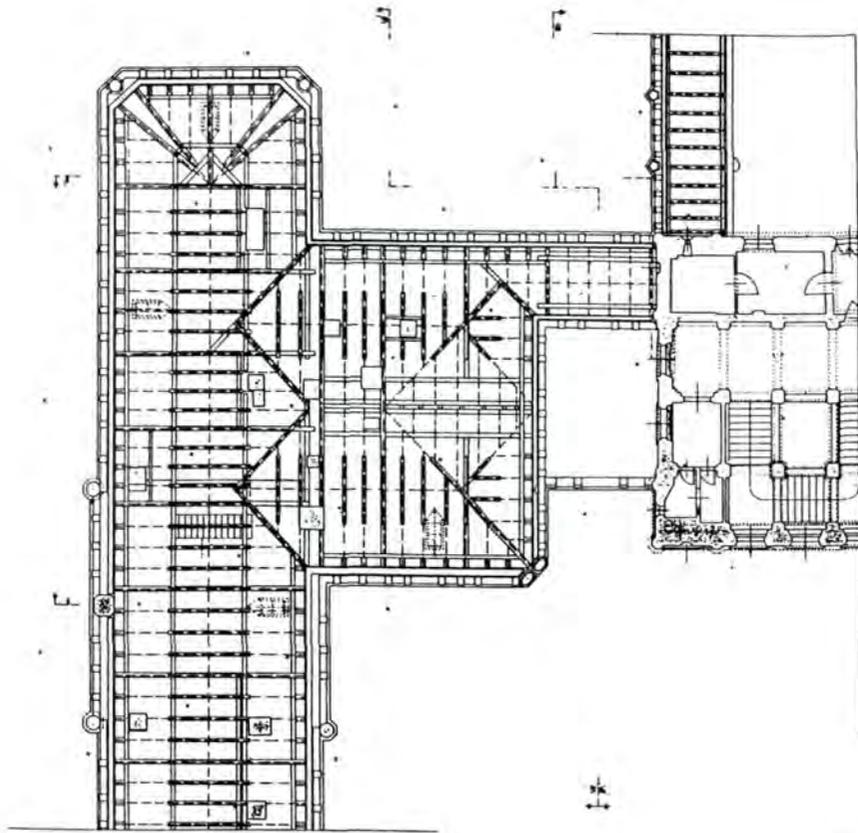


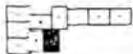
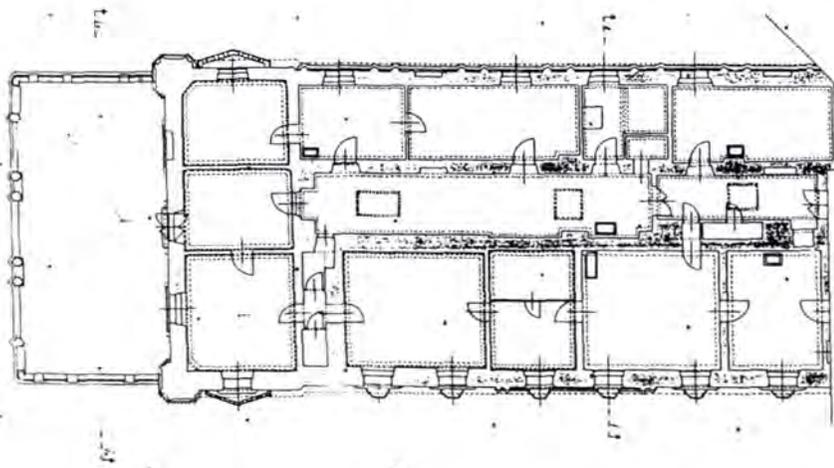
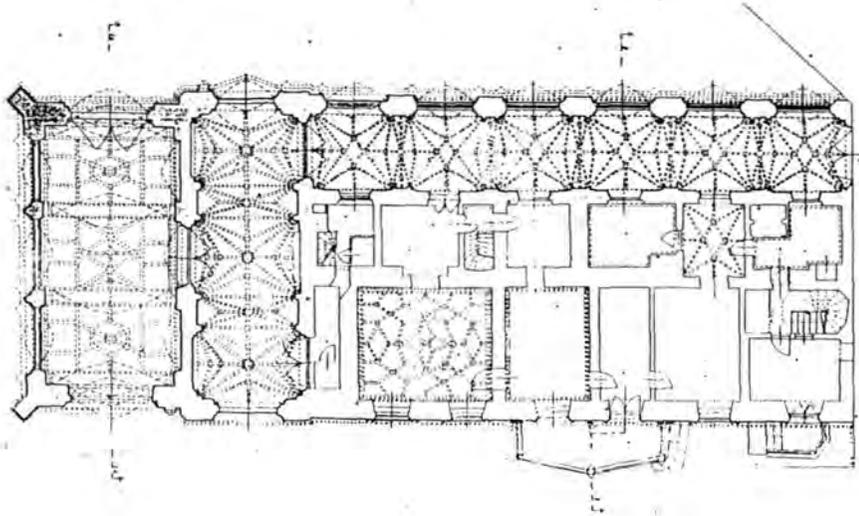


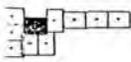
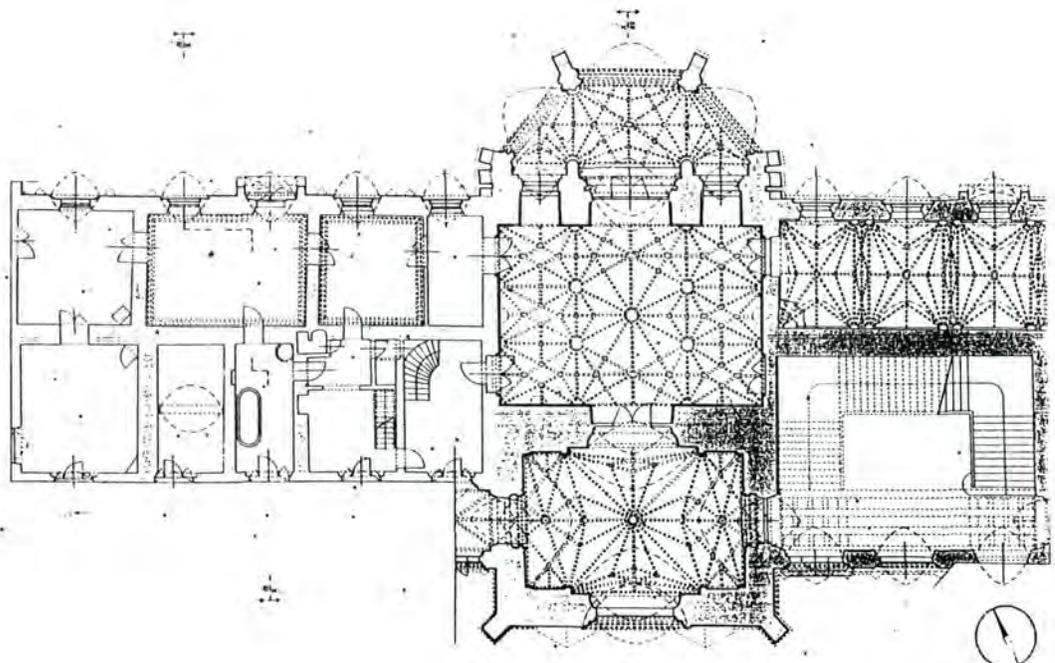
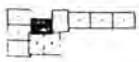
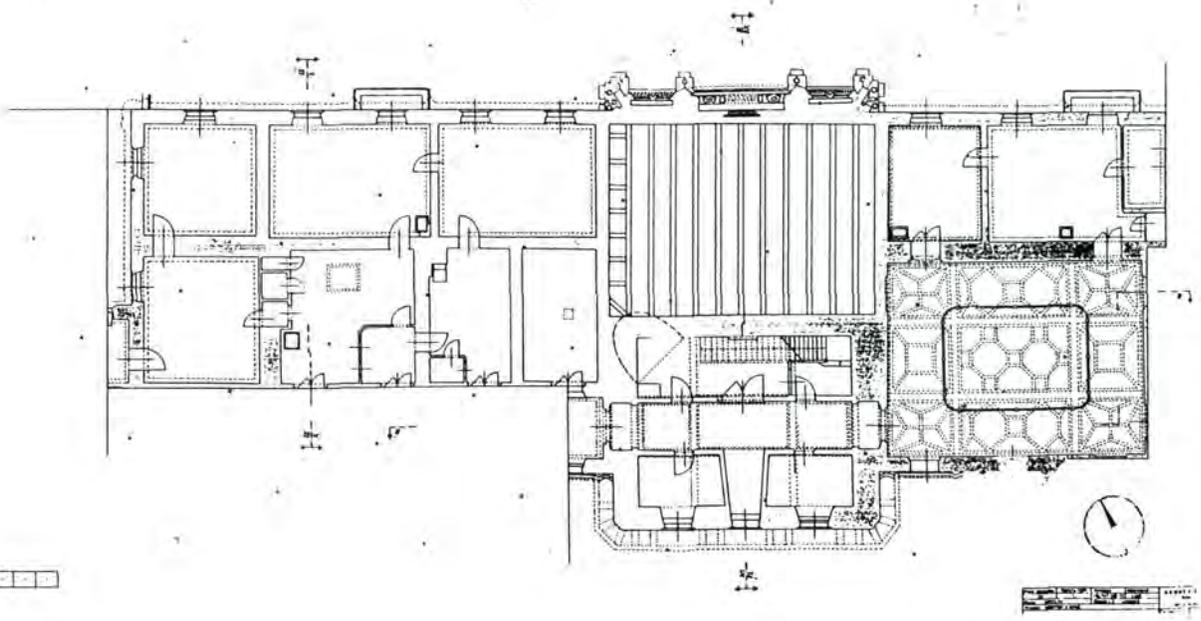
LEONCE JAMES



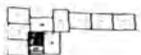
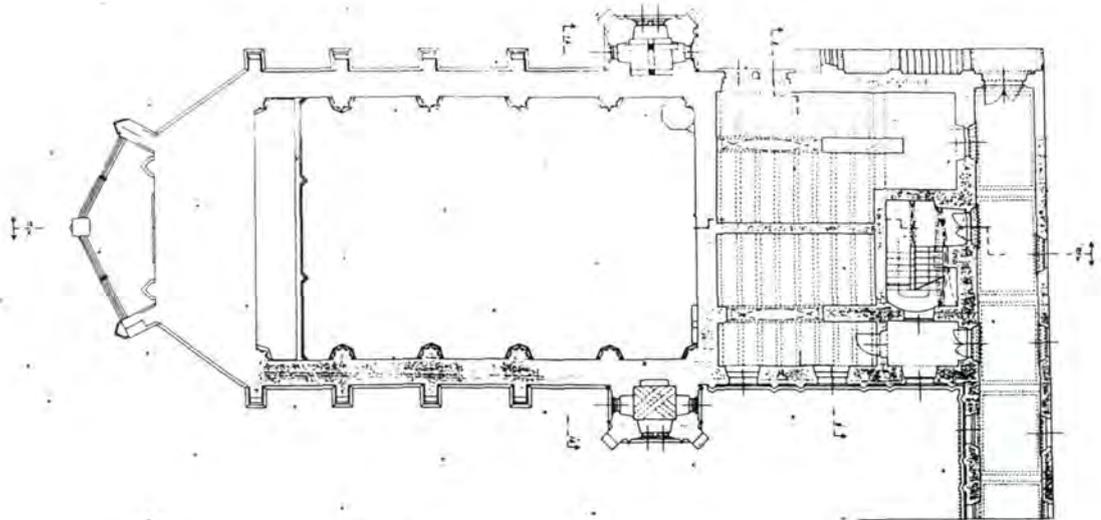
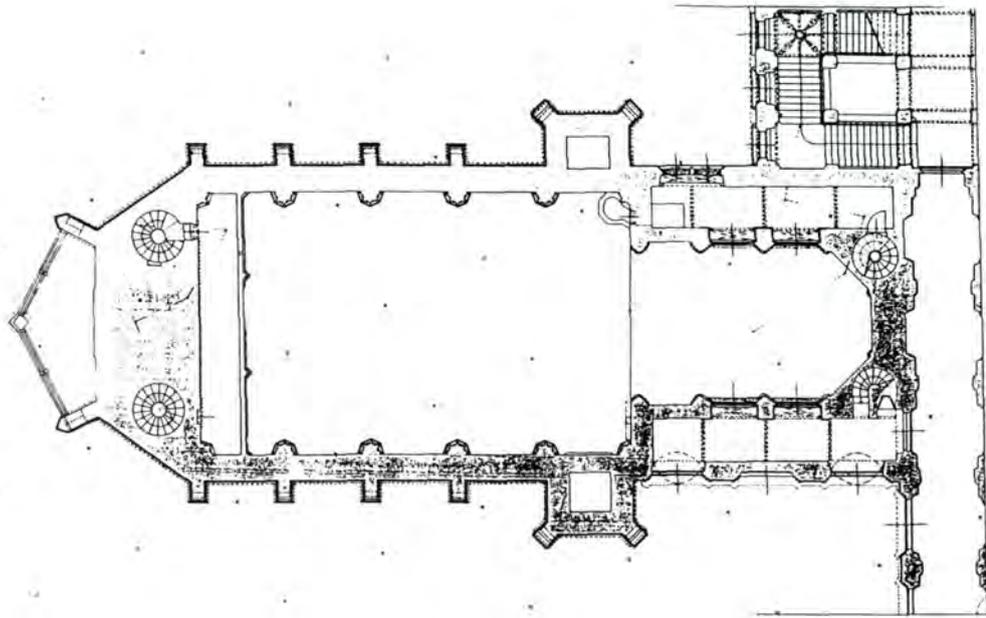
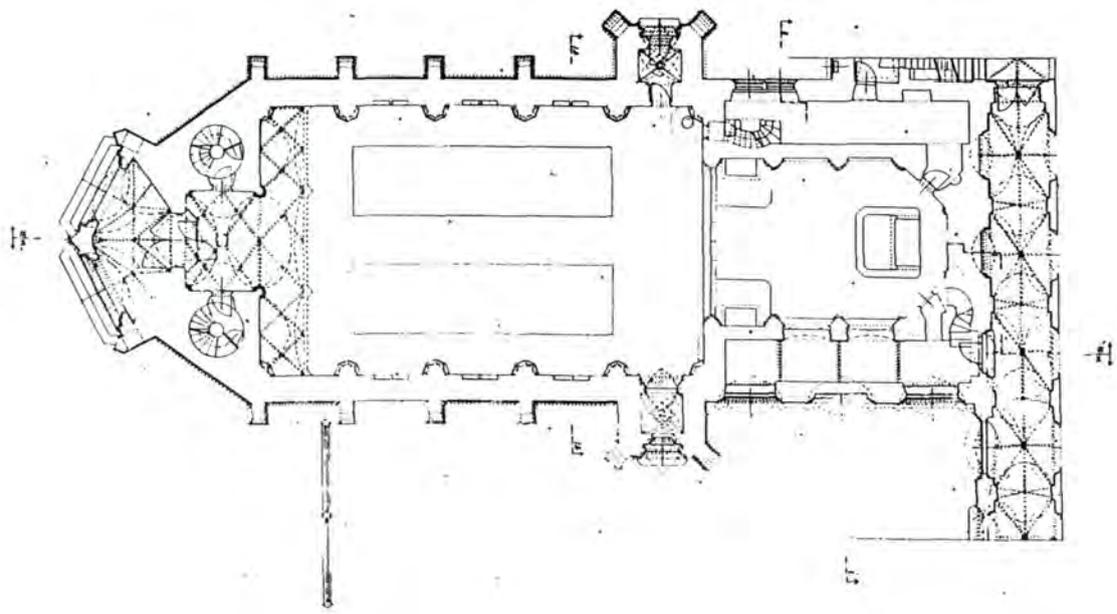
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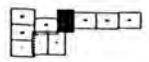
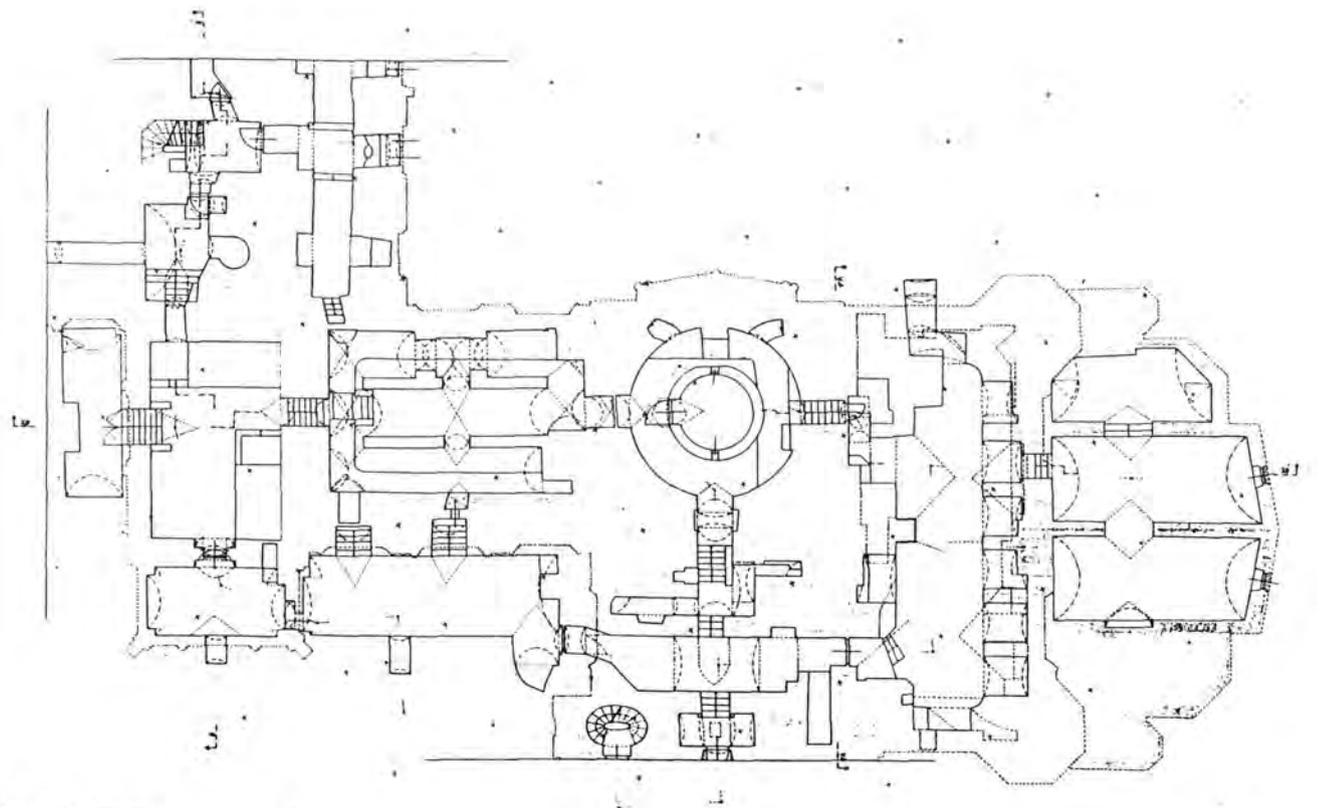
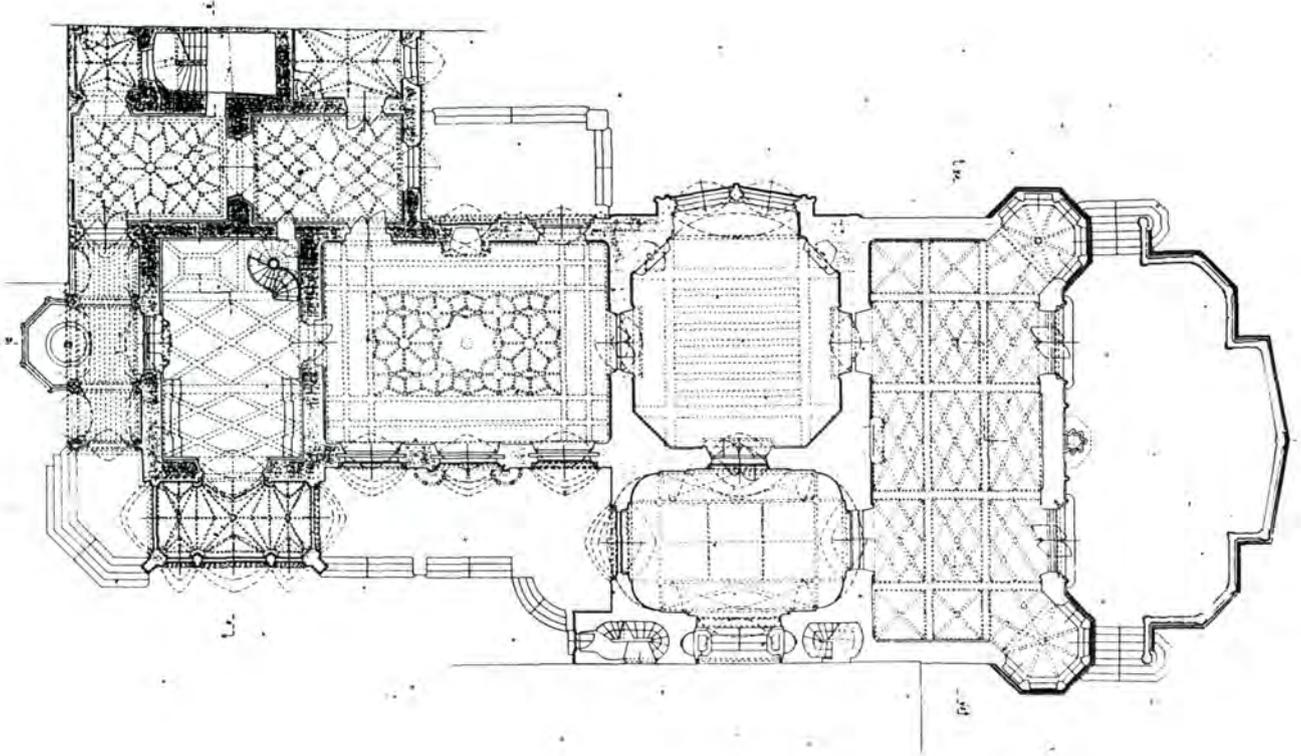






LEONICE - ZAMEK





APPENDIX C

PHOTOGRAPHIC DESCRIPTION OF FOLLIES



South Elevation of Minaret, Lednice.



The Moorish Water Plant, North Park Area, Lednice.



The Lake at the North Grounds of Lednice.

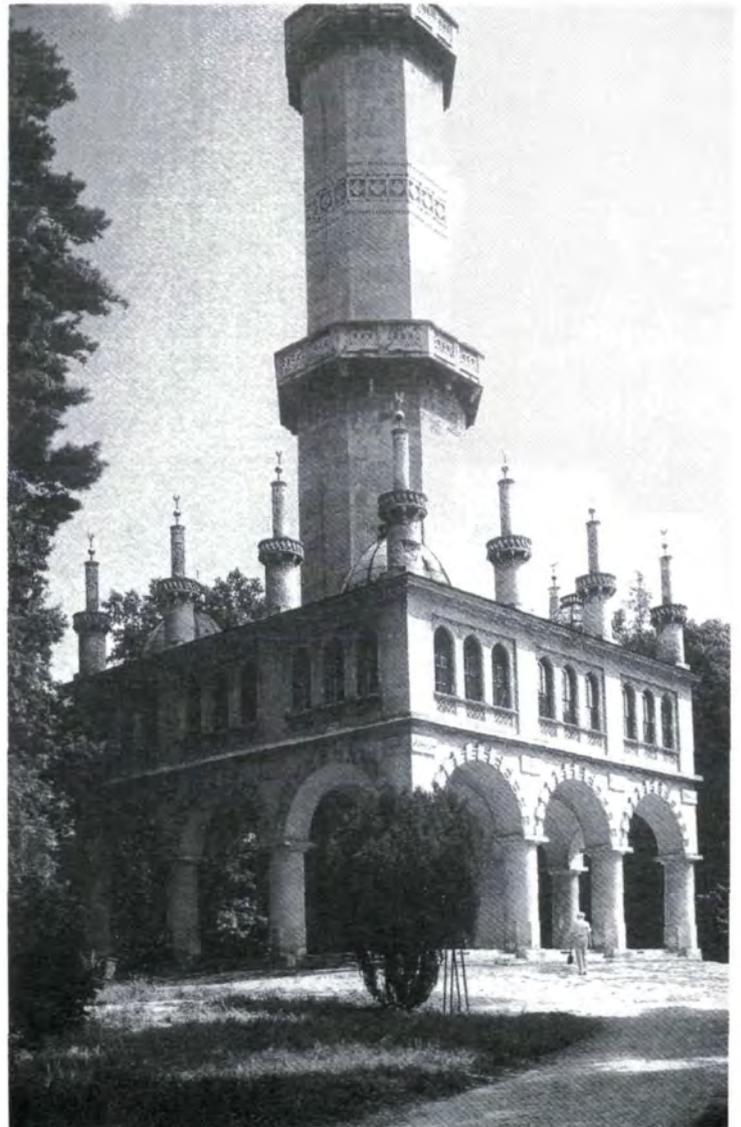


The Lednice Minaret, Northern Terminus of the Principle North-South Axis of Lednice-Valtice.



Typical Painted Ceiling Decoration on Main Floor of the Minaret, Lednice.

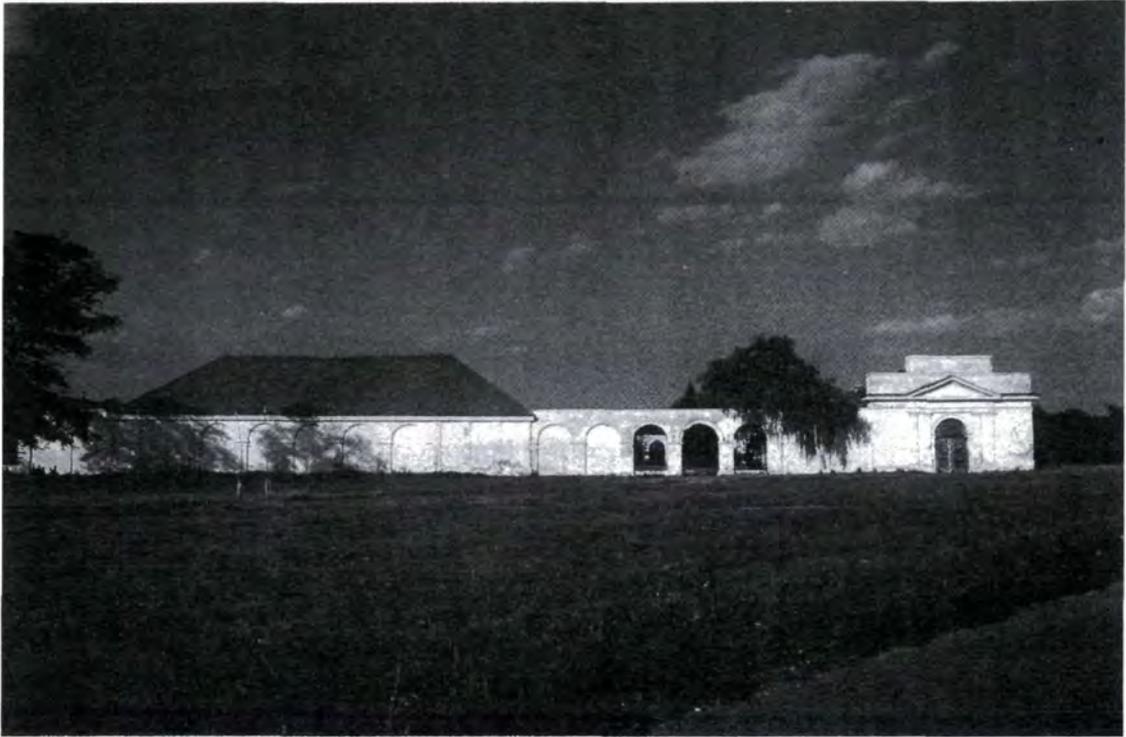
An Arrangement of Rooms Along One Scale of the Piano Nobile of the Minaret, Lednice (Note Floor Cracks).



South West Corner of Minaret, Lednice.



The Saint Hubert Chapel by Georg Wingelmüller (1855).



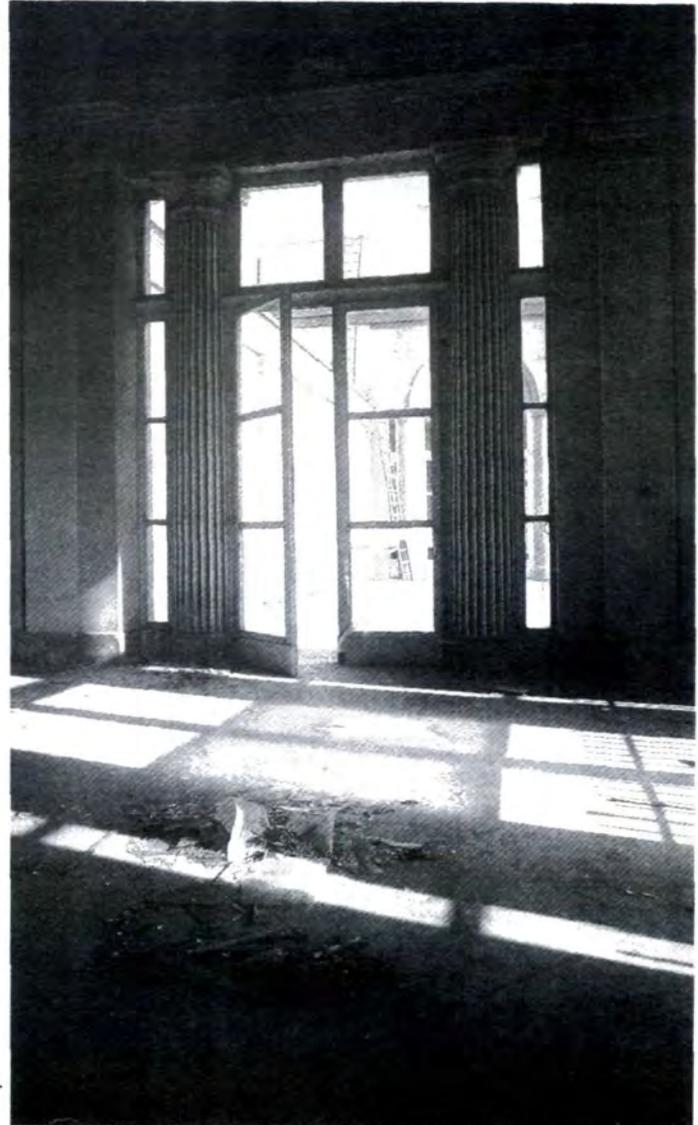
The Novy Dvur Stable by Josef Hardtmuth (1809).



Roman Aqueduct in North Park Area by Josef Hardtmuth (1805-1811).



View of Interior Trompe L'Oeil
Ceiling Painting, Border Chateau.



Interior Conditions at Border Chateau.



The Hunting Lodge by Josef Hardtmuth (1807).



The Hunting Lodge in the Style of a Ruined Castle.

APPENDIX D

CHARRETTE PROSPECTUS, JUNE 1994

WORLD MONUMENTS FUND

174 East 80th Street
New York, New York 10021
Telephone: 212 517 9367
Telefax: 212 628 3146

June 11, 1994

A PROPOSED PLANNING 'CHARRETTE' FOR THE ZAMEK, TOWN AND ENVIRONS OF LEDNICE IN SOUTHERN MORAVIA

As a follow-up to last year's Valtice Planning Charrette, the Mayor of Lednice, and the Director of the Institute for Preservation of Historic Monuments, Dr. Zdenek Novak, have invited WMF and Greenways/ Zelene Stezky to perform a similar analysis and planning operation at the zamek of Lednice and its adjacent areas. A somewhat smaller contingent of experts in the fields of law, finance, architectural history, architectural conservation, landscape conservation and museology are asked to analyze the conservation challenge facing the predominately 18th and 19th century zamek, including its magnificent glass conservatory and stables, its adjacent ornamental landscape and aspects of the greater landscape park which joins Lednice and Valtice.

The town of Lednice is located due south of Brno near the border of Austria. Like its sister town, Valtice, which is 10 kilometers away, Lednice is picturesque and remarkably unaffected by modern development. The raison d'être for the town is Lednice zamek which dates from 1222. From 1249 Lednice was owned by the Liechtenstein family. Today the zamek stands as a superb example of the Neo-Gothic style, especially its interior, superimposed over a building structure dating to some 500 years prior. Listed as a primary historic site in the Czech Republic, Lednice has historic associations of both social and artistic importance. Today, Lednice, Valtice, the park that joins them, and the nearby historic town of Mikulov, pose a significant and compelling challenge to conservators due to deterioration resulting from underutilization and deferred maintenance.

Greenways/ Zelene Stezky,¹ working in concert with a number of local project supporters including architects, restorers, merchants and regional and municipal officials, have, since 1992, worked to conserve the scenographic

qualities of the area and its principal historic architectural resources, and to develop the area for cultural and ecological tourism. Since the July 1993 Valtice Charrette, progress has been made in the establishment of a re-organized summer dance and music festival, a long-term lease of Valtice to a holding company in charge of its conservation has been drafted, and the Lednice-Valtice site is in the process of being nominated as a UNESCO World Heritage Site.

The present proposal calls for advancement of the Lednice project into a detailed project planning phase. The conference will explore a number of economic development opportunities and their feasibility, and will seek to articulate a plan of action for their accomplishment. It is proposed that over a three-day period from August 16 - 18, 1994 a planning "charrette" be held in Lednice where a selected group of experts examine the Lednice conservation and economic enhancement challenges in a holistic and integrated manner, with the specific objective of developing a *Conservation and Economic Enhancement Plan for Lednice Zamek and its Environs*.

This planning document is intended to supplement the *Conservation & Economic Enhancement Plan for Valtice Zamek & Its Environs*, and serve as an appendix to the World Heritage List nomination being prepared by the Czech Ministry of Culture. Its other purposes are as follows:

- 1 - to document the best efforts of team of experts in determining the potential for appropriate conservation and economic development at Lednice and its environs;
- 2 - to produce a preliminary development plan which explains how the zamek and its environs may be developed, when, by whom and what it will cost;
- 3 - to produce a project proposal to serve as an application to decision-makers in the Czech Ministry of Culture, and to potential project funders, concerning the future management and use of the zamek; and
- 4- to articulate a process for preserving and presenting Lednice zamek which may serve as a useful project development procedure for others.

The meeting will address and provide resolutions around these themes:

- a) administration and use of the zamek, including management of a possible zamek's hotel and development of other visitor facilities and amenities;
- b) protection and development of the adjacent ornamental garden, the Lednice conservatory and both the man-made and natural hinterland including greenways, view sheds, waterbodies, and other special features;
- c) development of cultural tourism in the town and region;
- d) development of a schematic architectural conservation plan for Lednice zamek, its adjacent structures and park follies;
- e) establishment of an apprenticeship training program for historic building restoration and landscape conservation as components of the management and rehabilitation scheme; and
- f) project costing and financial strategic development plan.

A team of architects will be responsible for graphically depicting the plans and recommendations developed during the three-day event, developing schematic improved use designs, construction cost estimates, project schedules and promotion packages. A group of economic development specialists and fundraisers will produce a funding strategy for the implementation of the overall scheme.

¹To date the work of the Valtice Greenways Project has been developed in cooperation with the World Monuments Fund with support from the Samuel H. Kress Foundation, American Express, the Trust for Mutual Understanding, The German Marshall Fund of the United States and private donors. The collaborative effort has received enthusiastic encouragement from both local and national Czech authorities and is also of interest to a number of potential outside collaborators. The Valtice Greenway Association is chartered in the Czech Republic as a non-profit organization and occupies premises in the Valtice Zamek gatehouse on the town square.

June 11, 1994

LEDNICE PROJECT PLANNING 'CHARRETTE'
Proposed Program

15 - 16 August - Arrival of participants at Lednice.

15 August 2:00 - Tour of Lednice zamek and grounds.
Monday

16 August 10:00 - **Orientation** Opening remarks by project sponsors and Mayor Klimovic of Lednice, Mayor Rollinek of Valtice, and Mayor Zejda of Mikulov. Introduction of participants.

Introduction of the event and explanation of the agenda, reiteration of objectives by WMF Executive Director Bonnie Burnham, WMF Program Director John Stubbs, and G/ZS Co-Directors Lubomir Chmelar and Radek Nepras.

Zdenek Novak presents progress report on nomination of Lednice-Valtice to UNESCO's World Heritage List.

12:30 - Lunch

2:00 - Presentation of background and research data relevant to Lednice planning process followed by discussion of workshop agendas/issues and coordination matters.

4:00 - Tea break

4:30 - **Problem Definition** General gathering of participants to define issues to be addressed by working groups followed by initial discussions on approaches to solving the physical and economic challenges facing the project.

6:00 - (Planned evening activity)

- 17 August
Wednesday
- 9:30 - **General Assembly** Gathering of all participants for division into issue-related working groups.
- 10:00 - **Specialty Sessions** Commencement of workshops.
- 12:30 - Lunch
- 2:00 - Continuation of morning specialty sessions.
- 4:00 - Tea break
- 4:30 - **General Assembly** General gathering for first synthesis of progress reports and preliminary solutions / directions for conservation of Lednice zamek and Lednice-Valtice park.
- pm - (Planned evening activity)
- 18 August
Thursday
- 9:00 - **Specialty Sessions** Meeting of the each working group to formulate its final solutions/recommendations for final presentation to all charrette members in the afternoon.
- 12:30 - Lunch
- 2:00 - **General Assembly** Presentation and critique of project recommendations by charrette participants followed by final refinement of solutions, coordination of the use program, the preliminary architectural design.
- 4:30 - **Final Presentation** Presentation of charrette results to invited guests and observers followed by a possible press conference.
- Farewell Reception**
- 19 August
Friday
- Final articulation of charrette solutions (written and graphic) by workshop leaders & rapporteur.

Suggested Participants

(July 11, 1994)

Professional Specialty	Name	Nationality
• Landscape	Stefan Yarabek	US
	Ing. Zdenek Novak	Czech
	Hans Dorn	German
	Dr. Mechtild Rossler	UNESCO
	Duncan Campbell	UK
	Vera Filkukova	Czech
• Festival Program	Daniel Spicka	Czech
	Jasper Parrott	UK
	Antonin Schneider	Czech
• Zamek Program	Kit Martin	UK
	Merlin Waterson	UK
	Radek Nepras	Czech
	Iva Holaskova	Czech
• Legal & Financial Organization	Ellen Marks	US
	Stephen Raphael	US
	Dr. Karmazin	Czech
	Zdenek Drabek	Czech
	Pavel Pelant	Czech
	Richard Hahn	US
• Development of Cultural Tourism	Walther Czerny	Austrian
	Lester Borley	UK
	Karel Nejdil	Czech
	Marie Vatakova	Czech
	Kamilia Matouskova	Czech
• Conservation Arch. & Cost Estimation	Jan Pokorny	US
	Robert Motzkin	US
	Lubomir Chmelar	Czech
	Alena Dvorakova	Czech
	Zdenik Vicha	Czech
	Joseph Pell Lombardi	US
• Hotel/Restaurant Mgt.	Ivan Chadima	Czech
	Martin Coufal	Czech
	William Cecil	US

- WMF/Government Bonnie Burnham US
 John Stubbs US
- Rapporteur Felicia Mayro US

Possible Respondents

Minister of Culture	Pavel Tigrid
Council of Europe	Daniel Therond
EBRD	Peter Bridges
European Community	Colette Flesch
Historic Towns Assn.	Dr. Jiri Vanicek
Min. of Economy	Dep. Min. Vaclav Kupka
Planning/Architecture	Sylvia Gottwald
Prague Castle	Eliska Fucikova
Int'l Development Corp.	Vikas Thapar
SUPPOP	Josef Stulc
Civic Forum Fdn.	Dasha Havlova
Mayor of Lednice	Lasislav Klimovic
Mayor of Valtice	Ladislav Rollinek
Mayor of Mikulov	Tomas Zejda
Mayor of Hlohovec	Josef Vlasic

Sponsors

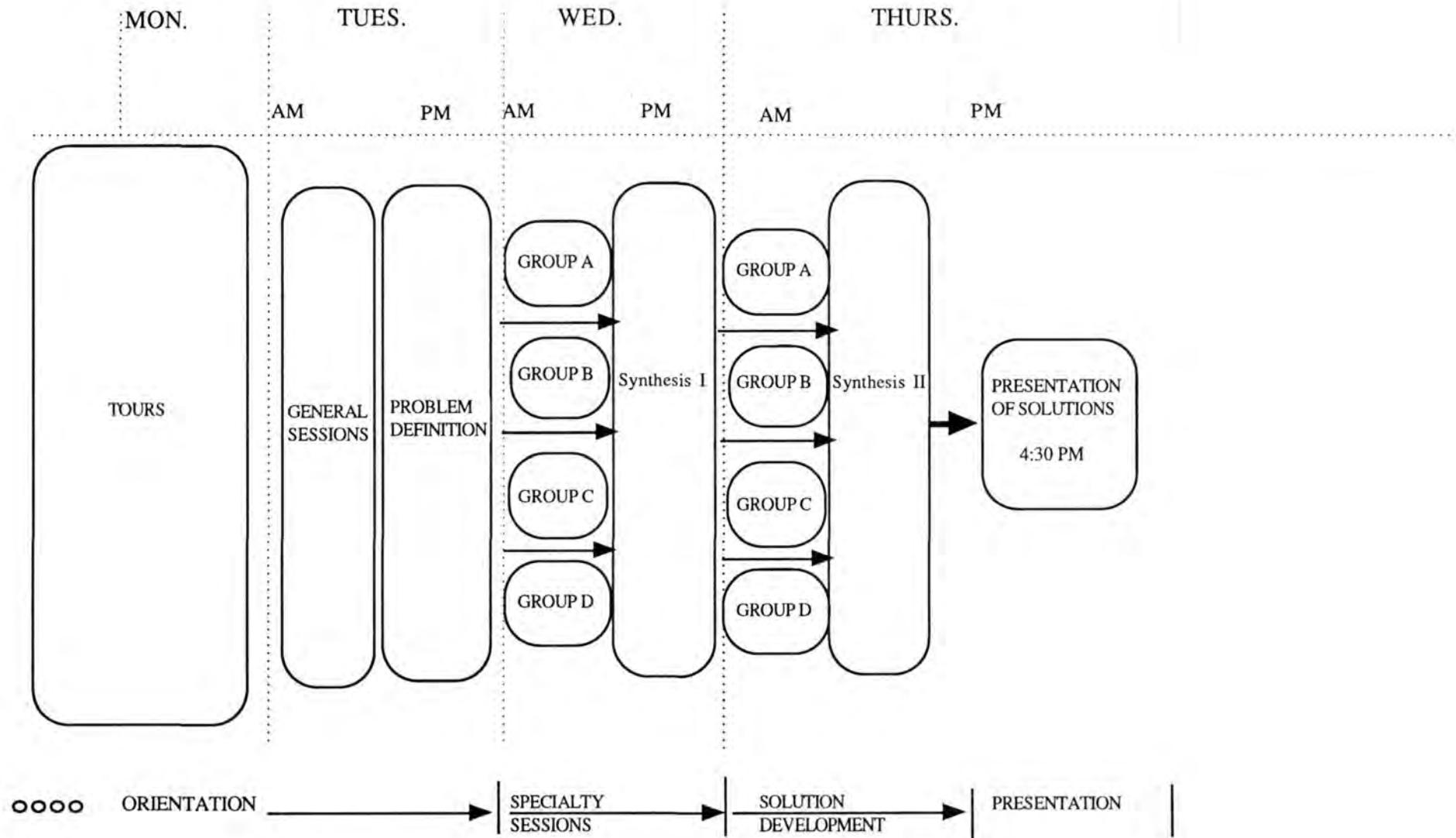
Virginia Gilder
 Connie Higginson
 Lisa Ackerman
 Richard Lanier
 Frank Loy
 Camilla Blair

Observers

Wendy Luers

LEDNICE PLANNING CHARETTE

Sequence of Meetings
16-18 August 1994



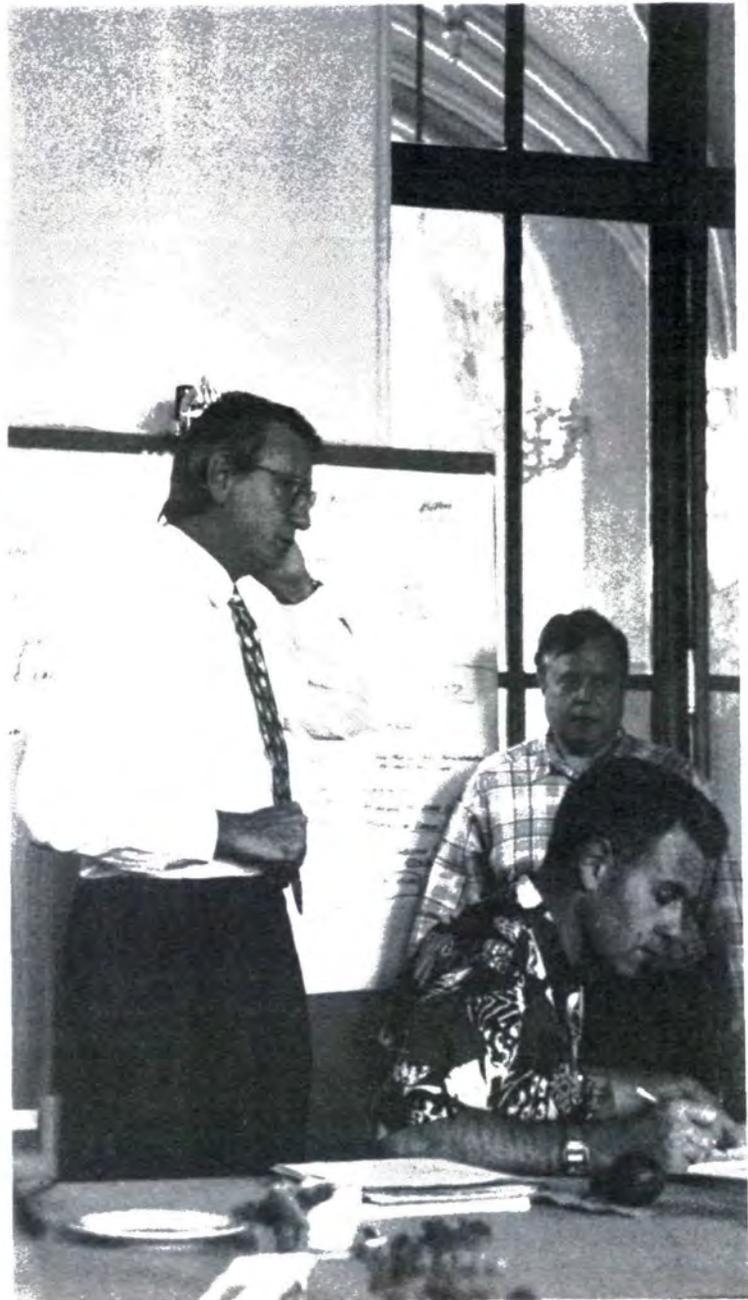
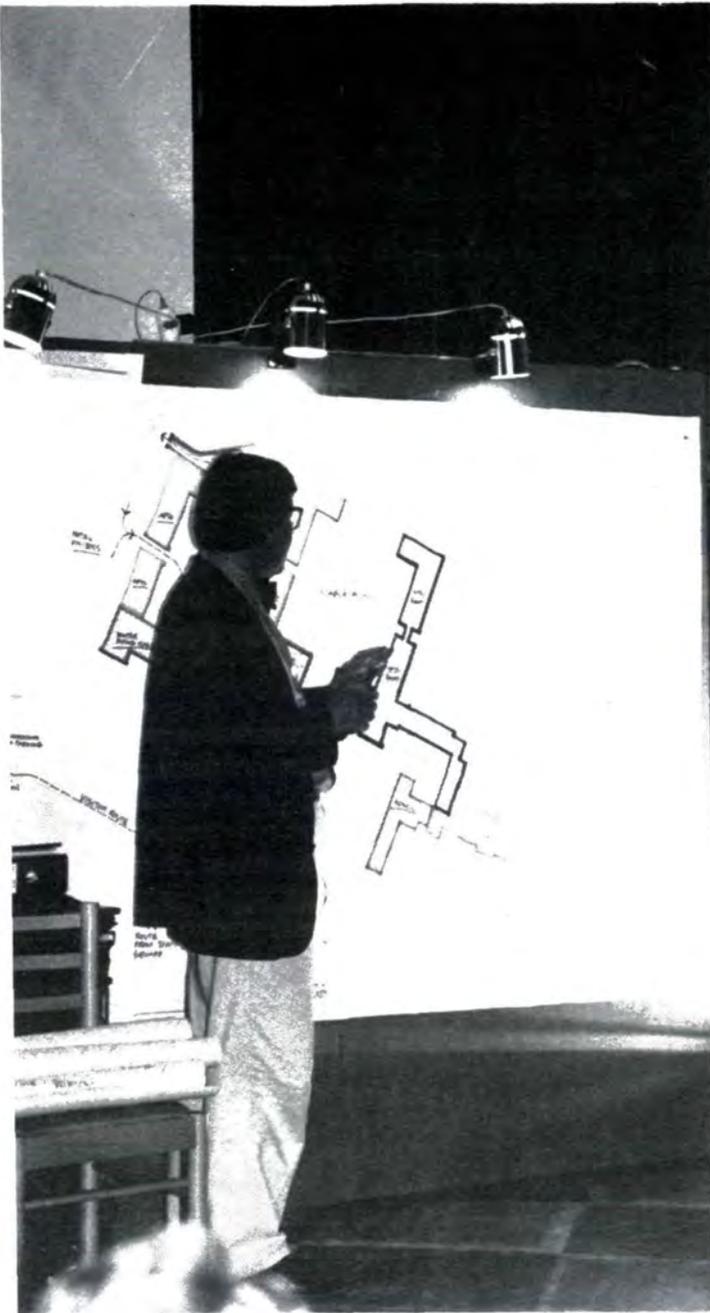


The Final Charrette Presentation on August 18, 1994.



Mayor Klimovic of Lednice, Mayor Zejda of Mikulov and Mayor Vlastic of Holhovec, Lednice.

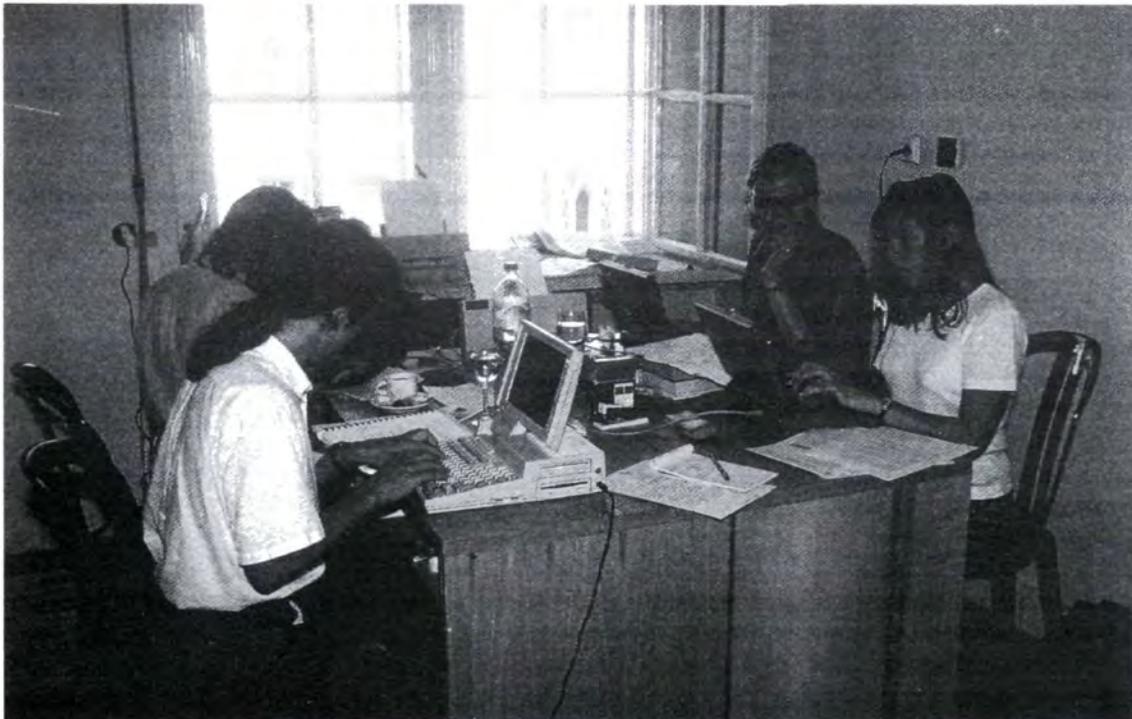
Architect Radek Nepras Discussing the General Use Plan for the Lednice Zamek.



Zdenek Drabek, Mayor Klimovic and Stephen Raphael During Initial General Assembly.



The Cultural Programming Group at Work (August 1994).



On-Site Charrette Support Staff (August 1994).



Architectural Group at Work (August 1994).



General Assembly at Work.



William A.V. Cecil in Discussion with Zdenek Novak.

APPENDIX E

**THE BILTMORE ESTATE -
NOTES ON ITS OPERATIONS**

INTRODUCTION

The following is a summary of a lecture presented to the participants of the Lednice charrette on August 17, 1994 by William A.V. Cecil on his ancestral home, Biltmore Estate, near Asheville, North Carolina, USA.

Biltmore Estate was established at the turn-of-the-century by George Vanderbilt as a winter retreat and home for his vast collection of art and antiques. It was then, and continues to be, a showplace for both architectural excellence and landscape design at its finest. It still maintains a working farm, oversees successful managed forestry operations, and is one of the biggest employers in the western portion of North Carolina. It is also self-sufficient, functioning as a private enterprise. Designated a National Historic Landmark by the United States Department of the Interior, Biltmore is owned by Vanderbilt's grandson, William Amherst Vanderbilt Cecil, and employs approximately 600 staff.

THE PRODUCT

The centerpiece of Biltmore Estate is Biltmore House, the largest home in the United State with 250 rooms and approximately four acres of floor space. The house was designed by Richard Morris Hunt, one of the founders of the American Institute of Architects and a long-time friend and resident architect of the Vanderbilt family. Within the house is George Vanderbilt's original collection — furnishings, art, artifacts, books — totaling somewhere around 70,000 objects. The collection reflects Mr. Vanderbilt's tastes: eclectic, worldly, intelligent and diverse.

Surrounding Biltmore House is a property of 8,000 acres substantially smaller than the original scope of the estate at 125,000 acres. The balance of the land was deeded to the government after Vanderbilt's death and is now the nucleus of Pisgah National Forest. The landscaping on Biltmore Estate and much of the overall conceptualization and design for the property was the genius of Frederick Law Olmsted, considered the father of landscape architecture in America.

The other important components of Biltmore Estate include Biltmore Estate Winery, which produces over 40,000 cases of varietal wines annually, and the agricultural division of the estate which includes 80 acres of *Vitis Vinifera* grapes, modern silvacultural efforts, beef breeding herds and productive landscaping nurseries.

As recently as the early 1960's, Biltmore House was losing \$250,000 annually. While not all historic sites could or should adapt the approaches Biltmore has employed over the past 30 years, the Estate's success as an historic site and travel destination offers interesting concepts for consideration by other properties. Before these ideas were applied at Biltmore Estate, the notion that an historic house could be self-sufficient, private and profitable had previously been judged as unrealistic and unattainable. The combined efforts of historic preservation and marketing at Biltmore Estate, however, have proven that goals of cultural integrity and profitability can and do go hand in hand.

LISTENING TO THE VISITOR

One of the most important insights understood at Biltmore Estate is the critical importance of listening to the guests. This responsiveness to visitor's needs and interests determines what strategies Biltmore Estate will use in attracting new or repeat guests. So what does Biltmore do to attract the visitor? These product sub-categories fall under three areas:

New Tours/Attractions

In 1980, guests communicated that they wanted to see the "downstairs" aspect of Biltmore House — how the laundry and kitchens operated, how the gymnasium, bowling alley and pool functioned. The result was a 28% increase in visitation in the first two year, a 55% increase in price in the first two years and a substantial increase in guest satisfaction at Biltmore Estate.

In 1985, the main dairy bar was transformed through adaptive restoration into a 90,000 square foot winery. This resulted in a 12% increase in visitation and a 17% increase in price in the first two years. An added benefit was the creation of fine wines and an additional source of revenue.

In 1989, a portion of the third floor of the House was opened in response to further guest inquires about the remaining closed areas of Biltmore House. The result was a 22% increase in visitation in the first two years.

Special Events

Special Events at Biltmore Estate have been particularly successful in building up traditionally slower seasons for travel in the Asheville area. These special events were designed to fit specific criteria, to be successful these events must:

- Fit with the Estate's image.
- Be based on Biltmore Estate history.
- Be easy to understand
- Continue for several weeks
- Take place during a time of year when people already travel.
- Start small and grow from year to year.

The most significant of these special events if the Estate's turn-of-the-century Christmas celebration. After the initiation of Biltmore's holiday special event, admissions rose from 24,476 in 1979 to 158,676 in 1993 or a 54% increase. Increase in admissions revenue totaled over 2,228%

We determined that other seasons at Biltmore Estate merited special attention as well, particularly during the springtime when the grounds are at their most spectacular. With one of the largest collections of native azaleas in the United States and a variety of rare and valuable plantings original to Olmsted's designs, Biltmore Estate's landscaping legacy draws attention to Olmsted's work and has inspired serious landscaping preservation and restoration efforts. The event has been highly successful on all fronts, with admissions increasing from 95,751 in 1976 to 158,606 in 1994 or 66% overall.

Valuable Add-Ons

By analyzing geographic, demographic and psychographic determining factors, guest's needs and expectations can often be determined. As a result, special pricing for groups and optional add-ons such as taped tours, guidebooks and special behind-the-scenes tours are offered. Biltmore Estate also offers a 12-month pass program for guests who want to visit the Estate often. The pass program instills customer loyalty and offers guests added value through special seminar offerings, programs and an inside look at the Estate's ongoing operations.

THE FUTURE OF BILTMORE ESTATE

The Biltmore Company is divided into four legal entities, all owned by the Vanderbilt family as Subchapter S corporations. Each company contributes to the overall financial strength of the Biltmore Company:

- The Biltmore company was incorporated in 1932 and oversees the current estate operations.
- Biltmore Estate Wine company was incorporated in 1982 for the purpose of producing classic wines for sale both to Estate guests and through retail sales across the Southeastern United States.
- Biltmore Estate Reproductions was incorporated in 1992 to sell reproduction furniture and decorative accessories, all based upon the original collection.
- Biltmore Estate Direct is the newest entity, incorporated in 1993 for the production and distribution of a mail order catalogue.

Since 1979, Biltmore Estate visitation has increased 96% from 361,000 to over 750,000 in 1994. Since 1979, the company has reinvested over \$35 million back into the property. These funds were either internally generated or borrowed from banks and repaid through earnings. Projects funded by these monies have included a diverse blend of the utilitarian and the unique, from the construction of additional restrooms for the public to the restoration of eight 16th-century Flemish tapestries. In 1992, The Biltmore Company adopted a long-range plan to improve the guest experience and to lead the property into the next century with forethought and insight. The resulting plan will invest an additional \$15 million over the next five to 10 years.

It is the intention of the Biltmore Company to remain a privately owned and profitable business, dedicated to the preservation of Biltmore Estate. And it is the hope of the company to provide leadership and support for others in the worlds of historic preservation and business, offering a unified effort in perpetuating and protecting our various and diverse cultural heritages around the world.

APPENDIX E

GREENWAYS/ZELENE STEZKY STATEMENT



GREENWAYS
ZELENE STEZKY
PRAGUE - VIENNA

Greenways/Zelene Stezky is a non-profit organization of Czechs and Americans working to preserve the historic towns and countryside of Bohemia and Moravia through ecotourism and agrotourism

Definition and Philosophy

A "greenway" has been defined as "a band of countryside, accessible and inviting to pedestrians, cyclists, and equestrians, linking two or more historic towns, villages, or other attractive destinations." The Greenways/Zelene Stezky (GW/ZS) project links Prague to Vienna through a system of greenways in appropriate rural areas of The Czech Republic and northern Austria as attractive destinations for travelers. The Project's principal aim is to promote conservation of the region's natural environments, historic monuments and townscapes, while encouraging the growth of sustainable economic and social institutions in Czech Republic and northern Austria.

At this historic moment, The Czech Republic is emerging from more than a half-century of military occupation, war, and political suppression with its rich endowment of historic and traditional structures and pastoral landscapes suffering from abuse and neglect - but largely intact. Throughout the region, the countryside, towns and villages retain their charming vernacular architecture; castles and other historic buildings and monuments remain fundamentally unspoiled; the rural landscape is unimproved by commercial strip development and urban sprawl.

Through the formation of partnerships between city officials, civic organizations, and the private sector, Greenways assembles disparate financial and human resources, and advocates for the restoration, conservation and appropriate use of the region's monuments, historic buildings, traditional towns, and rural areas. Greenways stimulates, focuses, and rewards local leadership in the Czech Republic's emerging private sector. It also fosters international collaboration between Czech private citizens, private-sector institutions and their Western counterparts.

Greenways History

In December 1990, the Greenways' founders, Lubomir and Tereza Chmelar of New York and Radek Nepras of Valtice, Czech Republic came together to outline the principles of the Greenway Project - a concept they had begun discussing during the Chmelar's previous visit to Czechoslovakia. By 1990, the fall of the communist regime had opened the former border zone to tourism and business activity from the west. Once hidden behind the Iron Curtain, the rolling countryside of Southern Moravia with its age-old walking trails and lovely baroque villages suddenly became an attractive destination. The Greenway project addressed the timely need to protect the walking trails along with their natural environment and encourage the renovation of graceful old buildings into tourist amenities.

With the assistance of Dr. Marilyn Perry, President of the Samuel H. Kress Foundation and Ms. Bonnie Burnham, Executive Director of the World Monuments Fund, the Greenways Project was officially introduced at the 1992 World Monuments Fund "Symposium on Architectural Conservation in the Czech and Slovak Republics." Its enthusiastic reception resulted in the establishment of the first demonstration Greenway connecting the four towns of Valtice, Mikulov, Pavlov and Lednice in Southern Moravia.

By the end of 1992 the Greenway Project had been extended to form a chain from Prague to the Austrian border, encompassing towns of Valtice, Mikulov, Vranov nad Dyje, Telc, Trebon, Jindrichuv Hradec, Cesky Krumlov, Bechyne and Sedlec-Prize. By the summer of 1993, the Greenway was extended to Vienna with the inclusion of Retz, Hardegg, Poysdorf and Wolkersdorf. A network was created to provide information about the entire system and to promote collaboration and contacts among all the Greenway towns.

In May of 1993, the Czech Greenway group presented the demonstration project of Czech Greenways in a working conference of American Greenways in Mohonk, New York. As a result, the Hudson River Valley Greenway and the Czech Greenway were twinned to encourage cultural and economic exchanges. The twinning was announced by Mario Cuomo, governor of the State of New York, and endorsed by the Czech Republic President, Vaclav Havel.

Consequently, on June 5th, 1993, the Czech mayors of all the towns on the Prague - Vienna Greenway gathered at the Telc Chateau to sign the founding charter of the Czech Greenways. The Czech Greenway/Zelene Stezky has since registered under to Czech law as a non-profit association consisting of equal Czech and American members.

Activities to date

Conservation

1992

- *Presentation of Greenway Project at World Monuments Fund Symposium on conservation of Czech Cultural Heritage in Olomouc CR

1993

- *Meeting in Telc and signing of association papers by nine Czech Towns
- *Charrette for Conservation and Economic Enhancement for Valtice Zamek
- *Visit of President Havel to Greenway/Zelene Stezky office in Valtice

1994

- *Charrette for Conservation and Economic Enhancement of Lednice Zamek
- *Landscape Architect Stefan Yarabek creates design for Valtice Town Square
- *Planning for Wien-Praha walk, May 1995

1995

- *Establish Greenway Advisory Committees in six Greenway sections
- *Lobby for walking trail legislation in cooperation with one-hundred-year-old Czech hiking club

Public Education

1992

- *Printing of first brochure for Demonstration Project, Valtice, Mikulov, Pavlov and Lednice
- *Intern Program:
Michael Rucker, Masters Candidate, Johns Hopkins International

1993

- *Twinning of Hudson River Valley Greenway and Czech Greenway announced by Governor Mario Cuomo and sponsored by President Vaclav Havel
- *Tour of Czech Greenway by Unique Tours travel agency
- *Intern Program:
Michael Rucker, Masters Candidate, Johns Hopkins International
Megan McKinnon, Masters Candidate, Cornell University
Jana Lvova, Charles University, Czech Republic
Tereza Lvova, Masaryk University

1994

- *Tour of Czech Greenway by Hudson River Valley Greenway and New York State Officials
- *Three bicycle tours of the Czech Greenway by Alternative Travel Group
- *Printing of brochures for each of six sections of the Czech Greenway with Czech Centrala, American Express Travel Related Services
- *Twinning of Czech and American towns: Beacon with Newburg; Bechyne with Sedlec-Price
- *Tour of the Czech Greenway by Conde Nast Traveler writer and Photographer
- *Intern Program:
Tamara Fricke, Masters Candidate, Cornell University
Jennifer Hampson, Vassar College

Megan McKinnon, Masters Candidate, Cornell University
Jana Lvova, Charles University
Lawrence Shapiro, Masters Candidate, Cornell University
Barbora Tomanova, Henley College UK

1995

- *International marketing of Greenway tours
- *Development of Czech/Hudson River Greenway educational video
- *Professor from Telc Professional School to Ecotourism conference in USA
- *Planning for Wien-Praha walk, May 1995

Exchange

1993

- *Greenway Confernece at Mohonk, New York, USA - Greenway/Zelene Stezky Staff
- *Student exchange - Leos Zouhar of Valtice spends year at F.D.R.. High School
- *Tour of Hudson River valley Greenway by Mayors of six Czech Greenway town
- *Putney Student Travel Community Project - Valtice, Mikulov, Pavlov - twenty American students and twenty Czech students work together for a month
- *Twinning of Hudson River Valley Greenway and Czech Greenway announced by Governor Mario Cuomo and sponsored by President Vaclav Havel
- *Six month training USA - Teresa Lvova, Greenway/Zelene Stezky staff

1994

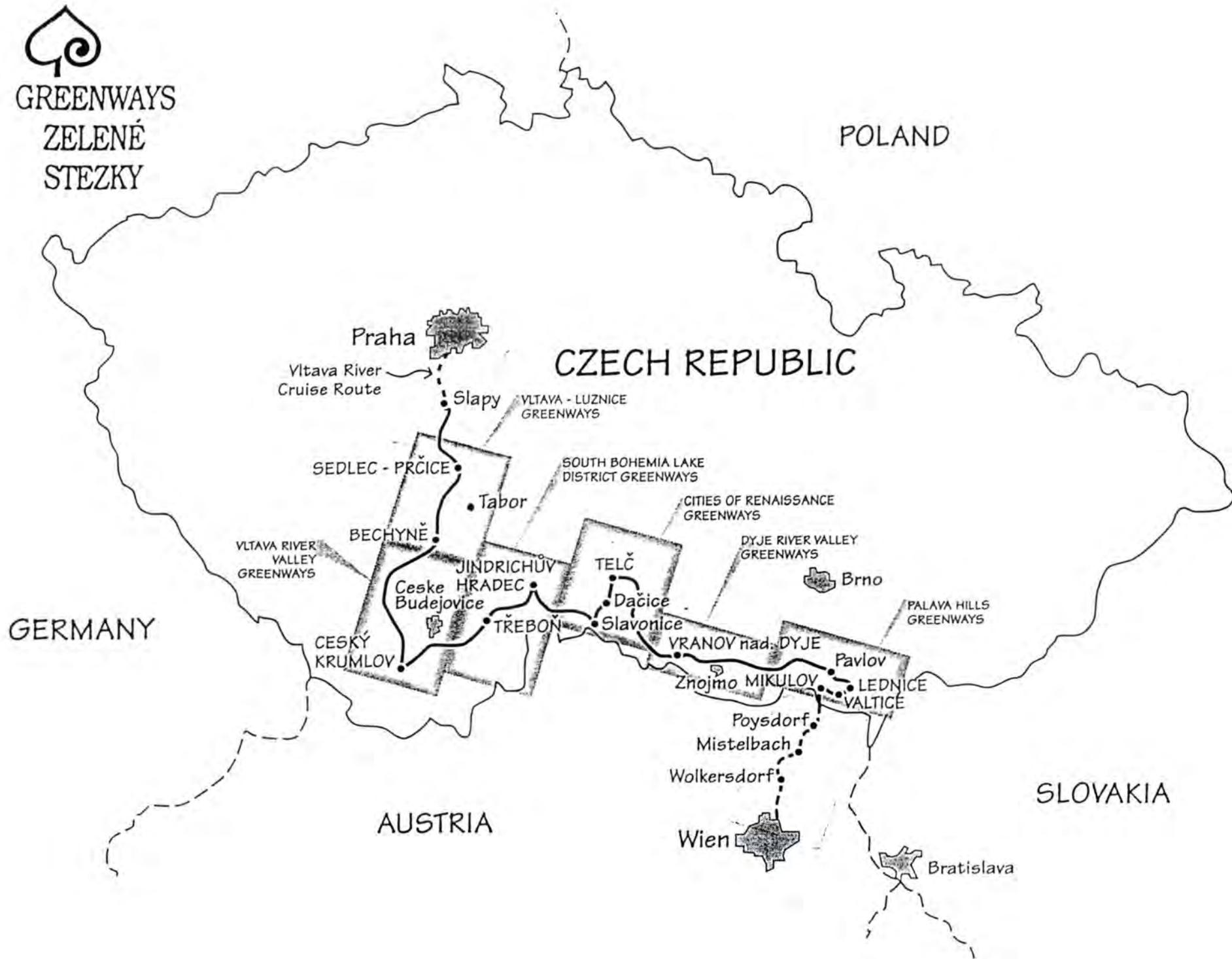
- *Lednice Tree Project - High school and college graduate students work with Czech arborists on 200 year old trees in Lednice Park
- *Head of hotel school, in Seldec-Mikulov, to Culinary Institute of America at Hyde Park for 8 week course.
- *Tour of Czech Greenway by Hudson River Valley Greenway and New York State Officials
- *Training at Oxford, England by Alternative Travel Group - Tereza Lvova
- *Three Bicycle tours of the Czech Greenway by Alternative Travel Group
- *Summer exchange for Adam Rafael of NYC in Valtice
- *Twinning of towns Czech and American towns: Beacon with Newburg, and Bechyne with Sedlec-Prdice
- *Second trip of Putney Student Travel Community Project, Mikulov, Pavlov and Lednice
- *Czech and American Dance collaboration at Valtice Zamek, six American and six Czech dancers and choreographers conduct master classes and performances for six weeks, sponsored by World Monuments Fund
- *Tour of Hudson River Valley Greenway by Greenway/Zelene Stezky Ecological Engineer - Vera Filkukova

1995

- *Mimi Sheraton, Food Critic, NY Times, to teach semester at Hotel School, Sedlec - Mikulov
- *Masaryk Fellowship Program Planned expansion to include Czech Greenway towns
- *Planning for Wien-Praha walk, May 1995
- *Development of Czech/Hudson River Greenway educational video



GREENWAYS
ZELENÉ
STEZKY



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