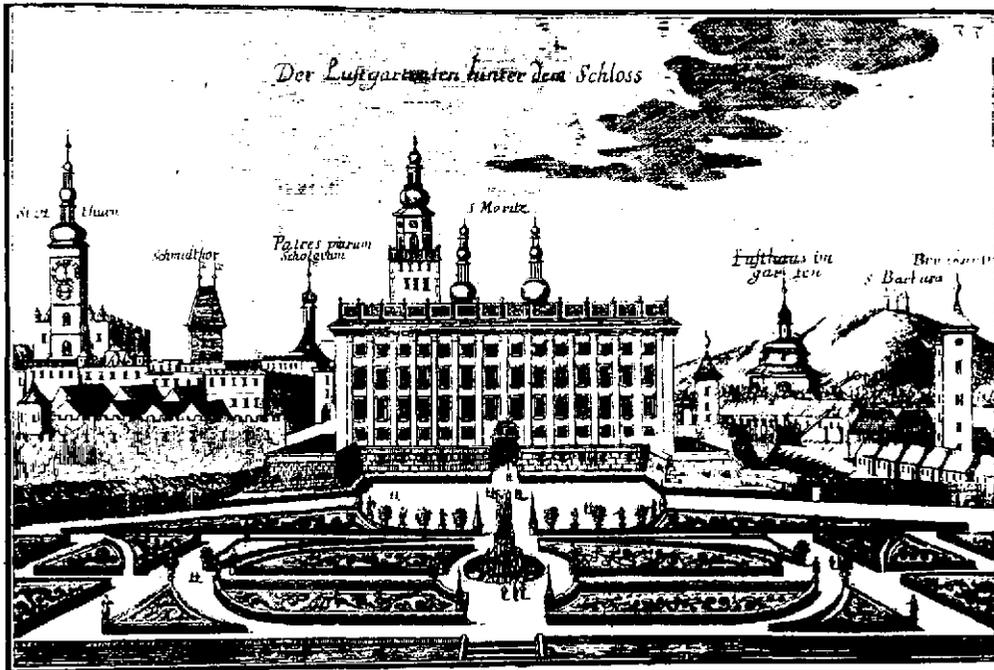


ARCHITECTURAL CONSERVATION IN THE CZECH AND SLOVAK REPUBLICS

Symposium Proceedings



WORLD MONUMENTS FUND

**ARCHITECTURAL CONSERVATION
IN THE CZECH AND SLOVAK REPUBLICS**

**Proceedings of a Symposium Held at Prague, Olomouc, Banská Štiavnica
and Bratislava, May 24 - 30, 1992.**

WORLD MONUMENTS FUND

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Cover: View over Kromeríž with a palace garden, J. van Nypoort, copper engraving, 1694.

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Foreword and Acknowledgments

"Public-Private Partnership for Historic Preservation in the Czech and Slovak Federative Republic"¹ was sponsored by the World Monuments Fund and took place the week of May 24, 1992, opening in Prague and concluding in Bratislava. The program was originally proposed by John Stubbs, Program Director of the World Monuments Fund, at the conclusion of the WMF European Monuments Forum convened in Prague in May 1991 in conjunction with the Prince of Wales Business Leaders Forum. Bonnie Burnham, Executive Director of WMF and Dr. Marilyn Perry, Chairman of WMF worked to further shape the idea over the subsequent months. In October 1991, Lubomír Chmelař, a Czech engineer residing in New York, joined the organizational effort, and assisted greatly in preparing the agenda of the symposium as a technical working session to address current historic preservation issues in the Czech and Slovak Republics and to explore recommendations for future policies. From the onset of planning the program, architect Miroslav Masák, then architectural advisor to President Václav Havel and art historian Dr. Eliška Fucíková, of the Office of the President, worked tirelessly from Prague to organize and promote the symposium.

To ensure the correspondence of the symposium agenda with current preservation issues in the Czech and Slovak Republic, a planning meeting was held in Prague in April 1992 in concert with the Civic Forum Foundation under the direction of Ms. Dasha Havlová. Architect Anthony Caine, consultant to the chief architect of the City of Prague, and Canadian barrister Marc Denhez, an expert on comparative legislation, provided technical assistance.

Invited international specialists in historic preservation and an equal number of Czech and Slovak professionals participated in the program and discussed current historic preservation issues for the purpose of developing policy recommendations. This

¹The election that led to the dissolution of the Czech and Slovak Federative Republic was held shortly after WMF's symposium. On January 1, 1993 the independent Czech Republic and Republic of Slovakia were legally established. For the purposes of this report, the now independent countries are called the Czech Republic and the Slovak Republic (or, collectively, the Czech and Slovak Republics). Where the speaker has referred specifically to Czechoslovakia, that name is retained.

symposium expanded upon issues identified at the previous Forum, and encouraged a productive public-private partnership in protecting and developing the extraordinarily rich architectural and cultural heritage of these two republics.

The symposium comprised five general working sessions. Each was led by two moderators and was structured with at least four principal speakers, who were "paired" to represent the points of view of both Czech/Slovak and visiting experts. The symposium provided the foreign participants with a comprehensive orientation to the issues confronting Czech and Slovak preservationists through ongoing discussion and first-hand exposure to urban and rural architecture as seen on a one-week journey within both countries. To implement comprehensive programs to preserve and utilize historic buildings throughout the Czech and Slovak Republics, preservation professionals in the countries seek to adopt successful methods employed in Western Europe and the United States, with some modifications as required to respond to local conditions. The symposium explored these methodologies and their potential applications to the preservation of the Czech and Slovak cultural heritage.

Architect Masak saw to it that the symposium, which took place at different locations in the Czech and Slovak Republics, proceeded smoothly. A reception in the Royal Garden at Prague Castle on May 24 opened the program, and welcoming remarks were delivered by H.R.H. Prince Schwarzenberg, Chancellor of the Czech and Slovak Federal Republic; Miroslav Masák, architectural advisor to President Václav Havel; and John Stubbs, Program Director of WMF. The 40 participants traveled from Prague to Olomouc, the site of the major portion of the symposium proceedings over the course of three days. In Olomouc, Dr. Marek Perůtka and his colleagues organized the meeting logistics, meals, cultural activities and excursions to Brno, Křtiny and Střetin. The honorable Mr. Hořínek, Mayor of Olomouc and Dr. Jařab, Chancellor of the Palacky University provided assistance and a warm welcome.

The symposium then moved on May 25 to the historic Slovak mining town of Banská Stiaavnica, where Ms. Beth Jenčková of the Slovak Institute for the Care of Monuments had organized meeting facilities and accommodations for WMF's group. Presentations were made on the history of the town and region, and tours were provided of the

picturesque town and its natural environs. The group was received by the mayor, Ing. Marian Lichner.

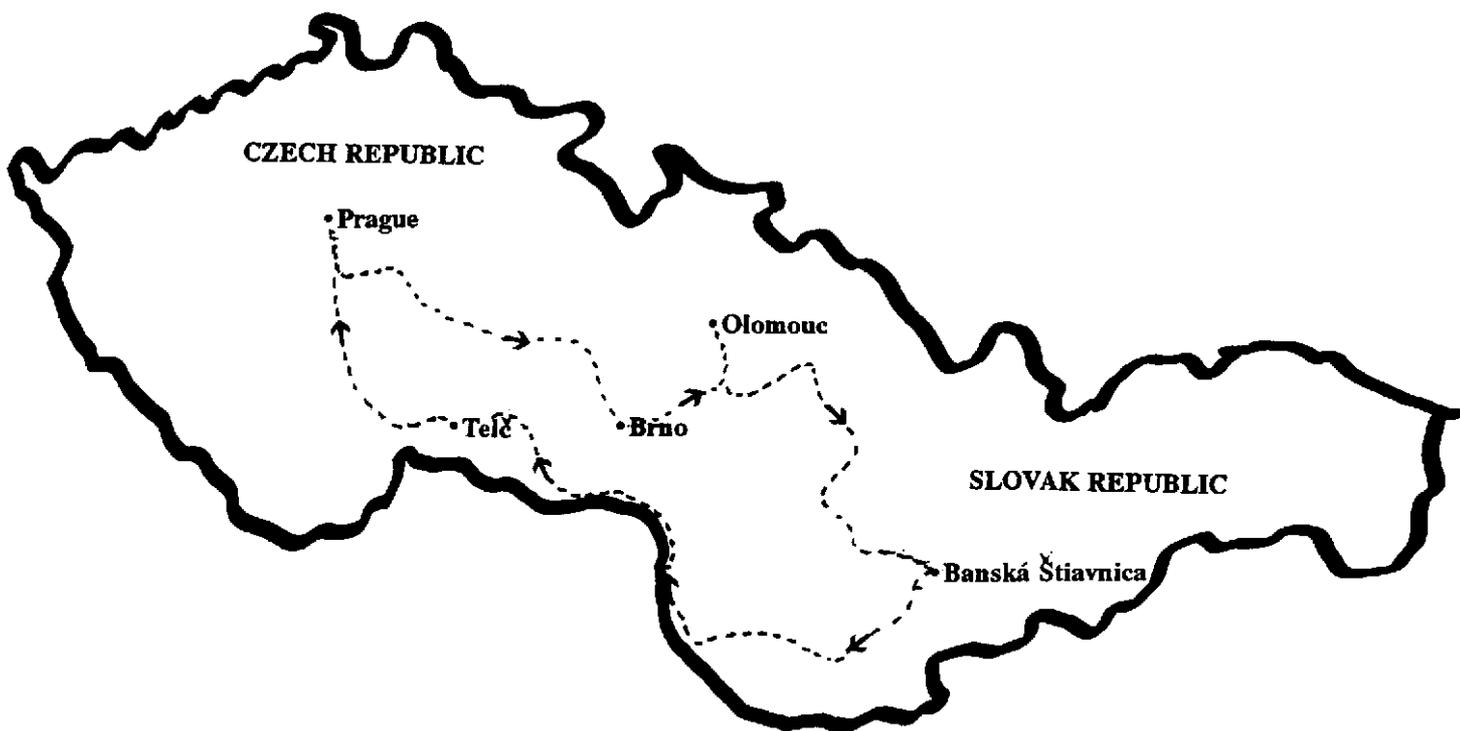
Following the formal sessions of the symposium, participants formed five workshops, each of which prepared conclusions and recommendations on the individual conference topics, citing goals for further consideration and in some cases specific plans for implementing priority items. These reports appear at the conclusion of this document.

On May 30, the group traveled to Bratislava. At the farewell lunch, New York preservationist Roberta Gratz presented a summary of the week's proceedings. On return to Prague, the participants stopped at Telč for a tour and dinner with the mayor, Václav Jehlička.

In Prague, Anthony Caine consolidated the symposium proceedings and arranged for translation and transcription. John Stubbs and Rebecca Anderson, WMF Program Administrator, executed the final editing and production. Roberta Gratz, Beth Jenčková and Jan Pokorný provided invaluable assistance in preparing the manuscript for publication.

WMF thanks all the individuals and organizations noted above, and all symposium participants, for their contribution toward this special and productive event.

New York City, May 1993



TOUR ROUTE MAY 24-30 1992

Introduction: Summary of Formal Presentations

Summaries of the key presentations at the symposium follow, listed in the order of their occurrence. The formal presentations were grouped under five themes: **New Building in the Historical Environment; Finance and Tax Incentives; Preservation Planning Methodology; Engaging the Public; and Landscape and Greenways.** Conclusions and recommendations prepared at the close of the symposium by workshops organized according to the same subjects, appear on pages 109 - 121. The agenda for the symposium and a list of all program participants has been included at the end of this publication.

Session I: New Building in the Historical Environment

Jan Pokorný

Czech and Slovak Republics already have two important traditions to help make it possible to respectfully preserve the past while accommodating the needs of the present and future. The first is the highest level of preservation professionalism. The second is successful past examples of new buildings accommodated sensitively in historic sites. In seeking ways to make old and new compatible, height controls are the most important guideline.

Miroslav Masák

In figuring out what rules to follow to set regulations for preserving cities, the unique pattern of the particular place must be understood. Each community has evolved according to its own pattern and, having experienced different positive and negative forces, should be treated individually. War, urban renewal and highway construction have been different experiences often leading to similar destructive results. There are no universal solutions. In looking at other countries for lessons, there are more mistakes than successes. Appropriate solutions have the best chance when things happen gradually and not too much at once. Most importantly, the challenge should not seem impossible and overwhelming.

James Marston Fitch

The important lesson of the U.S. experience is that the motivation, energy and most significant leadership in the preservation field comes from ordinary citizens, not trained professionals. This is the anti-thesis of the Czech experience but it is important to change this historical fact and do everything to stimulate popular involvement.

Educating the citizen, raising public awareness and stimulating citizen action is a critical first step. If tourism is the driving force instead, the historical habitat will be trampled.

Peter Hruška

Preservation rules should leave room for the artist of the new and not close out the possibility of reinterpretation. A balance of old and new, scale and composition was achieved by Czechs and Slovaks at the turn of the century and is a tradition to be revived.

Session II: Finance and Tax Incentives

H. Ward Jandl

Representing the U.S. Government agency most involved with historic preservation, Jandl describes the enormous number of projects stimulated by federal tax incentives created in 1976. Over 23,000 historic buildings have been restored using a system of Federal tax incentives which is one of several significant approaches to preservation in the U.S.

Jiří Marek

The new tax law for the Czech and Slovak Republics does not include incentives for preservation, although there is a modest provision for some encouragement of donations to institutions.

Marc Denhez

Market forces as they are now clearly taking shape threaten landmarks. The threat of demolition is the least worrisome. Inappropriate new construction and deterioration of heritage buildings due to overuse or inappropriate use are more likely. Unless tax incentives are provided, property owners will do whatever to bring the highest income,

leading to overuse of fragile landmarks. Historic cores must be made economically competitive with new commercial and residential centers outside of them; otherwise historic centers will deteriorate through the migration of people and business, as has happened in different degrees in historic places around the world. Beyond the tax system, environmental advantages of preservation strategies should be stressed. Maintenance, repair and renovation of existing buildings also has great job potential. Government regulations and tax rules, if written properly, can be a positive force for preservation.

Zdeněk Drábek

Tax incentives for preservation are premature unless a number of questions are answered, including how to judge value of historic monuments, how preservation projects in commercial areas should be treated and what rules should be applied to foreign investors.

Session III: Preservation and Planning Methodology

Miroslav Baše

Instead of trying to balance growth and new uses in historic areas, historic centers have been declared monuments without policies to help accommodate change. Most historic cores are becoming functionally isolated or overused. Prague is the most extreme case, rapidly losing its residential population and rapidly gaining in commercial use. Of the 65 million visitors to the country in 1991, 80-90% visited Prague's historic center without staying overnight for lack of accommodations. Few go elsewhere in the country. The goal must be to maintain permanent populations in the historic cores; otherwise tourism will overrun everything.

Didier Repellin

Don't be afraid to use non-expert local labor for restoration projects. The relearning of skills and trades possibly long since forgotten must be stimulated. This encourages citizen involvement and makes use of a human heritage often neglected but useful in any effort to rebuild the cultural heritage. This is more important than social, economic

and marketing analyses which, in the experience of Lyons and many other places, all proved to be wrong anyway.

Joseph Štulc

Inappropriate renovation is destroying a lot of the historic fabric of important buildings throughout the country. British experts studied 21 castles and declared the situation a "disaster." The country's tradition of expert professionalism was undermined by 40 years of socialist ideology. State-owned properties were left to decay, preventive maintenance of historic buildings was neglected and a lot of money was either lavished on big, visible restorations or equally big new prefabricated projects. Over 3,500 historic buildings are estimated to have been lost between 1958 and 1988, 10% of the national architectural heritage. The entire construction industry was geared to big, technologically modern projects only. The good news of private ownership is that more caring property owners are determining what gets restored, not just the contracting industry. The bad news is that pressure exists to remodel and add on to historic buildings for entrepreneurial use without regard to proper preservation principles.

Timothy Whalen

The Getty Grant Program awards Project Identification, Project Preparation and Project Implementation Grants to preservation projects involving heritage property and objects of the highest quality. Only well-planned, well-organized projects with well-articulated preservation principles will be supported.

Session IV: Engaging the Public

Mikuláš Hulec

No experience with public participation in civic projects. Distrust of concept due to meaning of "public support" under 40 years of socialism. High value placed on folk art but much is being sold by and stolen from uninformed owners for quick and easy profit.

Laurie Beckelman

The same big, inappropriate projects are being offered to Czechoslovakia by multinational corporations whose only interest is their own. They are the same

misguided projects that swept America clean of so much of its heritage since the 1950s and should offer a clear warning to study carefully U.S. mistakes. Be warned not to let the name of progress be your guide. The only thing in the U.S. that prevented more mistakes over time was the rise of the citizen-based private landmarks advocates, like the New York Landmarks Conservancy, which not only opposes wrongheaded projects but supervises and raises money for certain restorations.

Eliška Fučíková

Protection laws passed since 1948 have not all led to good results. Selected monuments have been restored at great expense using up allocated money. As a result, there are not the proper institutions in place to manage a systematic and proper restoration strategy and now resources are severely limited. A system modeled on British prototypes is in order and income should be generated by the proper management, rental or sale of properties.

Merlin Waterson

The United Kingdom's National Trust is a membership organization independent of the government set up by regions. The Trust has 2 million members and as a charity attracts large and small gifts, gets grants and attracts grass roots support. The challenge is to be open to the public without damaging the historic treasures.

Session V: Landscape and Greenways

Vlasta Štěpová

Tourism has multiplied in alarming numbers but most of it is in Prague. Visitors need to be spread around the country, encouraged to stay longer in one place and spend more money through the Parador concept. Mass, bus-driven tourism would be damaging.

Gaudencio Martin Conde

Paradors cater to the high end of the tourist market but can be destabilized if the tourist business drops. Problems arise with the separation of builder/developer from operator but can be smoothed out through different arrangements and negotiations.

Marcus Binney

Demolition of historic buildings diminished considerably in Great Britain when opportunities for investment were vigorously publicized. Most successful conversions are for residential use. Holiday apartments is a less expensive alternative to paradors.

David Sampson

New York's Greenway is a new variation of a turn-of-the-century British concept and here is more a process of mediation between public and private interests throughout a large swath of land wherein many communities and properties owners have competing interests. The process includes planning, mediation, purchasing land for protection and providing public access.

Peter Mudrý

The region of Banská Štiavnica offers a good opportunity for ecotourism because of its varied landscape, vestiges of extensive mining activity, visible history, and different recreation possibilities. There are few tourist accommodations and no resources to acquire monuments.

Lubomír Chmelař

The greenway offers an opportunity to protect natural and built landscapes while providing appeal to tourists of varied interests. With minimum negative impact, the greenway offers tourists a genuine rural experience little changed in recent decades. Through example and encouragement, appropriate protection and reuse of historic sites can be developed.

Session I

New Building in the Historical Environment

The Planner's Perspective

New Building in the Historical Environment, Jan Pokorný

How to Build in the Historic Environment, Miroslav Masák

The User's Perspective

Curatorial Management of the Built World, James Marston Fitch

Compatibility to History, Peter Hruška

New Building in the Historical Environment

Jan Pokorný

The Czech and Slovak Republics are blessed with an unbelievably rich architectural patrimony, created over centuries in its towns, villages and in the countryside. This gigantic, living museum has survived the years of political conflict and uncertainty largely unscathed. Most of the historic monuments now need extensive repairs and systematic maintenance. The Czech and Slovak Republics have outstanding professional preservation and planning agencies that have documented almost all landmarks and historic districts and developed plans for their restoration. SURPMO (The State Institute for the Restoration of Historic Towns and Monuments) and the State Institute for the Care of Monuments may be considered to be among the best such agencies in Europe.

Today the country is at the threshold of what well may be an unparalleled development -- as it strives to regain its historic place as the hub, the crossroads of Europe. Development anywhere makes its demands -- it requires space, communication -- it wants amenities. It takes little to foresee that these needs will translate into pressures on government at all levels, on towns and cities. This may lead to conflicts between the preservation community, and those who insist that development must be accommodated, to facilitate an economic rebirth of the country -- so it does not remain just a charming, sleepy land, filled with tourist buses.

A dialogue should begin immediately between urbanists, architects, preservationists, developers and leaders of communities to find solutions for successfully adopting some historic structures for new uses; to commence replacing an outdated infrastructure; to develop a rational approach to automobile access. New buildings will nevertheless have to be built in the historic towns and historic districts of larger cities, following preservation standards. Such dialogues are already underway.

How do we successfully build new structures next to, or across the street from historic monuments? It is a question that challenges architects worldwide. Over the centuries Slovak and Czech architects have been solving this problem beautifully and elegantly at,

for example, Telč, Bratislava, Olomouc and Prague. Examples abound in the Czech and Slovak Republics of gothic house between a rococo palace and a renaissance house, or a renaissance steeple on a gothic cathedral. Newer structures fit in appropriately if respect for the older neighbor prevails, if heights are maintained and materials and colors are compatible. In other words, where the character of a street is kept, and the spirit of the place strengthened, by reinterpreting familiar forms with good taste, good craftsmanship and with respect rather than with arrogant bravura.

Modern examples worth noting of new buildings placed in historic settings follow:

- The recently completed Sainsbury Wing of the National Gallery on Trafalgar Square in London by Robert Venturi and Denise Scott Brown is a masterful transition from the old structures surrounding Trafalgar Square to this new addition.
- The Canadian Center for Architecture in Montreal by Peter Rose, built around a Victorian mansion, brings order to its urban neighborhood. It is beautifully crafted, using the vocabulary of Montreal, a totally modern building that fits in perfectly.
- Erik Gunar Asplund's addition to the Göteborg Law Courts from 1936, which was attacked for a long time, but is now internationally accepted.
- Josip Plečnik, the early modernist who never pushed theory too far, always found masterful ways to blend his bold additions with the old fabric, for instance on the Hradčany Castle both in the elaborate, elegant interiors for President Masaryk and in the castle gardens and courtyard.
- Adolf Loos' once notorious building on Michaeler Platz in Vienna, built 1909 - 1911 opposite the imperial castle, once drove the angry Franz Joseph from the windows, never to have to look at the outrageous monstrosity again.
- James Sterling's addition to the Tate Gallery in London is another bold, but on the whole compatible design.

Museums seem to constantly need more space. Examples include the Louvre and I.M. Pei's bold solution to the First Courtyard. In New York, Michael Graves' addition to the Whitney Museum is so large that it completely overwhelms Marcel Breuers' original museum, a landmark, and brings into question architectural courtesy. Vehement controversy over the design continues, which is in its fourth version. Gwathmey Siegel's addition to the Guggenheim Museum by Frank Lloyd Wright was also much contested by preservationists but has been completed. The Jewish Museum, also on 5th Avenue, is expanding into a relatively small neighboring space. The addition by Roche/Dinkerloo is now under construction and presents an exceptional solution -- the addition replicates the old fabric -- due to its small size -- the exception to the rule.

Further examples from Europe include a factory in Madrid converted into a sports and cultural institution in 1992 by Josev Lluís Mateo; the Palas de Musica Catalana, a successful renovation and addition in Barcelona by Tosques, Dias & Associates (1990). In Paris, Les Halles is an unhappy example. Antonio Gaudí also did infill buildings in Barcelona, (Casa Battlo, Casa Mila), but even he showed good manners, respecting the surrounding building heights and using local materials.

Controlling the height of buildings is half the battle and of crucial importance. To the preservationist working in large American cities it is the most difficult problem. Examples include the Schermerhorn Row Block in the South Street Seaport Historic District (New York) restored in 1983. It comprises a block of 19th-century maritime counting houses, four of which were demolished before the block became a designated historic landmark. They are to be replaced by a new structure, and two studies, one by the firm of Jan Hird Pokorný Architects and the other by a student at Columbia University, attempt to be appropriate in scale, rhythm and use of materials. What surrounds the South Street Seaport enclave is a wall of skyscrapers. Nevertheless, the South Street Seaport district is large enough to hold its own next to these giant neighbors. Less fortunate examples include St. Bartholomew's, a neo-Byzantine landmark church, which has a lovely side garden and low-rise administration building. Its rector and vestry proposed building a tower next door and behind it, and the proposal was defeated in the courts. A group of five buildings called the Villard houses, which was designed by McKim, Mead and White around a courtyard resembling the

Canceleria in Rome, is another distinguished New York landmark. The owner demolished several small structures adjoining the site and built, as of right, a tall undistinguished hotel which completely dwarfs the landmark.

Maintaining strict height controls is a historic town or historic district's most effective form of protection. A breaching of height controls would be most devastating for "Stověžatá Praha" (the city of 100 towers), which would quickly lose that distinction. The skyscraper of Montparnasse almost ruined the skyline of Paris. It must have been the impetus for establishing La Defense to quarantine the skyscrapers and save Paris as we know it. The reason why we in the United States have perpetual conflicts between preservationists and developers is because landmarks laws came into being so late -- in the 60s -- when all inner cities already had dense zoning and our new historic districts were unfortunately not "down zoned" to protect their scale. Avoid the situations we find ourselves in by anticipating the pressure for larger bulk and mass, or higher density for economic benefit.

Nationally significant landmarks in the United States are listed on the National Register of Historic Places and are administered by state and federal agencies. For those agencies the Secretary of the Interior of the United State developed "Standards for Rehabilitation" and "guidelines" for interpreting the standards. These documents have by now been adopted by many communities in the United States and have done immeasurable good in communicating the merits of respectful new design where necessary at historic buildings and sites.

How to Build in the Historic Environment

Miroslav Masák

A town or a city can be likened to a half-finished book: a chronicle to which we, too, should, or could add a few more pages. A city represents a demanding heritage temporarily entrusted to our care. Silently it dictates to us, prompts us and forbids relentlessly, according to the laws of its past and present existence. If we want to help its development we must find a unique and virtually inimitable pattern in its many layers.

The conditions for the development of a city's historic areas are rarely the same. Although we can probe the past for comparisons in the renovation of cities ruined by war, extensive fires or slum-clearing, we cannot find universal advice or rules. Renewal and development stemmed from different viewpoints and tastes of the rulers. We can make comparisons within modern history and see the different approaches to the renovation and restoration in the historic parts of war-ruined Warsaw and Berlin. We can compare the development of the cities and towns in the so-called totalitarian societies with examples -- some good, some less successful -- from the richer half of Europe. Here also there is no trace of a universal solution. How to build in a historical environment is a question for which there is no universal answer.

A deliberate effort to preserve individual monuments and historic buildings has existed for about 200 years. Only towards the end of the last century was attention given to preserving and restoring a city's atmosphere as well. The terrible aftermath of two world wars made the protection of historic areas even more important. Fifty years of modern experience in preserving monument zones and historic cities and towns presents more evidence of mistakes than of successful solutions.

It is important to note these mistakes. In many we observe a common trait: incomprehension or underestimation of the historic, social and spatial relations or, on the contrary, an overestimation of social and spatial circumstances and blind allegiance to the accepted regulative restrictions. An excessive belief in the influence of the market in periods of prosperity, when land prices exceeded the values of buildings, led

to the demolition of old and smaller houses. Investors weakened the original harmony of the place by their increasing demands and by building new houses to an inappropriate scale and incongruity. When laws enforcing the preservation of monuments put a halt to such investing activities, the pressure of the market began to transform original architectural functions. The atmosphere of historic areas was transformed into shopping centers and mono-thematic tourist centers. Of the broad cross section of original inhabitants, the economically weaker ones were relocated to the outskirts of the city or town.

In the past 50 years the economy proved quite sufficiently that it was and is incapable of solving the developmental problems of human settlements. The role of the concepts of development and that of municipal administration are irreplaceable. On the other hand, underestimation of the market and blind belief in the advantages of central planning led, in our part of Europe, to economic decline and reckless maintenance of the buildings and monuments. Cities and towns often grew only on the outskirts and their historic centers gradually declined. The places in historic centers that were not maintained properly lost their appeal and were transformed into ghettos of the poorest population.

"Don't take advice from the conventional urbanists and architects whose theory is out of tune with the changes that the human society keeps undergoing ..." the Prince of Wales has noted. Besides economic pressures, mistakes in planning and controlling municipal development have contributed to the loss of historic, social and spatial continuity. The planners' utopias divided towns into functional zones and, under totalitarian systems, rebuilt whole municipalities. Preservationists, concerned with the autonomous life of historic areas, overlooked the broader development of the environment. Modernist architects promoted their own heroic solitary buildings which degraded the traditional municipal space. Transportation specialists cut cities with freeways and intersections at the second-floor level of burghers' houses. This was all supported by politicians. Protection should have been secured by regulative restrictions of the development. But well-intentioned restrictions became dogmas as officials hid behind sections of the law, decrees and safety regulations. Anything that defied the accepted norms became suspicious. In many places the stiff attitude of the building authorities put obstacles in the way of dynamic development. The preservationists limited themselves to repeated

prohibitions, even though they were incapable of proposing better solutions. What would have been their reaction to the baroque rebuilding of Prague and what would they have said to what the Diezenhofers had done in Malá Strana?

The regulative rules society uses to guide the principles of entrepreneurship, investment and restoration of monuments are very subjective. Their validity is relative; they keep changing. Controversies usually arise, and always will, from anything new or anything that is too new and exceeds the generally accepted norm. The inimitable character of the monument zones is not in fact compatible with the universality of decrees and regulations. Historic towns and cities are an irreplaceable source of pleasure, a complex of intangible values, an offer of originality in everyday ordinariness. We must not lose these values in the hunt for prosperity, or in the conflicts with representatives of one-sided interests. We must therefore teach the society to understand and generally accept the "intangible values." Which are the intangible values relevant to the question "How to build in a historical environment?" There are several, and all of them are important. Historical buildings and towns are in a balanced relationship with their surrounding landscape. It is not only a matter of a sensitive setting, but also the very substance of their relationship. The laws of nature and the inner order of historic zones are similar, and there is also similarity in their continuous but slow transformation. We speak of the harmony of the construction culture and social relations; of sympathy for the scale of historic building, of trust in familiar materials and of the maturity of the details; of honest craftsmanship which historic monuments display in such abundance. We speak of the human need for identification with a certain place; of the pleasure of discovering values; of the force of the spiritual content of monumental structures; of the insatiable need for beauty; of the moments of dreaming and immersion in individual imagination.

There are no identical results in the classification of human values. We create our values for ourselves and we cannot submit them to objective analysis. To us they are a vital necessity, and a source of pleasure and security. Because of them we are willing to pretend, even tell lies, and only grudgingly change them ourselves. There is no scale of values, there is only sameness of opinions -- and even that is sometimes very difficult.

A design for a new building in a historic environment will seldom avoid some clash of opinion, and it is primarily disagreement over the value of the environment and disagreement over the quality of the project. Evaluation of the quality of the historic environment is done in the long run and has its own history. Evaluation of the project is immediate and it depends on the state of the society. The difference between these two conditions is often a reason for disagreement between the conservative and innovative attitude towards the merit of the question. One extreme is represented in the attitude of the purists. In 1923 the members of the "Prague Four," the architects Fragner, Linhart, Obrtel and Honzík declared "...we do not agree with finishing up the old monuments both for economic and aesthetic reasons, we consider such activity to equal galvanizing corpses..." How poor today's Prague would have been had its forefathers taken up either of the opinions when administering the city. Most of our present monuments are a precipitate, a mixture of various reconstructions and adaptations reflecting period demands. There is every reason for us to follow this natural method.

The ever changing conditions and the subjective nature of human judgment do not provide an easy correct answer to the question raised above. This is not to say, however, that the right answer cannot be approximated. Experience in some European cities has already shown that preservation of monuments must be seen in the context of political, economic and social conditions, and must respond to positive and negative demands. It is appropriate to accept a tolerant, mutual compromise which will replace rigid restrictions without sacrificing the character of the monuments and the integrity of historic areas. It is not possible to take monuments out of the life of the city or town.

Enough experience has been gained for us to say that historic areas are more receptive to gradual growth, assembly and addition. A once-and-for-all uncomplicated solution is incompatible. A precipitate realization of a project is also inappropriate. It is a disaster for any town or city -- and especially historic towns and cities -- to solve all the problems within one generation. Attention paid to these areas can only succeed when considered within a broader concept of local development.

No single view or style dominates contemporary architecture, and the same applies to the reconstruction of monuments, where we cannot find one principle to guide us, as

was the case earlier. As late as after World War II, preservationists and architects preferred a sharply defined delimitation between the old and the new. The present choice is more varied: from contrast, unlikeness, difference or opposite to analogy, partial agreement, similarity, up to tautology, identification and expression of the content by the same means. The significance of the whole complex of relations, the consideration of the environment is preferred to partial aesthetic and historical viewpoints.

Three main partners can bring a good project of a farsighted investor to successful execution: the public which is immediately concerned with the new project; the representatives of the town or city; and the architects entrusted with the task. The result depends on the qualifications of all three and on their willingness to cooperate, but depends most of all on the level of the most backward of them. Advanced societies try to engage the most capable people, and at the same time do not begrudge levelling the standard of the three partners.

A mature and responsible creative act is perhaps what best approaches the right answer to the question raised above. This is something that an experienced society is fully aware of. Self confidence is accumulated both for itself and its talented artists. It protects their vulnerable thoughts and defends the very essence of their original solutions. At its best, the society goes far beyond its means to fulfill all the conditions a work of art needs to make the values of a historical environment richer and more profound.

If we say that we can, or rather should, add our own page to the history of the town or city -- whenever there is a story to write -- it should not be boring to read and it should be written in contemporary language. The trail blazed by our predecessors must be followed. Let us not waste our time trying to persuade one another that it cannot be done today. The very memory of historical environments would find us guilty of misunderstanding or worse, find us ignorant. Alliprandi's hospital and church at Kuks, St. Nicholas Church at Malá Strana, a joint effort of both the Dienzenhoffers and Anselmo Lurago, or the Prague Castle staircases by Josip Plečnik, are numerous examples proving that continuity is possible even in Bohemia.

Curatorial Management of the Built World

James Marston Fitch

The user's perspective of historic preservation has evolved as a fundamental human endeavor, with special methodologies and principle reasons for its existence. All people are in essence "curators" of some aspect of the world's historic patrimony.

Stable habitats need to be maintained and protected. The Czech and Slovak Republics have a long tradition of preservation. It is, by contrast, an accident of history that preservation has strong energy in the United States. In the Czech and Slovak Republics, preservation has been driven by institutions, mostly Federal; there is a need for greater public participation in this effort. The Czech and Slovak populations are much more indifferent than the tourist. The opposite is true in the United States.

In the United States, there is no overlord to protect the heritage. United States citizens have filled this vacuum. Citizens are defending their own habitat from the rampage of commercial development. In the U.S., the term "historic preservation" is technically a misnomer since it is not a movement championed by professionals. It is a movement staffed almost entirely by laymen, as evidenced by the drive to save Mount Vernon, which was the country's first example of a focused preservation. Historic preservation as a layman's program is almost prototypical. Ninety percent of this work is done by amateurs for love, not pay. The appearance of professionals in the field is relatively recent.

The problem facing the Czech and Slovak Republics is to persuade its people to take on battles to defend their own habitats. This is a problem of education. The free market's most striking feature is its tendency, if left free to act on its own, to destroy our habitat.

The U.S. government has mistakenly attacked other countries which provide subsidies for agriculture and for the environment. Agriculture and tourism are related. Preserving the way of life preserves the habitat. Tourism thrives where habitats are preserved, local, and distinctive. In such functional terms, ideas and attitudes about preservation need to be employed. Stable habitats need to be maintained and protected.

This is not a question of encouraging tourism. Tourism brings with it corruptive elements, such as cars and traffic congestion, which are not a peripheral question of modern life but central.

Your habitat is history. You are submerged in it. This is what "habitat" means. It is the equilibrium between stasis and change. Balance is essential to human health, to the human psyche. Our task is to battle for the habitat, which must be protected at any cost. Where, in other cases, stability has been restored, it is because protection was encouraged at any cost.

Older buildings have therapeutic value. "Slums" is a simplistic designation that does not do justice to the inherent productivity of these districts. If we can identify the spores and embryos of business life in these "depressed" districts, this can lead to a wider, richer perspective of architectural opportunity. Historic buildings are a reservoir of energy.

The cost of the loss of the man-built environment and its replacement is incalculable. One measure of value is its energy value, measured in terms of B.T.U.'s (British Thermal Units). A human construct in the form of a building or a neighborhood can thus be described as a repository of billions of B.T.U.'s. Seeing the value of the built environment in these terms can only be helpful. Thus, it helps save old buildings for extended or new uses, something which makes eminent practical and economic sense.

To begin to take first steps toward an effective system of historic preservation in the Czech and Slovak Republics, we must first educate the laymen, to create an organization of "public sensitivity," to catalyze public awareness, concern, and the participation of "amateurs."

Compatibility with History

Peter Hruška

A delicate balance must be struck between new ideas and their historical context. A building is more than a piece of architecture: it contributes to the environmental context, and its design and conception must be based upon this recognition. The design must seek and find compatibility with history.

This requires the use of "an artist's way of thinking." It requires more than merely repeating historical forms. These forms need to be reinterpreted to express contemporary life. If it is accepted but defined too narrowly, historic preservation can also be a limiting ideology. The Czech and Slovak people have only recently shaken off the shackles of one ideology. The culture must work to avoid another.

To some, historic preservation has become simply the use of landmarks as guidelines, as a way to measure environmental consciousness. But landmark preservation is only one consideration.

Guidelines need to be broadly defined to encourage new buildings in the historic environment. Guidelines should recognize the basic qualities of urban or rural character to be preserved, but should also permit reinterpretation. The problem should not focus, however, on a specific philosophy of new building versus historic replication -- there is room for both. The problem should focus on *how* to implement such guidelines, *what* is the role of the public in permitting projects to proceed, and *how* there might be effective and efficient management of the subjective process of public review, without creating dogma.

Examples of Czech cubist architecture illustrate how, at the turn of the century, Czechs and Slovaks reinterpreted historic forms in new ways, while successfully finding a balance of scale and composition within its historical context.

Session II

Finance and Tax Incentives

Tax Incentives for Historic Preservation

Preservation Tax Incentives in the United States, H. Ward Jandl

Writing Tax Law for Czechoslovakia, Jiří Marek

Overview of Financial Concerns

Questions and Economic Strategies for Preservation, Marc Denhez

The Critical Questions, Zdeněk Drábek

Preservation Tax Incentives in the United States

H. Ward Jandl

For the past 15 years, the United States Government has provided Federal tax incentives for taxpayers who rehabilitate old and historic buildings. This program successfully stimulated private investment in America's decaying neighborhoods and historic districts, in a way that direct grants and Federal subsidies have been unable to match. Since 1976, individuals, partnerships, and corporations have rehabilitated over 23,000 historic buildings. Empty townhouses and tenements have been renovated and converted into apartments. Vacant and under-used railroad stations have been turned into intermodal transportation centers and retail centers. Abandoned old hotels -- both luxurious and modest -- have gained new life, with restored public spaces and modernized rooms. Factories and warehouses that played important roles in America's industrial revolution have been converted into housing for the elderly and offices. Victorian-style stores, awkwardly modernized in the 1950s and 1960s, have been sensitively rehabilitated to house new restaurants and shops. To date, this work has represented over \$15 billion in private investment.

The United States tax code is over 6,000 pages long and is perhaps the most complex document produced by the Federal government. There are extensive regulations on the program published both by the Internal Revenue Service and the National Park Service. When the first preservation tax incentives became law in 1976, Federal tax policy finally came into harmony with existing Federal preservation policies. Until then, there were tax incentives that actually *encouraged* the demolition of historic buildings and the construction of new buildings. The 1976 law eliminated long-standing incentives for demolishing historic structures and, for the first time, provided limited incentives to taxpayers who chose to rehabilitate their buildings. A new law, the Economic Recovery Tax Act enacted in 1981, considerably expanded these incentives.

It has been argued that a rehabilitation tax credit is necessary because 1) preservation work frequently costs more than new construction; 2) there are unexpected costs in preserving historic buildings; and 3) the rehabilitation of historic buildings, particularly in deteriorated neighborhoods, is riskier than constructing a new building in the suburbs.

Investors need a financial inducement to invest in historic buildings rather than in new construction or some other form of investment.

The tax law has been changed a number of times since 1976, with modification each time to the size and type of the incentive. Currently the Federal income tax credit is equal to 20% of the cost of rehabilitating historic buildings or 10% of the cost of rehabilitating nonhistoric buildings constructed before 1936. With some restrictions, these credits provide a dollar-for-dollar reduction of income tax owed.

Preservation tax incentives only apply to the following types of buildings and rehabilitations:

1. The building must be listed on the National Register of Historic Places or certified as contributing to the significance of a registered historic district.
2. Following rehabilitation, the building must be used for income-producing purposes; that means a homeowner who fixes up his house for his own use cannot qualify for the tax incentive. A landlord who rehabilitates an apartment building and then rents out the apartments can qualify.
3. The rehabilitation work must be "substantial." In other words, an owner must spend as much on the rehabilitation as he spent on the building. For example, if a building's basis is \$100,000, the owner must spend at least \$100,000 in rehabilitation to qualify for the credit.
4. The National Park Service has to approve the completed rehabilitation. In the U.S., most buildings are privately owned. While there are some local, state, and Federal laws to protect historic buildings and districts, for the most part property owners are free to do what they want with their buildings. If an owner wants the tax credit, he must follow specific preservation standards and the Federal Government must certify his completed project.

The tax credit gives old and historic buildings a place in the contemporary real estate market, thereby guaranteeing their continued use and contribution to a community's economic vitality. In some cases rehabilitation involves relatively small expenditures to renew a building's structural or mechanical systems. In others, rehabilitation may involve a complete reconfiguration of a building's interior spaces. In the case of historic buildings, the goal of the rehabilitation credit is not to preserve a building as a museum, but to put it back to use to meet current housing, retail, commercial and industrial needs. These needs, however, must be met through construction that is appropriate to a building's historic character. The program is clearly a *rehabilitation* program, not a *restoration* program. We define rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

From the beginning of the tax incentive program, review and approval of historic structures for tax incentives was seen as a partnership effort between the Federal government -- the National Park Service and the Internal Revenue Service -- and historic preservation offices in each state. For a rehabilitation to qualify for a 20% credit, the National Park Service must certify that the rehabilitation is consistent with the historic character of the building and, where applicable, with the district in which the building is located. Taxpayers seeking certification must complete a two-part application form, describing the proposed rehabilitation work in writing, drawings and photographs. The application is reviewed first at the state level, and then at the Federal level. All elements of a rehabilitation project must meet the Secretary of the Interior's Standards for Rehabilitation. These standards are part of Federal regulations and based on the preservation principles contained in UNESCO's Venice Charter.

In evaluating rehabilitation work, State and Federal officials review all aspects of the work, including any new construction and site improvements. While the rehabilitation process may involve some repair or alteration of a historic building to provide for an efficient contemporary use, it must not destroy or damage the material and features, both interior and exterior, that define the building's character.

Over the 15 years that preservation tax incentives have been part of the law, the quality of rehabilitation has improved. In the late 1970s, abrasive cleaning of masonry -- particularly brick -- and inappropriate window replacements constituted the major cause of denial of certification. Today, the dangers of abrasive cleaning are widely known. Similarly, window technology is rapidly changing, with more acceptable repair and replacement options available to property owners than just a few years ago. At the same time, certain issues continue to cause delays and sometimes denials for applicants, including: lack of documentation to evaluate the impact of the rehabilitation on the historic building, inappropriate alterations to significant interior spaces, features, and finishes in order to fit new uses into the old building; substantial demolition of significant features including ancillary structures; and new additions, particularly those on rooftops, that are not subordinate to the historic building. Careful planning can avoid many of these pitfalls. Less than 5% of all certification requests are turned down by National Park Service.

Who are the investors in America's historic buildings? The Federal tax credit provides investors in the rehabilitation of commercial, retail, or residential rental buildings with a reduction in the taxes they owe equal to 20% of their investment. Further, in the U.S. income-producing buildings are depreciated for tax purposes; that is, their value is diminished each year, using a pre-determined schedule. An accelerated depreciated schedule allows the speedy tax write-off of investment expenses, and losses and expenses from the investment may be deducted from all taxable income, regardless of the source.

The credit has been used by individual owners of buildings, which comprise 47% of the projects. Corporations own 12% of the projects. The remaining 41%, are owned by general partnerships and limited partnerships. There is no one typical project but most tend to be small in scale. Currently 60% are under \$250,000. Large scale projects -- those over \$1 million -- are commonly undertaken by limited partnerships comprising individual investors who each get a share of the tax credit, based on the size of the investment. Projects over \$1 million constitute only 18% of the total. Of the types of projects that have been certified, 50% are used for rental residential housing; 15% percent are used for offices; 24% of the buildings have multiple uses; 9% are used for

commercial purposes, such as stores and restaurants; and less than 1% are used for hotels.

For the Federal government, the program's direct administrative costs have run between \$1 and 2 million annually for the National Park Service, which includes costs for reviewing certification requests, providing training on rehabilitation, and producing technical publications. The preservation tax credits cost the Federal Treasury money as well. Estimates run from about \$200 million to \$400 million per year. At the same time, rehabilitation of historic buildings creates new jobs in the construction work and the new businesses that are located in rehabilitated buildings. More significantly, rehabilitated buildings increase state and local property taxes substantially. Vacant and deteriorated buildings do not add to the tax base. In Richmond, Virginia, a city with about 200,000 residents, city tax assessments for buildings in one historic district totalled \$9.7 million prior to any rehabilitation work. In 1990, after 10 years of rehabilitation work, tax assessments had increased over 500% to \$56.8 million. By contrast, from 1980 to 1990 citywide real estate tax assessments increased only 9%.

The lessons learned from the preservation tax incentives program in the United States include:

1. Tax incentives are effective in stimulating private investment in historic buildings and neighborhoods. Over 80% of the investors indicated that they would not have begun their projects without the tax incentives.
2. Tax incentives seem to be more effective than direct grants in encouraging rehabilitation and cost the government less. A \$200,000 Federal tax credit results in a rehabilitation project worth \$1 million; this figure does not take into account jobs created and local and State property values raised.
3. Certification by the Federal government of the rehabilitation work helps to ensure that the historic character of designated landmark is preserved.

4. The tax incentives are not the sole determinant on whether or not a project is successful financially. A project must have a sound economic basis: financing must be secure, businesses that occupy the building must be sound, and project managers and their architects must know what they are doing. Federal tax credits can help in covering the added costs of preservation work and in lining up investors.

5. Tax laws tend to be complex; they are difficult to explain to property owners and to investors. It is important to "market" a tax credit program aggressively by providing training courses, developing and distributing publications, and providing direct technical assistance to owners and architects.

Jiří Marek

Given the fundamental changes in the economy of the Czech and Slovak Republics, it is necessary to change the management system of the federal and republic programs for historic preservation. Presently, no economic or tax incentives exist to stimulate the refurbishment and preservation of architectural patrimony.

A new tax law has been formulated with the assistance of the International Monetary Fund and the European Community, and it is in line with the aspirations of the Federal Ministry of Culture of the Czech and Slovak Republics. Historic landmarks, under the proposed legislation, qualify as material goods in a special category. There is presently no expansion of this category to accommodate economic or tax incentives. However, the Ministry of Culture is keenly interested in consulting with Mr. Ward Jandl and the U.S. National Park Service to learn more about how tax credits help to stimulate historic preservation projects in America.

The new Czech and Slovak tax laws seek to help the people and institutions which take care of monuments. According to the newly proposed legislation, "legal persons" (in contrast to "physical persons") are permitted to make donations equal to and not to exceed 2% of its revenue base and declare the donation as a tax deduction. "Physical persons" are permitted donations of up to 10% of their revenue base.

Who is encouraged to maintain and care for the monuments? If a non-profit company is created, all service taxes can be forgiven, if the company's activities correspond to its public mission. Any accessory commercial activities the company conducts will be taxed according to standard income tax schedules. Lotteries used to raise money for historic preservation are to be exempt from taxation if 90% of the resultant income goes for public purposes.

Federal laws in existence as of the date of this symposium do not contain any tax incentives pertaining to the care of monuments, although individual petitions for tax

relief can be made under existing law to the Federal Ministry of Finance. These opportunities for petition will be further limited under newly proposed laws.

Questions and Economic Strategies for Preservation

Marc Denhez

The concerns here focus on deterioration of buildings; demolition (to a lesser extent, since it is presumed to be tightly controlled); and inappropriate new construction.

The question is, what causes such threats? The answer is not that owners and developers are malicious; it is that they think they can make money that way. As long as "economic forces" are perceived as militating against heritage, we will always be at a disadvantage.

If the people in this room were invited to risk their own savings on a restoration project for profit, how many would consider it a good investment? It is easy to complain about developers, but what are we doing to make the restoration of buildings as attractive an investment as the projects we complain about? In many countries, major developers could not have made rational investments in restoration even if they had wanted to because there were too many shortcomings with regard taxes and banking and too much red tape. Our challenge is to systematically eliminate these shortcomings to make heritage buildings competitive.

The intent of this symposium in the Czech and Slovak Republics this week is to do a classic "information needs study," namely to assess the information they have and to list what information they still need. No single country has all the answers. Even if one did, the Czech and Slovak Republics would still need to make its own stakeholders feel part of the solution, with a "made-in-the-Czech-and-Slovak-Republics" strategy.

If no economic strategies are introduced, tourist sites such as Prague could expect increasing market demand for conversion of ground floor space to tourist-oriented retail. But tourist retail tends to suffer from exaggerated boom and bust business cycles. Although the historic core of Prague is relatively homogenous, property managers for multinational firms tend to be highly "district-conscious," and certain targeted areas of Prague are already witnessing localized inflationary pressures. Other areas could suffer seriously from intra-city migration when new development comes along. This suggests

the need for excellent planning, and the urgency of economic tax industry strategies to prepare the historic districts for competitiveness.

Buildings must have an intrinsically sensible use. Tourists cannot save a building that the Czechs and Slovaks won't use. In a competitive environment, buildings and districts must also compete. What strategy is underway to assure that heritage buildings and districts in the Czech and Slovak Republics are competitive, and that repair/rehabilitation is also competitive? Making buildings competitive has less to do with aesthetics than with plumbing, wiring, services, etc. The Czech and Slovak Republics' historic districts will need to pay attention to services, utilities and internal repairs if they wish to avoid a migration of occupants to new buildings and districts which are already planned for construction after the recession.

It is logistically impossible to produce a government grant system sufficient to meet that challenge. Only the tax system, which is essentially self-administered, can channel funding into older buildings at the scale needed. But before tax officials would be persuaded to use the economic system to help heritage buildings, they would need to be persuaded that, in turn, heritage buildings help the economy. This economic role includes the fact that building rehabilitation is the consummate application of "sustainable development" to the urban context; that these buildings are essential to the growing national tourism industry; that buildings are too large an economic investment to either replace or ignore; that the rehabilitation of these buildings generates thousands of jobs; that internationally, building rehabilitation is one of the fastest growing industries.

Is anyone supplying the heritage community of the Czech and Slovak Republics with the arguments on how the repair/rehabilitation of buildings is also an "environmental argument" (i.e. the human or built environment)? How we apply "sustainable development" to cities? The intelligent use of a national economic resource and cultural buildings? The maintenance and repair of these buildings play an important role in the national construction industry.

Is the repair/rehabilitation industry in the Czech and Slovak Republics being organized as an industry, with strategies to improve its own effectiveness and cost-efficiency? The effectiveness of this industry could be improved if it has strong links with the rest of the organized construction industry. These arguments acquire a "critical mass" if the rehabilitation of historic buildings is viewed as part of a continuum with the rehabilitation of the entire building stock. If the "building rehab" industry is viewed only as the restoration of landmarks, then the size of the industry will be too small to warrant the attention of many national economic strategists. If the industry is viewed as comprising the building rehab industry as a whole (including the application of the same skills and manpower to buildings which fall short of "landmark" status), then this body of expertise (and the industry that goes with it) has the economic dimension to be a force with which to be reckoned.

Conspicuous tax incentives for that purpose are nice, but vulnerable to cutback during austerity budgets. Such measures are less vulnerable when entrenched in the accounting system (e.g. the distinction between deductible "repairs" and non-deductible "additions"). If accountants discern that quality restoration is fiscally favorable (e.g. it is tax deductible like other repairs), then the entire accounting profession can be "recruited" for heritage advocacy and administration, instead of just the government.

Since this is one of the most crucial variables in the economics of old buildings, who is studying this question in the Czech and Slovak Republics? A proper tax system should also provide good leeway for foundations, charities and trusts. These organizations can perform a variety of essential functions for a country, at much less cost to the treasury than the government could. Under current proposals, however, charitable expenditure in the Czech and Slovak Republics would be treated worse than business expenditure, and the proposed controls on charitable giving appear unusual. The limit on a recognized charitable giving (i.e. 10% of income) appears to be a fait accompli.

What consultation occurred when the government came up with this idea? Is anyone asking the question as to why any such ceiling is ethical or useful?

Another form of charitable giving is the donation of servitudes (easements/covenants) for the protection of property. Although depreciation is a standard feature of most tax systems, the Czech and Slovak Republics may wish to consider whether it adds complications for buildings unnecessarily, whether it creates risks at the time of sale of a property and whether it corresponds to market realities anyway. Suppose for the sake of argument that inflation caused the crown (Kčs) to lose 4% of its value annually, and that there was a further depreciation rate of 5%. A depreciation tax system therefore says that in "constant" figures (i.e. adjusted for inflation) the tax system would be acknowledging a 9% decline in actual value.

Is anyone studying whether the proposed depreciation system in the tax law bears any relation to economic reality in Czechoslovakia today, or is it an artificial tax giveaway? Technical flaws in depreciation systems have caused particular problems for older buildings when it came time to choose between sale or demolition. Nonetheless, this appears also to be a fait accompli. The depreciation system sometimes contains disastrous hidden incentives for demolition. Who is doing a detailed review of the proposed Depreciation System to assure that it does not contain time bombs for the national heritage?

VAT systems are widespread, but care must be taken not to over complicate their treatment of rehabilitation of buildings. Property tax systems are also widespread but care must be taken to avoid providing an incentive for demolition; to prevent creating deterrents to rehabilitation; and to preclude propelling budget conscious municipal politicians into the camp of every developer who proposes to "increase the property tax base" with an out-of-scale development. Property tax systems are also capable of containing time bombs for heritage. This topic again appears to be a fait accompli.

Who is reviewing, with the government, the features which would keep a property tax system from promoting the destruction of heritage property? Building safety standards must also be designed to accommodate intelligent rehabilitation. Safety standards must be both technologically up-to-date and understandable for people who undertake restorations; otherwise, projects will be stalled.

Who is reviewing the red tape for heritage projects? Governmental approval systems for rehabilitation must reduce "holding time" as much as possible. Delays cost money, so a governmental system which can lead applicants to the right rehab solution as quickly as possible (with as few delays as possible, e.g. aesthetics, engineering etc.) constitutes an important factor for property owners. Governmental approval systems can be designed not only to refuse unacceptable proposals, but also to encourage desirable ones.

What is being done to assure that the regulatory system not only tells owners what they cannot do, but what they should do, and the most interesting way of doing so? The end result must be not only to conserve the nation's heritage, but to get optimal use out of it. This implies constant activity, investment, job creation and economic dynamics. With a proper legal/economic/tax system, the catalyst for reuse of a country's heritage buildings need not be its government but its entire population.

As to whether the emphasis on a "market-driven" system overlooks the importance of firm regulations, and overlooks the fate of non-investment properties, e.g. churches, public buildings, palaces etc., laws, regulations and enforcement will always be necessary for those buildings that are outside the normal economic orbit. But for thousands of buildings, a well-designed government policy can indeed attract owners toward the "right" decisions for their property (at reasonable cost to both the individual and the state), and that makes life immeasurably easier for heritage advocates compared to their counterparts in countries with counter-productive tax systems. Although the design of such a positive system is complicated, it is feasible in the Czech and Slovak Republics.

The Critical Questions

Zdeněk Drábek

In an overview of financial concerns, the first focus is on the question of finance, which nobody knows how to motivate. The second is the subject of offering tax rebates for historic preservation. Here we must ask ourselves "Who is the ultimate customer?" Until we can answer this question, talk of tax rebates is premature.

It seems that the objective of this symposium is to: a) inventory known problems, and financial management is clearly one of these problems; b) identify unresolved issues; and c) propose some recommendations. To this end, the following questions might offer some significant guidance:

1. How do we identify those historic preservation projects which are located in commercially viable sites? How do we treat them compared to other locations?
2. What are the choices of financial instruments and which can best be employed?
3. How are funds for historic preservation to be raised?
4. How are these funds to be capitalized?
5. What is the amount of domestic savings in the Czech and Slovak Republics? How do we tap these savings most effectively?
6. Which historic monuments most clearly constitute the Czech and Slovak Republics' "family silver" of historic patrimony?
7. What rules presently apply to foreign investors who may wish to invest money in historic preservation projects here? Do these rules encourage or discourage investment?
8. How can we best finance the prerequisite improvements to infrastructure?

Until we can adequately answer these eight critical questions, we are not ready to discuss the application of tax incentives for historic preservation.

Session III

Preservation Planning Methodology

Planning for the Individual Building and Site

What are We Doing for Historic Preservation? Miroslav Baše

French Sponsored Examples of Historic Preservation, Didier Repellin

Planning for the Urban Context

The Current and Future Prospects for Conserving the Architectural Heritage in the Czech Republic, Josef Štulc

The Getty Grant Program's Support for Historic Preservation, Timothy Whalen

What are We Doing for Historic Preservation?

Miroslav Baše

The Czechs and Slovaks are entering a transition period towards a market economy. The July 1991 "Prague Declaration" underlined that experience cannot be transferred from one country to another without its being adapted significantly to local circumstances, traditions and historic contexts. The lessons of urban and regional planning are far from clear and have taken shape only through a complex process of trial and error. Western experience itself is varied and in transition and open to further adaptation and change.

With regard to planning in the Czech and Slovak Republics, central planning methods currently overlap new issues such as private ownership, with its rather modest type of planning, but which represents an introduction of real economic criteria. The reshaped Building Code and Urban Planning Act defines two major goals for planning: estimation of the "bearable" limits for a particular area and regulation of spatial and functional organization.

The following situations confront historic cores:

- Over the past 40 years total renewal has brought about a defensive but passive approach resulting in the declaration of (Town) Historic Reserves and (Town) Historic Zones. This has excluded the designated areas from normal, current regeneration procedures and processes, whether for good or for bad.
- At present most historic cores suffer either from their functional isolation (exclusion from "city life"), or from overexposure and overuse since they must serve beyond normal capacity due to their central locations in vastly larger towns or cities.
- There is a polarity between central city area development and historic district conservation. These two forces must be joined.

- The problems confronting the Prague Historic Reserve are marked by a) a steady decline of the number of permanent residents; b) a high concentration of job opportunities (nearly one-third of all job opportunities of Prague) on about 3% of its territory and the direction of the future development is unclear; c) a high tourist demand to see Prague's Historic District. Out of the 65 million visitors to the Czech and Slovak Republics in 1991, about 80-90% visited Prague and its Historic Center; they were predominantly from Germany and Austria, while 27.3% were from countries that do not neighbor the Czech and Slovak Republics. Most visitors did not stay overnight due to the lack of accommodations, thus their overall expenditures are relatively low.
- There is a question concerning how much of tourist revenue should be used for historic district regeneration.
- During 1991, approximately \$3.2 billion (including loans from the International Monetary Fund, World Bank, G-24, and European Community) flowed into the Czech and Slovak Republics. Direct inflow from enterprises was about \$600 million. The local side is apparently not prepared yet; legislation is not completely transformed; guarantees apparently are not satisfactory. For example, Cunard/Ensar's effort to restore several historic buildings in Malá Strana-Kampa for hotel purposes was rejected by protectionists and rejected by the Malá Strana Community. The result has been continuing deterioration without any positive alternative. Thus, we have the unfortunate point of view: "better [to have] ruins than inappropriate restoration."
- There need to be governmental programs for Historic Town Districts, as proposed. First, we need to stop further deterioration. Then we must improve the infrastructure. Finally, we need to start systematic regeneration, tailoring intervention to the condition and the value of particular buildings or building groups. An urban planning study carried out in 1982 estimated that 15 billion Kčs (\$500 million) would be needed to change the present situation and/or trends. In 1991 an updated study estimated a need of approximately \$1.2 billion (36 billion Kčs), without taking into account the probable return.

- The basic problem of regeneration focuses on relocation of present users.
- The Prague Historic Reserve (PHR) is currently divided into several City-districts, with Prague 1 representing the majority. For the future, PHR might best be organized as an independent district. PHR could be unified under Prague 1 administration.
- All intervention might include enhancement of particular property values. For years, and even now, citizens have noticed how serious decay has been and how it has been underestimated. The "adoration" of historic sites has, as a result, complicated answering whether or not there have been mistakes.
- The ambitious foundation of Historic Prague (by Charles IV) has been followed by the ambitious declaration of PHR (1971), which was not followed by the conception of a method of conservation implementation. "Regeneration areas" should first be defined, and then protected by appropriate regulations and laws (Acts). A comprehensive solution is required to harmonize conservation and development. One possibility is to view the historic area not as a museum, but as a living example of acceptable lifestyles, conditions, etc.
- Stable conditions and the visual presence of a permanent population is necessary. Without this a rich architectural fabric will undergo fundamental changes with heavy losses to present trends. Social policy must also allow for the physical accommodation of the poor and middle class who comprise the majority of most populations.

French Sponsored Examples of Historic Preservation

Didier Repellin

How may I help you? Maybe we should, for a moment, track the history of French historic preservation mechanisms, education, and management. The first question concerns who is going to do the preservation work. Contractors must be certified and educated for it. It is a question of teaching anew skills and trades possibly long forgotten. In the beginning, Lyon protected only its monuments. Later, entire districts were protected and the state then showed examples of restoration. There were market analyses and social analyses -- and all have proved to be wrong. Today, the old districts are the source of Lyon's wealth as a city.

Damaged or neglected old buildings must first be protected against further deterioration. Then do a survey. Then develop a strategy -- temporary or permanent. But remember that the less money you have, the longer term your plan must be.

The human heritage must first be observed. This is defined as people and their traditions -- the skill of their trades and the value they place on these trades passed from generation to generation. By way of example, Didier Repellin made a presentation on the restoration of a pavilion located within the Royal Palace in Phnom Penh, Cambodia. It was restored using money to buy material, and by rediscovering the trades and skills that the Cambodian people had forgotten during 20 years of civil war. The pavilion had been a gift of the French government of Napoleon III to the King of Cambodia in 1891.

The Current and Future Prospects for Conserving the Architectural Heritage in the Czech Republic

Josef Štulc

For many foreign visitors to Czechoslovakia the dilapidated condition of the housing in the country is likely to be an unpleasant surprise. Buildings representing the nation's cultural heritage are no exception in this respect. Some of the historic city cores present the most striking examples of the overall poor condition, in which whole areas of original housing have been demolished and replaced by prefabricated blocks of flats penetrating through the historical city fabric. Quite a few lovely baroque country mansions have boarded-up entrances, and are on the brink of collapse. Hundreds of rural churches have shared the same fate until very recently.

For a visitor who is an expert in the area of cultural heritage conservation, the manner in which some of the heritage buildings have been -- and in some instances are still being -- conserved might be an even greater surprise. Instead of sensitive and careful conservation of the original material substance of the building -- the method called for by John Ruskin and William Morris as early as the mid-19th century, and the only ones meriting even nowadays truly professional standards -- the visitor observes complete replacement of virtually all architectural details, plaster, stucco, roofing, and other such elements.

Observations on the subject were presented in a report by a group of British specialists who, headed by architectural historian John Harris, visited the country in 1991. Twenty-one castles in the Czech and Slovak Republics open to the public were studied. The reconstruction of some of our most important heritage buildings such as the Prague's Troja castle or the South Moravian Vranov castle were referred to by the British as "a disaster," and not without justification. We have been warned by them not to use these projects as models to copy in the future.

To blame the dilapidated condition of a great part of the Czech and Slovak architectural heritage and the brutal and insensitive manner of reconstruction of some historic buildings on lack of tradition or insufficient development of a professional heritage

conservation discipline, would be a sad misunderstanding. Scores of instances can be cited where the restorations of historical buildings including the conservation of their artistic decorations equalled top European standards. The same can be claimed of the scope and depth of historical research and art historical analyses, special studies, and methodological procedures which generally precede restorations of important historical buildings and revitalization of whole historic urban areas. The same applies to the intensity and level of overall theoretical thinking in the discipline, and its present state of progress of which is based upon over 150 years of continuous intellectual development. The roots of the negative phenomena mentioned above are intrinsic to the very nature of the socialist ideology.

Until the revolution of November 1989, almost 70% of about 36,000 real property items included in the Cultural Heritage List of the Czech and Slovak Republics had been owned by either the state or state-controlled socialist cooperatives. As in the case of other property, listed buildings were affected by the ubiquitous phenomenon of collective responsibility, with no one responsible for specific buildings. Fully in keeping with the Czech proverb "no pain in hurting another man's property," the state-owned property had been left to decay. As revealed by surveys, the chronic negligence in preventive maintenance of historical buildings had been the principal cause of gradual decay and extinction of over three and a half thousand historic buildings from 1958 and 1988 (amounting to 10% of the national architectural heritage). In all fairness, the former state must be given credit for spending relatively extensive amounts of money on heritage preservation, but unfortunately it was usually without providing for the rational and effective use of the funds. The distribution of the funds available had been primarily affected by ideologically motivated preferences or inhibitions. State funds had been lavishly spent on reconstruction of what used to be called "revolutionary heritage items and the Communist movement monuments" (more likely than not without any architectural value whatsoever) or, alternately, the funds were concentrated on a few selected and unnecessarily ambitious projects which received publicity and were very lucrative for the project teams and contractors. Thereby, the state created the appearances of taking all necessary care of the nation's cultural heritage. On the other hand, churches and other church buildings, the best representatives of the millennia of architectural progress in the land, had been purposefully neglected. However, even in

instances when there were sufficient funds for the restoration of high-quality architecture, the results were not necessarily satisfactory considering the large amounts of money spent and the results.

What were the causes? They lie in the condition into which the socialist era had maneuvered the building industry. The fully state-owned building industry had undergone artificial growth into behemoth companies whose techniques and technologies were becoming ever more industrialized. In the case of new buildings, this development resulted in perhaps the largest scale implementation of the prefabricated technology worldwide. Consequently, the Czechoslovakian contractors had become increasingly less and less capable and/or willing to build anything but standard or prefabricated buildings. This trend was advanced by all the artificially designed economic indicators by which the performance and hence profits of building contractors were assessed. Instead of considering the volume of work invested and skills, the sheer quantities of the materials consumed was all that was relevant. No wonder the traditional professions of bricklayer, carpenter and plasterer were replaced by those of concrete placer, and assemblage worker. Equally unnatural and paradoxical, the work of the architect used to be assessed using a rough quantitative measure. Architect's projects were assessed mechanically, using a percentage of the overall project costs instead of looking for an idea, artistic value, wit or effectiveness of the proposed architectonic or engineering solution.

Given this resulting artificial shortage of building capacities, it is no wonder that contractors made it a rule to always turn down low-profit projects involving maintenance, repair and restoration. The so-called comprehensive reconstructions, which were highly costly, were an obvious choice, especially since they often also included static reinforcement of the renovated buildings. Thus arose an absurd vicious circle: the numbers of historic buildings in emergency condition kept increasing due to lack of maintenance. Unless buildings decayed beyond repair, their rescue required large-scale structural bracing and comprehensive reconstruction, draining the major part of the funds made available by the State for heritage preservation. Furthermore, funds became all the more scarce for timely preventive maintenance of other decaying

buildings, which in their turn were becoming "ripe" for large-scale structural bracing and reconstruction.

We are fighting the consequences of this situation even now. This approach also affected new construction, within which practically all architectural creativity had been paralyzed. As a result the past developments have resulted in tremendous cultural losses. With old and modern architectural heritage decaying, nearly no new values worthy of the term were created.

It is far easier to analyze the past causes of the present difficult condition of our architectural heritage than to forecast its likely fate in the new conditions of a market economy. Therefore, the following considerations will be of the nature of personal perceptions of the problem without making the slightest claim at completeness.

In the area of cultural heritage conservation, the new social conditions have first and foremost removed the yoke of central regulation. It is only now possible to appraise both our history and our cultural heritage with objectivity, which is being reflected in the list of items covered by law protection. Scores of what used to be called Communist Movement monuments have been deleted and hundreds of buildings, especially ecclesiastical structures, have been justly added. Moreover, professionals in the field are free to communicate with foreign colleagues.

Much more significant, however, are the current developments and future trends affecting the national architectural heritage. In this respect property privatization must be seen as the primary factor. The process has brought about fundamental changes in the ownership of property and in the nature of the project development teams and building contractor companies involved in the reconstruction of heritage buildings. Privatization brings to heritage buildings tremendous positive opportunities on the one hand, together with grave and, for us so far, not fully recognized dangers. The chance, as we see it, is especially in the reinstatement of private property ownership. It will be in the interest of every owner to maintain his or her building in a timely and conservative manner to forestall the heavy investment necessary for large-scale overhaul. Therefore, we should like to believe that cultural heritage conservation experts will be

rid of the most oppressive inheritance of the past -- situations in which regardless all efforts, negotiations, lobbying, and moral appeals they were only the powerless witnesses of an uncontrolled process of deterioration, decay and extinction of thousands of unkept historic buildings. The privatization of architects' project studios and building contractors has made it possible to break the vicious circle already mentioned. The natural order of when the type and scope of work done is determined by the building owner or user, instead of the contractor, is sorely needed again in the maintenance of architectural heritage. On the other hand, it would be unwise to fall into the trap of disregarding the tremendous risks to the heritage buildings brought about by privatization.

Individual ownership interests are always far more aggressive than community interests. The new generation of entrepreneurs should be expected to want to utilize their property most effectively, listed buildings being no exception. The pressure of adding floors or new construction in Prague's center and the manner in which the shop or catering facilities windows on the ground floor level have been completely redesigned in many instances are obvious examples of these trends. Unfortunately, the drive for profit has all too often been intertwined with false modernism, ostentation, and bad taste. There is acute danger of Prague's historical center and centers of other Czech and Slovak cities in their turn, entirely losing major components of what forms their genius loci.

The present scarcity of state funding has become a major handicap in the current situation, allowing for neither the acceleration of preserving heritage buildings still in state ownership nor any sort of financial stimulation for maintenance of the already privatized buildings. Conservationists have been forced to adopt a new strategy: the restricted funds available are distributed among the largest number of possible maintenance projects regardless of the buildings' ownership. Currently for instance, an ad-hoc commission of the Ministry of Culture has reviewed applications and is selecting maintenance projects among which 40 million Kcs will be distributed from funds earmarked by the Czech government explicitly for repairing the roofing of heritage buildings. No new "prestigious" projects have been started of the type on which money was so lavishly wasted in the past. Nowadays when the competition among building

contractors makes it feasible to utilize the funds available with genuine effectiveness, the scarcity of funding by private sponsors is acutely felt.

There has been so far only minimal support for the type of volunteer bodies and trusts that constitute the framework of the cultural heritage conservation movement in countries such as the United Kingdom. These all are areas in which we would be grateful to receive any ideas to help us avoid mistakes on our path to improving our new situation. Our current symposium can be a significant contribution in this process.

The desired renaissance of genuine architectural creation in our country is likely to affect the future of the Czech and Slovak cultural heritage and nature of our towns and cities and the cultural landscape. Without it, the deep scars in the structure of the historic city cores that were made by demolition will never heal. Hopefully we may not be too late to properly revitalize some of the heritage buildings endangered by perilous overall conditions. And hopefully even long intellectual starvation will not make architects of the present and next generations strive for acclaim at any cost, including the negation of the values inherited from generations of their predecessors. Their credo should become that of the great early 20th-century Czech architect Pavel Janák, who suggested that "the architect creating in the historical environment should always behave as a well-bred guest in a refined society."

The Getty Grant Program's Support for Historic Preservation

Timothy Whalen

The role of The Getty Grant Program is to respond to the ideas generated by individual project applicants. The Program does not provide technical advice or loans. Grants support activities under the heading of preventative conservation. Eligible applicants are non-profit entities, comprising a broad range of institutions, including townships, county council, regional governments, federal government, service organizations, churches and historic preservation organizations.

The Program assesses projects internationally, where financial resources are limited. In order to be eligible for Getty support, the site must be owned by a non-profit entity; be designated by the highest national rating or a UNESCO World Heritage Site; and be part of the existing historic fabric. This excludes gardens, historic landscapes, engineering structures, free-standing sculptures and fresco cycles.

The three funding categories have been conceived as steps in the preservation planning process, to induce applicants into systematic, rigorous planning standards. **Project Identification Grants** (\$20,000) provide seed funds for basic research and documentation. Recently for Eastern Europe The Getty Grant Program awarded a Project Identification Grant to the World Monuments Fund for the Tempel Synagogue in Cracow. **Project Preparation Grants** (\$35,000-50,000, depending upon individual project requirements) support the activities which provide the basis for actual conservation work, such as completion of a historic structure report, paint analysis, etc., as determined by the needs of the individual project. Project Preparation Grants account for the majority of the grants awarded, as the Program feels that documentation of the site is the most important aspect of the project planning process. **Project Implementation Grants** (up to \$250,000) support the physical project work. Complete documentation is required for this keenly competitive category, which seeks model conservation projects (in terms of training, research and techniques).

The requirements of the application have been designed to elicit information about the building, its history, its significance and its conservation history. The preservation

principles underlying the project must also be articulated. The most important element is a description of the plan and how the applicant expects to execute it. This portion, as submitted, is often the weakest because it is the most obvious to the applicant. The project work team description should be detailed as to how it is organized, the chain of authority, and its members qualifications. Evidence of support for the project is also important.

The applications are sent first to reviewers who are practicing architects and architectural historians with first-hand knowledge of the area in which the project is located. When these reviews have been received, the Architectural Conservation Advisory Committee is convened and, based on the reviews of its members, funding is recommended. The Committee considers the proposed project, its regional and/or national significance, the appropriateness of conservation policy, personnel, community involvement (on the level of the local preservation agency), future use of the building, its use as a model, how it makes use of the currently available technology, resources and professional expertise in the area in question.

The merits of beauty and history do not account for the success of a project alone. Intelligent planning, with clearly defined goals and paths which lead to them is convincing, persuasive and seductive. It makes others confident that the issues and challenges have been considered thoroughly by the people who put forth the proposal. Ultimately, funding decisions of all sorts come down to who is likely to successfully develop a competitive project.

Session IV

Engaging the Public

Organizing a Public Constituency

Public Participation in the ČSFR, Mikuláš Hulec

The American Model, Laurie Beckelman

Organizational Structures and Their Support

The Need for Institutions for Historic Preservation in the ČSFR, Eliška Fučíková

Engaging the Public: The Experience of the National Trust, Merlin Waterson

Public Participation in the ČSFR

Mikuláš Hulec

As a people and a tradition, Czechoslovakia has little or no experience with public participation in civic projects, or with organizing a public constituency. In the past in Czechoslovakia when something was done in the interest of the people, "we were only trying to mask a dirty trick." Thus, there is great distrust today among Czechs and Slovaks where there is an effort to build public support in the name of "public interest."

One hundred years ago, in 1892, the first ethnographic exhibition was held in Prague, and people saw displayed a new respect for "vernacular culture." In this exhibition, a full-size model of a small Czech/American village was created. Vernacular culture, folk art and architecture, were the main attraction; and the exhibits displayed and emphasized the real value of the indigenous habitat. This first exhibition catalyzed a cultural awareness of folk art.

The 100th anniversary of this exhibition is being celebrated today, and the value of folk art is still very much a subject of interest. Today in the Czech and Slovak Republics, agents are rushing to buy artifacts so that they might sell them abroad. Nomadic groups residing within the republics are buying furniture from uninformed owners, only to sell these items for profit elsewhere. Much is stolen, much is extorted, much is sold because it has little or no cultural meaning to them. The country's patrimony is in motion.

Most Czech and Slovak people would like to get rid of their buildings like their furniture. Selling for a quick and easy profit avoids the problems and expenses of caring for the architectural heritage. We must engage these ordinary people. It seems that at the moment the preservation of monuments creates problems, not solutions, for most people.

Journalism has helped. Through the efforts of conversation and dialogue we have touched and inspired some. The public must participate, it is true, but this is a very remote goal. We, in the Czech and Slovak Republics, need the benefit of your experience. And we need specific proposals.

The American Model

Laurie Beckelman

While the United States has had several decades in which to develop mechanisms to protect its landmarks, during the period of convulsive change and development in the post-World War II era, the Czechs and Slovaks are faced with the need to do it now, all at once facing what in Margaret Thatcher's England was called the "Big Bang" of sudden privatization. There will be, and already is, a deluge of proposals for redeveloping the physical infrastructure -- hotels, conference centers, skyscraper developments, shopping malls, suburban new towns -- proposed by multinational corporations with resources exceeding your own, and the implied or explicit threat that if you do not get on the train now, you will be left behind at the station. Do not, please, let them railroad you.

Prague is a miracle of a city -- a triple miracle -- for what it is, a beautiful city full of beautiful buildings, a humane and livable environment in a region where so much of the environment has been hopelessly degraded; for what it somehow survived during the Second World War; and for what it somehow survived between then and now. All of Czechoslovakia is a similarly miraculous place. Moreover, you have done the work of identifying what you have in your center cities. You know what treasures you have, and where they are, and until now you have been able to preserve them.

The protection of the old order is gone and there is nothing yet in place to replace it. The intrinsic understanding that Czechoslovakia's patrimony is important, and vital to protect is running up against two major concerns, or better, two major fears, about its future in a new, united, non-Communist Europe. One fear concerns your place in the new Europe. Will Prague proudly take its place as an important, modern, thriving city in a vital, prosperous country? Will you become a vibrant, growing new European capital? Or will you end up as a museum of the past, inhabited only by students, old-age pensioners and tourists? Or worse, some kind of Disneyland -- an artificial fairy-tale set maintained for the amusement of affluent visitors?

Beyond merely issuing warnings, there is a need to share past mistakes committed in the U.S. and to urge against their repetition. The American model creates a permanent

conflict. Czechoslovakia has the opportunity before the conflict arises. Learn from America's mistakes. In the 1950s and 1960s, we let ourselves be seduced by every conceivable large-scale redevelopment scheme. In the name of "progress" we allowed massive demolition and rebuilding to destroy the hearts of far too many of our cities, towns and neighborhoods. We let developers and government officials convince us that the only alternative to these massive schemes was abandonment and despair. In fact, what these schemes did was rob us -- rob us of our light and air, rob us of our history, rob us of beauty, rob us of humane, livable environments. During the decades after World War II New York saw a major destruction boom. Many buildings were destroyed -- on 5th Avenue in the heart of the City almost all of the great houses of the last century were demolished to permit the construction of new apartment houses. In New York City, the symbol of this foolhardy approach to civic life came to be the destruction of Pennsylvania Station, and its replacement by a grossly banal office building and stadium. Its loss is still lamented.

In response, New York City created its first law to protect landmarks. Over the next two and a half decades protection was extended to 900 individual buildings, and almost 60 historic districts containing some 19,000 structures. And cities and towns around the county followed. When the recession of the 70s ended, to be followed by the expansion of the 80s, where did business want to be? The environments we protected became an enormously positive draw -- attracting companies and people who wanted to live and work in our newly protected historic districts. Tourism of course also benefitted -- and tourism is one of the biggest industries. But besides that, New York, Boston, San Francisco -- the "historic" cities became the magnets for so many growing industries. An excellent example of a successful "historic" city is Charleston, South Carolina.

Government regulations were essential to protecting the historic built environment, but by themselves would not have been enough. Resistance to government regulation is a fact of our daily lives. The key to making all this work in a capitalist economy is to build cooperation between the private and public sectors. To gain credibility for the process of protecting your historic patrimony, you must build strong private support. The private sector is necessary, as well as the independent sector, the voluntary associations of private citizens working towards the public good. The key here is

education, helping the private sector understand the value and critical importance of preserving your irreplaceable environments. In the U.S. a partnership has been built among the private, public and independent (or "non-profit") sectors. The independent sector is a peculiarly American phenomenon. Like-minded individuals form civic-minded associations to pursue common goals. Those formed to support historic preservation range from small, low-budget groups whose main function is to advocate governmental agencies on behalf of preservation causes -- to organizations whose chief function is education, broadening the awareness of our patrimony among the population at large through lectures, publications and tours -- to large, sophisticated organizations with substantial resources that are put to use as grants and revolving loans.

The New York Landmarks Conservancy started with an ambitious project and assembled the Federal, state, city governments and private organizations to make it possible. Also, smaller, more creative projects can meet the goals of revitalization without destroying cities. One of the Conservancy's first projects was the redevelopment of the Federal Archive Building, located at the corner of Washington and Christopher Streets in Greenwich Village. Completed in 1899, this Romanesque Revival building was constructed for use by the U. S. Custom Service and later occupied by the National Archives Record Center. The building was vacated in 1974, and declared surplus to the needs of the Federal Government in 1976. Designated a New York City landmark in 1966, it was listed in the National Register of Historic Places in 1974.

In 1974, the General Services Administration, the custodian of the building, requested that the New York Landmarks Conservancy examine the potential reuses for the Federal Archive Building. The Conservancy asked the Center for Advanced Research in Urban and Environmental Affairs of Columbia University to study these reuses. The resulting study, "Working Paper I, the New York Federal Archive Building: A Proposal for Mixed Reuse," recommended the rehabilitation of the Federal Archive Building for mixed retail, residential, and semi-public uses. In 1976 the City, with the support of Community Board 2, submitted the first of several applications to the General Services Administration to receive the building as a surplus property transfer for historic monument purposes. In 1977, the City invited the New York State Urban Development

Corporation to participate in the project in order to facilitate the leasing of the building. The deed to the Federal Archive Building was signed and put into escrow April 1981.

In 1977, the Conservancy issued a Request for Proposal for the preservation and reuse of the Federal Archive Building. The Rockrose Development Corporation was selected in 1977 and 1978. The Teitelbaum Group took over in 1979 and formed Archives Commercial Partnership. Archives New York Limited Partnership joined in 1982 and Rockrose rejoined in 1985 as managing general partner. The plan set forth in the application to acquire the building proposed creating a revolving fund for historic preservation as a means of disposing of the excess income for "public historic preservation purposes" as required by the Federal Property and Administration Services Act of 1949, as amended pursuant to which the building was transferred.

In 1982, the New York City Historic Properties Fund was created to assist in the rehabilitation of buildings that are either designated New York City landmarks or on the National Register of Historic Places. Within the next 10 years the Fund received over \$4.75 million. In addition, the Fund would receive 8% of the gross commercial rent for the life of the lease. The application also included the setting aside of approximately 54,000 square feet gross in the first three floors of the building for semi-public uses -- that is, for not-for-profit educational and cultural purposes -- to be rented at a subsidized rate of \$4.00 a foot. Furthermore, the City and the Urban Development Corporation will share 12% of the developer's profit in the event that the residential units are converted into cooperative or condominium ownership. Payments in place of sales tax, totalling approximately \$1.2 million, are being returned to the community for neighborhood improvement. Most of the 479 rental residential units (average size: 1100 square feet) are studio and one-bedroom apartments.

The economic dividends which landmarks bring to a neighborhood are frequently overlooked, often by those persons who would destroy them in the name of economy. In commercial districts, for example, benefits for retaining the historic structure may derive from the type of activities housed by the landmark or the kinds of people they attract. In residential neighborhoods, landmarks often set the tone of community life which, in turn, determines property values, assures a solid tax base and prevents the

encroachment of urban blight and misguided development. For most communities landmarks become the catalyst for an economic revival. If the agenda is to strengthen, reinforce, invigorate, and enhance the local place, then it is not going to be accomplished by some magical formula but by evaluating the current community needs and addressing them.

The original Penn Station was foolishly destroyed 30 years ago. The replacement train station under the skyscraper is ugly and poorly designed. It is particularly so in contrast to the grand old central post-office across the street, which is reminiscent in many ways of the old station. Historic stations in other cities are luring passengers back to train travel. They cannot bring back Penn Station, but as of this month they are proposing to move the station across the street, into the grand old post office, to bring back something of the splendor lost in the dust of demolition, greed, and shortsightedness. If the Czech and Slovak Republics start planning now, maybe you will not find yourselves in that awkward position 30 years from now.

The Need for Institutions for Historic Preservation in the ČSFR

Eliška Fučíková

In Czechoslovakia the historic experience with cultural heritage is proud and varied. In 1796 the Society of Patriotic Friends of Arts was established, and opened the first public picture gallery, a predecessor to the present National Gallery. In 1818 the Patriotic (now National) Museum was established. Interest in rural life and folk art resulted in the founding in 1891 of the Ethnographic Museum. The Ethnographic Exhibition held in Prague in 1895 resulted in more widespread protection of folk architecture.

Concern for both aristocratic and ecclesiastical urban architecture was also admirable. As early as 1850, a Central Commission for Research and Conservation of Monuments started its activity here, similar to the other countries of Austria-Hungary. A list was begun of the monuments throughout Bohemia, and from the last quarter of the 19th century to 1937, fifty volumes were issued, cataloged by district. In 1854, a scientific journal dedicated to archeological and historical monuments began to be published and it continues to be published today. An institution to care for and solicit private funds, along the lines of the British National Trust, has never been established in the Czech lands. There would never have been substantial enough motivation, since owners occupied their buildings or sold them to other solvent buyers.

The natural economic basis providing the means for the preservation of monuments ceased to exist after 1948 and the takeover by the communists. The personal and emotional relationship between owner and building no longer existed and the exploitation of the premises often changed drastically. The immense treasury of historical architecture in the Czech lands, until then preserved as if by magic, almost visibly began falling to pieces. Nevertheless, some positive developments occurred after 1948, such as the implementation of the first law to protect historic monuments, and the establishment of regional centers for the preservation of monuments and protection of the natural environment. While considerable funds were invested in the maintenance and reconstruction of monuments, the results of these efforts have not been adequate. The costly reconstruction of selected monuments used up most of the allocated money. Museum exhibitions were installed in some reconstructed buildings, while other

buildings, mainly those of a more utilitarian character, gradually deteriorated. Buildings that were not lucky enough to have state protection, namely some of the chateaus, palaces and monasteries, were transformed into orphanages, homes for the elderly, archives, agricultural produce warehouses, garages and even barracks for both our and the Soviet armies.

The buildings that will not be returned to their original owners must remain in the possession of either the state or local municipalities. There will not be sufficient funds to either maintain or restore them. Meanwhile, reinstated owners receive devastated properties. The state cannot provide financial support, and the existing tax structure does not compensate private efforts to restore the monuments and possibly open them to the public.

Current gaps in the legal system affect not only preservation incentives, but the very viability of the few successful foundations that have been established in the past two years. In this new situation we lack an amendment to the Act of Parliament concerning the protection of monuments. Even if the legal framework is established, the existing institutions in the country lack the capacity to either manage historic properties that are not returned to owners or to purchase and maintain the castles and chateaus formerly owned by the state. Nor do we have an institution that would be able to purchase the less important smaller historical buildings, restore them and put them to use so that they could be self-sufficient.

Even if we establish now a Czech form of, for instance, the British National Trust, or Landmark Trust, and even if it is well advertised, *it will take years before we attain a membership whose contributions would cover its budget.* There is no well invested fund to bring sufficient means to cover the costs of the buildings. Much of the local economic activity that in the past sustained architectural complexes such as castles, chateaus and monasteries -- the fields, woods, mills, sawmills, breweries, etc. -- no longer exists.

The National Property Fund is able to create an institution, a non-governmental Trust, where it could be the main participant and provide the necessary financing which, properly invested, would provide every year the sum needed to maintain former state

castles, chateaus, etc. The contributions of volunteers, individuals and collective members of the Trust could then enlarge the resources spent for the reconstruction. These resources would grow with the number of members.

Is it then sensible to establish other foundations that will, like the recent State Fund for Culture, start with grandiose plans and good will but have insufficient or nonexistent funding? Instead, it is necessary to establish institutions modelled on British prototypes, and find the means for them to start activities immediately. Our national parliaments are unlikely to approve a bill proposing to reestablish the funding that supported historic buildings in the past. If that could somehow happen, it would be possible to rent these buildings in order to finance maintenance and necessary reconstruction.

Delegation of the administration of state castles, chateaus and other buildings to the National Property Fund is a possibility. This would break the custody of the Ministry of Culture which, with an insufficient budget, is unable to maintain these buildings adequately. The National Property Fund is, besides other activities, today administrating the transfer of state properties from the state to other institutions and persons, establishing joint-stock and other companies, participating in the establishment of them, and investing in the properties as well. Through gradually developing activity of the historic buildings themselves, their prudent secondary exploitation could later enable them to return some of the income to the fund, replenishing and increasing its means. Financial investment into the preservation of our cultural heritage is not just our moral duty to both the past and the future, it would be a wise economic decision, especially if we want to keep up the pace of tourism development, a pace that would certainly slow down without these exceptionally attractive monuments.

The National Property Fund could start another fund created by the sale of funds which, before the towns and municipalities are rich enough, could provide support for the private owners of the monuments, through bank loans at low interest rates.

Comprehensive consultations with lawmakers, the Ministry of Finance, and of the National Property Fund are needed to establish the mechanism for these funds. But it seems to be the most feasible way to help to our national cultural heritage, and would be supported by our own resources. That does not mean that we would refuse help

from abroad through international foundations, and they are already cooperating. But foreign help would be of partial importance only and would concentrate on the foremost monuments. What we have in mind is the preservation of a large range of historic architecture.

Engaging the Public: The Experience of the National Trust

Merlin Waterson

The National Trust can, in a rather simple, literal way, claim to have some success in "engaging the public." The National Trust is organized regionally, and is comprised of 16 such regions throughout the United Kingdom. The Trust is a charity, an organization supported by its own members and independent of the government. Membership now stands at over 2 million. The National Trust owns over 300 historic buildings and gardens open to the public, it is conserving 527 miles of coastline and protecting 565,000 acres of outstanding landscape.

Organization as a charity has three valuable aspects: 1) The Trust attracts gifts. Typically, people don't like giving land or gifts to government. A charity is a more attractive recipient; 2) As a charity, the Trust attracts grass roots support. Members each pay approximately 1000 crowns each year; 3) Because the Trust is a charity, it is also easier for the government to give grants because they are not seen as benefitting private individuals.

"Engaging the Public" is more than a numbers game. Mention of statistics may lead to the supposition that what matters in engaging the public can be measured in numbers of visitors and supporters. That is emphatically not so. The National Trust's experience is that tourism offers both opportunities and very serious threats. Already at too many historic sites around the world the international leisure industry seems intent on ensuring that the very thing that visitors have come to see is demeaned or even irreparably damaged by tourism. Yet the income from visitors is essential not just to national economies, particularly in countries such as the Czech and Slovak Republics, but to conservation organizations like the National Trust.

To avoid those pitfalls, to engage the public so that it and the historic monuments benefit, is to ensure that there is a philosophy of conservation and presentation that is properly conceived, understood and observed. In this case of the National Trust, that essential framework is set out in various Acts of Parliament which have stood the test of time since the Trust was formed nearly 100 years ago. Those Acts state plainly that the

Trust has a first duty to conserve. It also has a responsibility to ensure that its properties are enjoyed by the public, but not at the expense of their conservation for future generations.

The full name given to the Trust when it was set up in 1895 is The National Trust for Places of Historic Interest and Natural Beauty. Two simple but important principles were established from the start. The Trust was and is concerned with monuments of historic importance; and it is also concerned with natural beauty, with landscape. Very often the two go together, landscape being the essential setting of a historic monument.

What makes a building historically important? That may seem to be a fatuous question, but here in Czechoslovakia you know only too well that great monuments are cultural symbols. That is part of their appeal to a mass audience. It also explains why such monuments have not just a cultural but also a political potency. In relating the cultural and political symbols of Great Britain and the Czech and Slovak Republics, the writings of President Václav Havel have provided enormous stimulus and benefit. His writing is in many ways just as relevant to conservation as it is practiced in England, as it is to the care and presentation of monuments in the Czech and Slovak Republics. Havel wrote in a letter to Dr. Gustáv Husák, "It is culture that enables a society to enlarge its liberty and discover truth."

Blickling Hall, in Norfolk, was built in 1620 by Sir Henry Hobart, Lord Chief Justice of the Common Pleas -- one of the most powerful legal figures in the Government of James I (father of the Winter Queen of Bohemia). In 1940 the owner of Blickling, Lord Lothian, gave the house and a 4000 acre estate to the National Trust. Lord Lothian had as a young man been Private Secretary to then Prime Minister Lloyd George, and had been involved in drafting the most radical social policies this country had yet seen, including substantially increased taxation of great landowners. It was entirely consistent with this political philosophy that Lord Lothian should have helped the National Trust secure the necessary Acts of Parliament to be able to acquire great country houses; and should then have given his own estate, Blickling, to the Trust. (One man with vision and with the right political contacts can achieve so much!) Blickling seems to show just how complex a message this building conveys. It is a perfect example of what Havel

calls "the whole disorderliness of history." To understand Blickling visitors need to appreciate that its history is full of contradictions. It speaks of the ambitions and brutality of the Tudor Court; of the way the King used the legal system in the 17th century; and of the generosity of Lord Lothian, who believed that a massive redistribution of wealth was right, was necessary, and that it involved him giving a house he loved to the National Trust. To engage the public honestly, we have somehow to convey the complexity of these many layers of history.

If visitors can be helped to understand these themes, a great house like Blickling can mean so much more to them. The National Trust relies on very large numbers of volunteers who act as room stewards, not only to protect the building, but to explain its history to visitors. The reenactment of the 20th-century history of Blickling, by the actors of the Young National Trust Theatre, has helped to explain to schoolchildren some of the most controversial events of the recent past.

Experience has shown that visitors really value is as full and objective an account of the history of historic monuments as is possible. This plea will strike a chord here in Czechoslovakia. Those concerned with the care of historic monuments know how many external pressures there are to distort or manipulate historical evidence. Sometimes this can take the form of outright destruction of monuments on ideological grounds. Then there are the business managers of historic sites, who think that one overly simple, crude marketing label will help to attract extra visitors. Almost as dangerous are the assumptions of historians who want to select one period for the restoration of a monument, to the exclusion of all other phases of its history. The preservationist's task should be to engage the public and its concern for the survival of the monument, and to find the means to fund the survival.

Oxburgh Hall is another of the Trust's properties in East Anglia with a very complex religious and political history. It was built in 1482, and has remained the home of the Bedingfeld family to this day. The Bedingfelds have always been staunchly Catholic and have suffered from this particularly in the 17th and 18th centuries. After the property was returned to the family through restitution, the family was unable to maintain it. The National Trust was able to attract funds for repair and maintenance. The

Bedingfelds then leased the estate from the Trust, continuing to live there after repairs were completed. An academic architectural historian might tell you the chimneys and windows on the entrance front are 19th-century additions that should be removed to restore a "perfect" 15th century facade. The Trust believes that these details are an essential part of the story of the house and the family that has lived there for 500 years. The single feature which most fascinates visitors is a 16th-century addition, the priest's hole, where Jesuits could be hidden whenever government officials searched Oxburgh.

Our visitors respond with similar enthusiasm to attempts to explain the social history of country houses. At Erddig, in North Wales, there survives a remarkable series of portraits of servants, beginning with oil paintings of the staff in the Servants' Hall, and continuing with photographs. Because these are such rare and important documents, the Trust has restored all the domestic quarters and estate outbuildings, so that visitors can understand, through the eyes of a servant, how the house worked. Visitors enter Erddig through a succession of servant's rooms on the ground floor. Given that the social history of the house receives this special emphasis, it is particularly important that evidence of all periods of architectural history is clear to visitors. An academic reconstruction to a single period would be particularly inappropriate. Selling off building land along the edge of the estate financed this restoration work.

The history of vernacular buildings -- that is, unsophisticated building in the countryside -- calls for similar sensitivity. Wicken Fen was one of the Trust's very first acquisitions, a result of a series of gifts beginning in 1899. It is one of the most important nature reserves in Europe, partly because it has been a place of scientific study for at least a century and is effectively an open-air laboratory for Cambridge University. But it is impossible to understand this very rare survival of wetland habitat unless you understand man's use of it through the centuries. And so the Trust has in the last two years devoted as much care to the conservation of the Fenman's cottage as it does to the Fen itself. The restoration has involved reviving nearly forgotten crafts such as building with clay lump and with peat bricks, thatching with reed and sedge from the Fen, and using a traditional limewash externally. This modest building evokes the harsh lives of those working in the Cambridgeshire fens, not just in earlier centuries but until 30 years ago. The building, with its use of materials from the Fen, is an excellent

teaching device for school parties, who also come here to learn about the natural history of Wicken.

Wicken Fen demonstrates the case for preserving landscape and vernacular buildings together. The conservation value of the Trust's work on the Fen and the cottage was recognized in 1990 by a Europa Nostra Diploma of Merit.

Very little has been said about exhibition panels, audio visual displays and the increasingly fashionable trapping of high-technology interpretation. They have a place, but a limited one. The aim should be to let visitors experience historic buildings at first hand whenever possible. Real life, real activity stays in the mind long after a display panel is forgotten. At the Trust's Quarry Bank Mill, a museum to the cotton industry at Styal in Cheshire, 19th-century weaving equipment is again in use. Like many industrial museums, Styal is funded by a mixture of National Trust contributions, backed up with donations from industry and grants from local authorities.

In the quayside buildings at Cothele, in Cornwall, there are exhibitions about the relationship between the late medieval manor house and the history of the river traffic on the Tamar. But what children remember is the sight of the Shamrock, one of the last of the Tamar barges, and now restored to a seaworthy condition. The Shamrock makes the point about interrelationships, about the wider economic base of a country house. This restoration was a joint project between the National Trust and the government funded National Maritime Museum.

The relationships between conservation of landscape; of historic sites; and the fine arts can be explained in a particularly revealing way at Flatford. The family of John Constable, one of Great Britain's greatest landscape painters, owned these 17th-century mill buildings. They provided him with the subject matter of many of his finest pictures, including the *Haywain* (1820), now in the National Gallery in London. The Trust has been painstakingly acquiring parts of Flatford and the Dedham Vale since the 1940s, including the dry dock that formed the subject of the painting *Boat Building*; and Bridge Cottage, which appears in *View on the Stour near Dedham*. Visitors are encouraged, using this simple aerial view as a guide, to look at reproductions of those paintings on

the precise spot from which Constable selected his subject. In this way they can enter into the mind of a great artist, and have an insight into how he worked.

At Wimpole in Cambridgeshire the National Trust is working with local authorities to preserve and present to the public a magnificent historic monument. The house, now and in the past, was supported by an agricultural estate of 3,000 acres, much of which is park land, landscaped in the 18th century; but which retains evidence of medieval settlements in its field archaeology and earthworks. The Home Farm, now a Rare Breeds Centre, provides a use for an outstanding collection of buildings, and gives visitors insight into the history of livestock and farming. What distinguishes the Trust's work at Wimpole from most museums and from many other country houses open to the public is that it encourages the visitor to think of the estate as an entity. A conscious effort has been made to break down the barriers which so often limit visitors' perceptions and enjoyment so they can see works of architecture and art *in situ* in broad historical context. Visitors are encouraged at Wimpole to see how the pictures of people and animals in the house relate to the rare breeds, to the farm buildings preserved *in situ* and to the historic park land. The recently restored Stable Block, with its clatter of horses hooves and its exhibition on the evolution of the estate, ties these themes together. Drawn by the Suffolk Punches, visitors can make the journey, physically and in their imagination, to medieval settlements, to the household of great patrons of the arts and letters, and to a model farm. The restoration work at Wimpole was financed partly from agricultural rents generated by the farm, and partly from royalties arising from the publication of Rudyard Kipling's books.

Visitors respond most warmly to historic sites where the presentation is not dictated by neat, academic or ideological categories and assumptions. They are at least as interested in social history as they are in the fine arts, and children certainly far more so. That history must be presented with integrity and truthfulness. Those of us concerned with the conservation of historic monuments must be, in the words of President Havel be committed, to the search for "genuine life, exceptional deeds, individual expression." That way we will engage both public respect and support.

Session V

Landscape and Greenways

The Parador Concept, Country Houses & Landscape

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Tourism, Czech Castles, and the Parador Concept

Vlasta Štěpová

In 1990, approximately 50 million tourists visited the Czech Republic. In 1991, the number rose to 65 million. In the first three months of 1992, there were 13 million tourists. In this off-season period, 1992 marked a 30% increase from the year before. Most of these tourists visit Prague.

The topic of interest is Prague and how to save it. We need to push the tourists from Prague to the rest of the country in the years ahead. Many of the outlying regions, towns, and cities offer sports and outdoor recreation and are already prepared to receive tourists.

This is not the country for mass, bus-driven tourism. Such high volume tourism would be very damaging. As a set of goals for the future, we wish to encourage: more tourists, but individual tourists; music, folklore, culture, etc.; "upper-ended" tourism, with guests staying longer than three and a half days, for people who spend more money. In 1991, approximately \$1 billion was spent by tourists in the Czech Republic. In 1992, it should be substantially higher.

The Ministry of Trade and Tourism supports the Parador concept as it has been successfully used in Spain. A program for the creation of Paradors is already being planned in the Czech and Slovak Republics; site selections have already been identified as candidates for development. Restoration shall be under the care of expert supervision. Financing has been conceived as coming from an international fund and international banks.

Three critical steps remain to be taken if this program is to be realized: 1) This idea must be accepted by some authority created possibly by the governments of the Czech and Slovak Republics and the Council of Local Mayors of Historic Cities. (The creation of such a council is being resisted at present by the Ministry of Culture in the Czech and Slovak Republics.) 2) Money needs to be secured, which can be paid back in 10 to 15

years after the Paradors are built. The premier sites will pay for themselves much faster. 3) We must begin reconstruction.

The Spanish System of Paradors

Gaudencio Martin Conde

The network of paradors was established in Spain in 1926 when King Alfonso introduced the first national mandate to accommodate incoming tourists. These tourists then mostly visited the Spanish countryside to enjoy winter and mountain sports, and local culture. Over the subsequent decade, the country's first 16 paradors were completed.

During the 1960s, the parador network experienced its greatest period of development, coinciding with Spain's economic boom in tourism of the same period. As many as 30 new hotels and restaurants opened in castles and large villas. Almost all catered to the higher end of the tourist industry. Many of these facilities have since closed, as the long-run tourist market proved to be insufficient to keep them open at high quality standards.

Today, Spain operates a total of 96 paradors throughout the country. Sixty-six are contained within, or include in part, historical structures. Thirty of the paradors are modern, comprised of newly constructed buildings without reference to or reinforcement of historic patrimony. The first goal of the parador program had been to promote hotel offers and expand the hotel industry in Spain, with the help of public funding. In recent years, there has been a marked increase in high standard, private offers throughout the country.

One must note the important difference between private companies which are builders/developers and those which are actually operators. Having experienced projects in which our negotiations were conducted only with the developer/builder, the Parador System as an institution now seeks direct negotiations with the hotel operator in a way to ensure high quality standards and long term viability of its properties. Parador management today takes place through the institution with state-subsidized capital. Local or regional offices of the institution differ in their relative competence. These local offices typically act both as owner and lessee. While more recent negotiations seek collaboration with private hotel operating companies and private restaurant operators,

we retain the net lease on the facilities. It is possible that this will change in the future, allowing a private company to operate/lease the entire complex of building and grounds.

Breathing New Life into Empty Houses

Marcus Binney

Czechoslovakia needs to create an awareness of the opportunities/facilities which are available for investment. In Great Britain, where these buildings have been professionally marketed, 60 to 70% find new owners in two years. Of Britain's architectural patrimony, 1500 buildings have been demolished, 650 since 1955. Only six have been lost since a concerted effort began to disseminate information on opportunities for the business community, and to market these facilities professionally.

Sometimes new uses can be found for these buildings as hospitals, universities, schools, etc. But these successful situations are the exception rather than the rule. More typically, these buildings are converted to business facilities or to apartments or multi-family houses.

Saving manor houses lies mostly in the landscape because the beauty of the gardens is what sells the house. An investor can typically justify ownership or purchase of a manor house by sensitively subdividing it into a small number of luxury homes. The investor will continue to own the land, while selling or leasing (long-term) the houses. The investor signs an agreement with the new resident, whereby the investor maintains the grounds and gardens and will not build new structures.

As an alternative to the paradors concept for Czech and Slovak castles, preservationists may want to explore the idea of more modest holiday apartments. Overhead and management of paradors is expensive. Though rich in patrimony, Central European countries do not have the funds to subsidize hotel operations in their castles, as Spain does during the off-season. Rooms within castles and palaces throughout the Czech and Slovak countryside might be converted gradually to small, luxury housing suites for guests, without including restaurant facilities within the same complex. This reduces initial investment costs and embraces existing local business of the town -- asking these businesses to provide necessary support services like food service, cleaning, etc. Thus, there is no need for continuous staff as in the case of paradors and the new facility does not disassociate itself from the town's general business community.

Greenways: The Hudson River Valley Greenway

David Sampson

The idea of a greenway is derived from Great Britain where the conflict between privately-owned property and public enjoyment of the natural landscape has existed for centuries. The movement toward the development of greenways was catalyzed there by the words of William Wordsworth who, of England's Lake District, stated that it is: "A sort of national property, in which every man has a right and interest who has a right to see and a heart to enjoy." In 1899 the British economist Alfred Marshall declared, "We need to prevent one town from growing into another, or into a neighboring village."

Although the definition of a greenway is different for virtually every application, this is how it was accepted by the New York State Legislature in 1988: "A greenway is an approach that can link and relate the Hudson River with parks and protected areas, including historic sites, wetlands, wildlife habitats, urban cultural parks and scenic settings within the Hudson River Valley for the beneficial enjoyment of the public."

In the United States, we have an extensive system of National Parks, but we also have examples of public-private parks such as the Adirondacks, comprising more than six million acres in northern New York State, and the New Jersey Pine Barrens. In these situations, management of the park lands is kept closer to home, and the economic benefits of private participation are considerable.

In 1987, the President's Commission on American Outdoors prepared a study which stated, "We have a vision of allowing every American easy access to the natural world." This study, which postured progressive environmentalist programs as well as this democratic vision was disavowed by President Reagan, but was subsequently privately published.

The Hudson River Greenway comprises 3.9 million acres and extends more than 154 miles. It protects 200,000 acres of open space from future commercial development. It includes more than 700,000 acres of farmland, but this farmland is disappearing at a rate of 18,500 acres per year. Moreover, within this region, blessed with breathtaking natural

beauty, 70% of the river shoreline is inaccessible to the public. Yet, in this area next door to New York, a city of eight million people, tourism and agriculture are still today the main industries.

The creation of the greenway received support from both the private sector -- with special interest of the Rockefeller family and of private not-for-profit groups -- and the public sector. Specifically, Governor Mario M. Cuomo said, "Give us a blueprint of how to preserve it, how to enhance it, how to give more people the opportunity to have more access to the great river, how to structure a series of steps by government with the private sector that will continuously develop this beauty." With this statement Governor Cuomo appealed to the public to describe a process for planning, environmental protection, and economic growth, making use of private enterprise. This was an opportunity to develop a treaty between public and private sectors, with broad implications. For when a farmer goes out of business, a hole develops in the greenway.

The Greenway process in the Hudson Valley set forth a vision of letting people's imagination go to work. Through a greenway, the resources of one community become the resources of a broader community. Many parks become one by creating a path or trail. One historic site becomes part of a theme by creating a path or trail. Open space becomes accessible because it is connected to urban centers; urban dwellers feel connected to a broader environment. Eventually, through linkages, our sense of community grows.

The Hudson River Valley Greenway Act of 1992 has created a planning council to work with local towns and communities to coordinate planning. The compact between the council and these towns is based upon economic incentives; the council has no regulatory authority, but it has the authority to offer economic and procedural advantages to towns and businessmen who cooperate with the council's goals. The Act also creates a conservancy (a form of National Trust) for the protection of the landscape and agricultural land. Its funding comes primarily from a hotel tax for businesses operating within the geographic boundaries of the region.

An Outline of the Potential Development of the Banská Štiavnica Region

Peter Mudrý

One of the significant changes in the process of urban planning today is consideration of ecological data in the form of ecological synthesis. Thus, land use planning will attain a higher level of sophistication which is appropriate for rational land management and respect for the ecology of the landscape.

The region of Banská Štiavnica represents a unique territory, long influenced by man and involving some 800 years of intensive mining activities. Mining altered the landscape. In terms of ecology, this territory illustrates the vitality of nature which regenerated several times over a dead, even moon-like, landscape of waste heaps, mud pits and deposits. This experience is therefore a textbook study on ecological sciences. The more the landscape ecology develops the greater the instructive and educational significance of this area will be in illustrating a variety of ecological problems with regard to the landscape. Ecological problems today can result from the conflicting interests of mining, recreation, nature conservation, forest management and agriculture. But these conflicts are not always harmful. Two hundred years ago, our ancestors resolved the deficiency of water on the ridge of the mountain range so perfectly that today, when water shortage is a serious problem, one of the hydrological solutions is based on renewal of the historic water collecting system that ceased functioning only in the last 40 years.

Banská Štiavnica is located off the main road of the Hron Basin, below the ridges and peaks of the Štiavnické Vrchy (hills). The town is reached by four 20-km long roads from this main road. From the south there are two roads to Banská Štiavnica and an airport 35 km from Banská Štiavnica.

Economic reform in the Czech and Slovak Republics affects the social condition of the region. The attenuation program for the Rudné bane (the Ore Mines), the loss of knitwear markets and low effectiveness of industrial plants have produced high unemployment. Social tension is increasing in the region and problems are mounting as a result of the lack of funding needed to support town functions. With the introduction

of a market economy Banská Štiavnica faces a very difficult situation with no provisions for the conservation of its cultural monuments.

The intellectual component is weak and the laborers, for whom adequate job opportunities are difficult to create, dominate. Entrepreneurial activities develop slowly and foreign capital is also limited. Tourism is underdeveloped, accommodation is deficient and the scope and quality of services offered are limited.

Development will be based on the population's natural potential and social structure. The appeal of the territory for recreational activities will enable tourism to attain a higher quality with added dimensions. Tourism requires something to visit, accommodation, services, etc. The objects of interest at Banská Štiavnica are the ore deposits in the Štiavnické Vrchy and attendant architectural and natural elements. The appropriateness of the territory for both summer and winter activities makes it necessary to develop the area in such a way that the ecological stability of the landscape is not damaged.

A detailed knowledge of the ecological situation influences the philosophy of the approach. Nature should enable the recovery of the mental and physical power of man to a substantial degree. It is therefore necessary to support a substantially higher rate of visitors than is possible today. The anticipated pressure on the environment will depend on the organization of the recreational area. If we assume that the main symptom of damage to ecological stability is erosion (preceded by destruction of vegetation -- in this instance the result mainly of trampling by tourists) then the first consideration has to be the construction of a path and road network. This region has a very good network of roads due to the man-made system of water collection involving ditches and lakes, and continuous forest management.

Today, this network of roads needs an owner who will maintain them as part of an ecological and interpretive system. The proposal for recreational activities is defined within the limits of landscape ecological stability.

Further development depends on the changes in the social structure of the population and job opportunities created with the development of tourism and environmentally safe industries. Better use of the capacities in the existing visitor accommodations, and development of private properties to serve visitors could solve the present acute lack of visitor amenities. Good conditions for the expansion of accommodation facilities are found at the fringes of old built-up areas of Banská Štiavnica, Štiavnické Bane, Banský Studenec, Banský Bělá, Prenčov, Teplá, and at other villages in this region.

Thermal water wells in the lower part of the town offer the potential for a lucrative spa industry. A valuable and active natural environment needs a variety of friendly recreational activities. A network of different kinds of roads provides access to this mountain relief. Asphalt roads allow travelling by car, bicycle or walking for experiencing this area in summer. Several 30 to 120 km routes on asphalt roads start in Banská Štiavnica. Cycling is quite challenging in this region, with the southern routes having fewer changes in elevation better suited for this purpose. The second category of roads are unpaved roads and water collecting ditches that have small elevation differences in the central part of the mountain range. These routes are suitable for mountain biking and hiking. The third category are paths for hiking only. The central location of Banská Štiavnica offers a wide choice of routes differing in the type of road, length, ridge or valley position.

Ridges, which are not forested, are especially attractive. The central Slovak mountain ranges are visible from there. The second and third categories of roads and paths can be used in summer and winter. In winter, good cross-country skiing conditions exist, with routes intersecting downhill ski runs.

Localities with protected plants and communities as well as natural formations are one of the attractions in this territory. Cultural and architectural monuments, and the memory of the past glory and significance of Banská Štiavnica, form a separate group. Mining has produced vast underground works which are a special attraction. Large cellars and passages linking the underground premises in town houses are also of interest. This attraction is also suitable for recreational use.

Ecotourism, which is more and more promoted today, can be further developed in this region. Its educational and sporting aspects are an appropriate combination for this region as there is much information on the evolution of human civilization. Scientific and specialized knowledge is limited to particular areas, part of which is already accessible from instructive trails. The history of the town, institutions and buildings is made available to the visitors in various publications. Walking or cycling can be extensive recreational activities which, if well organized, can be in good harmony with other advantages of this region. We can only hope, and should do our best to plan, that further development will be managed in harmony with the ecological landscape carrying capacity and that tourism will become the dominant economic activity at the same time.

The Valtice Demonstration Greenway Project

Lubomír Chmelař

A "greenway" is 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 Valtice Demonstration Greenway Project proposes a system of greenways in appropriate rural areas of Czechoslovakia as attractive destinations for travelers. The Project's principal aims are to promote conservation of Czechoslovakia's natural environments and historic monuments and townscapes, and to encourage the growth of sustainable economic and social institutions in Czechoslovakia's private sector.

Significant numbers of tourists from the United States and Western Europe are potential visitors to Czechoslovakia. There is tremendous curiosity in the West about the countries of Eastern Europe, off-limits for more than 50 years. Meanwhile, traditional European tourist destinations have become increasingly modernized, homogenized, and expensive; and even the most remote South Sea islands have been overwhelmed by tourists. Czechoslovakia seems, by comparison, accessible, affordable and exotic.

Czechoslovakia, with only modest outside assistance in planning and marketing, can offer tourists a unique experience of rural life as it existed three generations ago, amid castles and monuments that embody a thousand years of European history and culture. At this historic moment, Czechoslovakia emerges from more than a half-century of military occupation, war, and suppression with its rich endowment of historic and traditional structures and pastoral landscapes suffering from abuse and neglect but largely intact. Throughout the Czech 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.

The Valtice Demonstration Greenway Project turns these circumstances to Czechoslovakia's advantage. The Project assembles disparate financial and human resources for the restoration, conservation and appropriate use of Czechoslovakia's

cultural heritage: monuments, historic buildings, traditional towns and villages, and rural areas. The Project stimulates, focuses, and rewards local social, political, and economic activities in Czechoslovakia's emerging private sector. Local initiative and investment will join modest external start-up assistance and Czech government support to create self-sustaining and ultimately profitable enterprises in the burgeoning international ecotourism industry. The Project fosters international social and economic contact and collaboration between Czech private citizens and private-sector institutions and their Western counterparts.

Each greenway -- including historic towns or villages; castles, monuments, and other landmarks; and connecting countryside -- is designed for comfortable travel between landmarks and resting places by foot, bicycle, horseback, or minibus. Travelers can follow set schedules or change their itineraries as the spirit moves them. They can spend several unhurried days or more touring a single greenway, or combine two or more greenway into longer routes. Communication with travel agencies and among all facilities in the system assures convenience and flexibility for travelers and service providers alike.

The Project begins with the identification of appropriate greenway routes: centers of historic, cultural, and scenic interest, closely linked by attractive rural landscapes. Legislation -- local, regional, and/or national -- is enacted to protect the essential physical features of each greenway.

In the towns and villages along each route, the Project works with local governments and citizen groups to organize potential participants -- hotel and restaurant owners, tradespeople, civic leaders, and others -- into Greenway Associations. These Associations become the local organizers, boosters, and monitors of the project.

During the start-up phase of each greenway, Association members organize local tourist facilities and services in accordance with project guidelines. Hotel, inn, and bed-and-breakfast owners restore traditional standards of comfort and hospitality. Where necessary, new accommodations are established in disused old buildings. Restaurants of

all levels plan menus based on Czech specialties. Local staff are recruited and trained. Town squares and other public facilities are brought back to life.

Through the Greenway Project Resource Center, to be established in the region, business consultants, architects, and engineers are available to assist local entrepreneurs and agencies in planning new enterprises and improving existing ones. The Project will assist local greenway participants in presenting credible business plans to Czech banks and other private and international institutions, which stand ready to lend money for renovations and other start-up activities. Throughout the actual development of greenway facilities,

participants will be supported, through their local Associations, by the program's architectural, engineering and historical consultants.

The prototype greenway will be a circuit connecting the towns of Valtice, Lednice, Pavlov and Mikulov, in the wine-growing region of southern Moravia. Here, only 60 miles north of Vienna, the princes of Liechtenstein, longtime advisors to the Hapsburg crown, established their superb estates. Centuries-old rambling walks link their baroque chateaus, hunting lodges, stables, and follies. Nearby, the abrupt peaks of Pavlov and Mikulov dominate historic towns, castle ruins, and rolling vineyards. The area is laced with paths and country roads, ideal for walking, horseback riding and bicycling.

In a subsequent phase of greenway development, the Valtice-Lednice-Pavlov-Mikulov circuit might be links to the historic town of Vranov, some 30 miles to the west. The route would wind beside the River Dyje, through varied landscapes and picturesque villages, sometimes following the abandoned way of the Iron Curtain, finally connecting with greenways in the Český Krumlov and Telč regions.

Summaries of Workshop Reports and Recommendations

I. Building in the Historical Environment

Moderator: Miroslav Masák

II. Finance and Tax Incentives

Moderator: H. Ward Jandl

III. Preservation Planning Methodology

Moderator: John Stubbs

IV. The Development of Greenways in Czechoslovakia

Moderators: Lubomír and Tíreč Chmelař

V. Public Awareness

Moderator: Dasha Havlová

I. Building in the Historical Environment

Moderator: Miroslav Masák

Participants: David Benda, Roberta Gratz, Livia Hrasková, Petr Kratchovíl, Jan Pokorný

1.

To build in the historical environment means to lead a dialogue. There are two conditions for a fruitful dialogue: to be able to listen and to have something to say. Without an understanding the inherited environment, new architecture often is a pure vision. Without the possibility of creative answers, new architecture is usually valid. Architecture should search for the *genius loci* of a place and enhance it.

2.

New buildings in a historical environment must be seen in the whole context of physical, political, economic and social conditions, and they must respond to both positive and negative demands.

3.

Historical areas are more receptive to gradual growth; the assembly and addition of new buildings must be integrated slowly and carefully.

4.

Contemporary architecture is not dominated by one view only. The significance of the whole complex of relations is preferred to their individual aesthetic and historical viewpoints. New buildings should respect the unique pattern of their local environment; they should help to heal previous damages, not create visual disharmony, which our contemporary cities exhibit in such abundance.

5.

New buildings in the historical environment should respect all regulations including height limitations and building (street wall) lines. Comparable materials, colors and

graphic signage should also be respectful of a historical district's character. These considerations, however, must not deteriorate into dogma.

6.

The qualifications of three main groups of participants: the public, the representatives of the city, and the architects are directly related to the quality of the resulting building(s). The level of this quality usually depends most of all on the level of the least qualified of the three.

7.

An experienced society protects all vulnerable points of view and defends the very essence of all original solutions. New buildings should not be designed by committees.

II. Finance and Tax Incentives

Moderator: Ward Jandl

Participants: William Bader, Marc Denhez, Roberta Gratz, Jeanne Hilsinger, Hosek Rotislav, Kathleen Vickland

1.

Observation: There is a lack of access to financial capital at regional and local levels in the Czech and Slovak Republics.

Recommendation: Undertake a report on the impact of this lack of access on heritage projects and those who preserve and present them.

2.

Observation: The economic importance of heritage does not appear to be a priority within the Federal Ministry of Finance.

Recommendation: A needs analysis should be a high priority and should quantify financial needs and the importance of preservation to the country's economic recovery. (Information on current tax initiatives should be obtained).

3.

Observation: There is a lack of a "family" of financing initiatives to cover the preservation and maintenance of cultural resources.

Recommendation: Establish as soon as possible a family of financial alternatives for cultural resources to be administered at the regional and local level including: a) Bank loans, loan guarantees for acquisition and development; b) Grants for especially significant projects that are in need (using low interest loans); c) Tax incentives, which should be made as simple as possible and could include special tax deductions for heritage projects; favorable accounting system; gifts; easements/servitudes; special property tax measures (i.e. abatements); Value Added Tax measures; d) Foundations/trusts; and e) Foreign investment.

4.

Observation: A large number of properties are at risk of destruction or loss through deterioration.

Recommendation: Create a clearing house to match buildings in need with potential investors both domestic and foreign. This could be a computerized database, continually updated.

5.

Observation: There is a lack of information on funding sources available to small entrepreneurs.

Recommendation: Prepare two new publications for distribution: a) "Sources of National Funding" and b) "Sources of International Funding."

6.

Observation: There is a lack of knowledge and training in the Ministries of Culture concerning financial management and the changing economics of historic preservation.

Recommendation: Develop and provide training programs on financial subjects influencing historic preservation.

7.

Observation: There is a lack of knowledge and training among architects, contractors and craftsmen concerning the changing economics of historic preservation.

Recommendation: Develop and deliver training programs on the economics of historic preservation and related financial management systems.

8.

Observation: There is a lack of information among property owners on cost-effective methods of quality preservation work.

Recommendation: Develop and deliver training programs or workshops on efficient restoration and rehabilitation methodologies.

9.

Observation: There is a lack of information within the countries concerning the economic potential of preservation.

Recommendation: Convene a national symposium for real estate people, owners, investors, bankers, contractors and other professionals to promote investment in historic preservation.

10.

Possible additional sources of revenue for historic preservation projects include: a) hotel bed tax; b) postcard tax; and c) an international departure tax;

III. Preservation Planning Methodology

Moderator: John Stubbs

Participants: Miroslav Baše, Pavel Fabian, Sylvia Gottwald, Roberta Gratz, Marek Perûtka, Didier Repellin, Juraj Silvan

1.

First define the types of project planning according to the scope and issue: a) individual project planning; b) district/town preservation planning; c) advocacy planning; and/or d) comprehensive (e.g., national) historic preservation planning.

2.

Develop a long term strategic plan for historic preservation in the Czech and Slovak Republics. It should be "quasi-governmental" and definitely include heavy public participation. It also needs to excite people about a new vision for historic preservation.

3.

There is a need to look into planning systems used elsewhere for possible adoption, in whole or in part. For example, if it is determined that the British National Trust, UNESCO or the Pennsylvania Avenue Development Corporation (Washington, D.C.) have interesting planning methodologies, consider using at least elements of their systems.

4.

There is need to develop a not-for-profit historic preservation planning institutions in the Czech and Slovak Republics. The purposes of such institutions would be to: a) advocate the merits of good historic preservation planning; b) cooperate with consultants within and outside the Czech and Slovak Republics; c) encourage public participation; d) serve as a clearing house for information; and e) serve as professional fund raisers. The institution should be modeled after successful existing planning organizations and adapted to the current and long-term special needs of the Czech and Slovak Republics.

5.

There is need to aggressively market the merits of good, responsible historic preservation planning. This marketing program might include: a) publicizing accomplishments; b) establishing award programs; c) clear and open communication.

6.

There is a need to introduce training in preservation planning at the university level. The Brussels-based organization Youth and Heritage International might be helpful in establishing such training programs.

7.

There is a need to explore ways to commence preservation planning activities in communities of all sizes.

8.

There is a need to develop a service which can help "package" historic preservation projects and write successful grant applications.

IV. The Development of Greenways in the Czech and Slovak Republics

Moderators: Lubomír and Tíre Chmelař

Participants: David Sampson,

1.

Why should the Czech and Slovak Republic introduce a system or network of Greenways? There are five reasons: 1) it provides access to nature and to the countryside for urban residents, and tourists alike; 2) it brings economic development through tourism connecting this development with history and culture; 3) it maintains the character of the country side; 4) it promotes good planning for the communities; and 5) it protects the quality of life for the people who live there.

2.

Land is today still generally owned by the states. As it is sold or returned to original owners, there is a need to keep rights of way for greenways.

3.

To introduce and develop a network of greenways, there is a need to mix national policy with local enforcement.

4.

A greenway will bring ecotourism and income to localities and conserve rural character.

5.

Towns within a specific greenway will need to work cooperatively, and understand that they collectively belong to a special habitat.

6.

Greenways must be beautiful to the sight. The width of the legislated belt must relate to lines of sight, and will vary as the countryside varies.

7.

Trails can be classified as rural, pastoral or woodland, and trails for footpath, bicycle or horseback riding. Motorized vehicles should be prohibited by barriers.

8.

We suggest that a further inventory of comparable parks, natural landscapes, UNESCO biospheres, etc. be made for the purpose of using aspects of some or all as planning models for greenways in the Czech and Slovak Republics.

9.

As land is sold, development of housing estates will threaten greenways. Protect greenways by zoning laws governing building heights. Possibly treat greenways like the U.S. treats "wetlands." Require environmental impact studies for any proposed building.

V. Public Awareness

Moderator: Dasha Havlová

Participants: Laurie Beckelman, Chip Caine, James M. Fitch, Mikuláš Hulec, Beth Jenčková, Jaroslav Koran, Kamila Matoušková, Marilyn Perry, Merlin Waterson

The participants have come to a consensus that today the full significance of cultural inheritance is not generally recognized by the general public of the Czech and Slovak Republics. It is necessary to identify institutions which can help in this effort, describing how they can cooperate, and what methods are to be used in maximizing the results of this cooperation.

Objective:

To organize broad support for historic preservation by educating people about the historical significance of buildings; their relationship to the landscape; and the importance of appropriate restoration of these buildings.

Sample methods:

This mandate implies education of the adult population and of children, which together will increase present awareness and will insure perpetuity of the work begun today. This mandate also must consider the development of legislation in support of these efforts, and the inventory of buildings slated for protection. Pursuant to these sample methods, this workshop proposes that the following ideas be explored:

1.

Encourage development and cooperation among institutions and different sectors, such as the public, private firms, government and non-profit organizations. In every stage of this cooperation the public should be included.

2.

Find means to catalyze public participation in all stages of historic preservation projects. Create opinion-making bodies to give input to governmental and other decision-making authorities.

3.

Encourage the organization of historic preservation groups and associations to be a main means of support. Such groups can organize symposia and workshops, walking tours, training programs and can be vehicles for fund raising.

4.

Educational goals should include "Adopt a Town" historic preservation programs, including professional guidance, "Adopt a Monument" programs, all including grade schools, teaching craftsmanship in high schools, and teaching public participation. Involvement in this benign form of competition will nurture wider understanding of the subject and its importance. Incentives should include subsidies for restoration, expertise, publicity, and training in craftsmanship. Other activities might include walking tours, summer camps and television programming, where teachers and students might create their own programs to create a preservation curriculum in the schools. Competitions and awards, sponsorships, publications, and general promotions should be considered. Education should include bankers and other financial professionals, architects and others in the building industry.

5.

Work with all levels of governmental bodies with interests relative to historic preservation, and define the roles that all levels of government should play in the process. This includes working with organizations of governmental officials, such as the mayors of historic towns, and mayors of sub-municipalities within larger cities. This program would involve architects, landscape architects, historians, environmentalists and other appropriate professionals.

6.

Gauge public opinion on historic preservation issues by polling the population, and use the results to formulate new strategies.

Make people aware of regulations and proper procedures for restoration and, at the same time, help them understand their objectives and advantages.

8.

Disseminate information on historic preservation achievements/success stories and explain how historic preservation can be a generator of income, and can be a positive and creative experience.

9.

Urge financial cooperation among financial institutions, private sponsors, foundations, and state resources.

We propose that these ideas be used to create a comprehensive pilot program to nurture, at the critical early stage, effective public participation in the protection of our cultural inheritance.

Summary Remarks

Roberta Brandes Gratz

After five days of touring and discussions, the complexities of this country have proved to be so extraordinary that it makes figuring out New York City seem simple. At home we read about all the changes, confusions and contradictions but what is not brought forth is the extraordinary energy, clarity of vision and commitment to human values that have become clear this week. Now, having been here, it is easy to offer a positive view of some dilemmas. As Dasha Havlová so perceptively pointed out, sometimes a foreigner will be believed more than a local voice. This is true in the United States as well. Zdeněk Drábek suggested an inventory be compiled of unresolved issues but what could be offered is a Positive Inventory, an Inventory of Opportunities. Looking at what is happening that is good and building on it can be more productive than just looking at problems.

Clearly, first and foremost, the Czechs and Slovaks have never been indifferent to their culture and history and 40 years of repression have not dampened that ingrained ethic. A thousand years of history and culture is in the hands of people who care about it. That is a very important starting point. Getting people to care is half the battle. Those are the kind of people Professor Fitch was talking about when he said that in America, 90% of historic preservation activity is in the hands of amateurs. Czech and Slovak history, culture and architecture combined with such a caring, thoughtful people is a wonderful resource for the challenging job that follows 40 years of communism.

As Miroslav Masák noted, reconstruction and adaptation over time is already part of Czech and Slovak tradition. For the most sensitive and appropriate management of the built environment, this is crucial. Gradual, careful, thoughtful, step by gentle step adjusting is the best kind of environmental change. Jan Pokorný pointed out that some of the best preservation institutions, technical know-how and restoration talent to be found anywhere is already in place. He warned, however, that too much should not be done by one generation. The financial resources are not available to do it too quickly

anyway, so it can be accomplished with the craft, care and respect for scale and sense of place that Mr. Pokorný so appropriately urged.

Czechoslovakia has a longer and more honorable preservation tradition than the United States and only has to catch up on the level of public participation. Even here, there is good news. There seems to be a lot of renovation work going on everywhere, done by ordinary people with hope and their savings. They are rolling up their sleeves and starting somewhere.

From the hills above of Banská Štiavnica, one could see new wood shingle roofs, a return to an old tradition, replacing the red metal of recent decades. Several were completed. Several were underway. This is a positive sign. Everywhere we looked, there was work going on. Many of these are the amateur efforts of people responding to the hope of the moment: replacing a roof, putting in new windows, re-stuccoing their home or applying a new coat of paint. That is a beginning and that is good news.

Behind this apparent momentum may be the beginning of the restoration and renovation industry we heard people asking how to get started. Near the hotel outside Olomouc, Joseph Štulc noted while passing homes where work had recently been done or was going on that there is a tradition of one friend helping another in upgrading a house and then returning the favor when asked. The same tradition exists among the Amish in America, a Christian sect who live a 19th-century agrarian life and still help one another build houses and barns. When financial resources are limited, this kind of labor network can accomplish much, or at least a beginning. Experienced, if unemployed, managers and laborers are out there to be mobilized by a renovation industry, the beginnings of which may be more in place than is realized. Instead of figuring out how to create a new renovation/restoration industry, look to what is happening naturally and help shape and develop it.

It is also clear that people are doing things in response to necessity and, for the most part, seem to be doing it appropriately. There is as yet no advertising industry, promoting the new for the sake of the new or an alien style for the sake of fashion.

That will certainly come, but hopefully not too soon. In the meantime, the chances are good that upgrading changes will not be out of character.

As deteriorated as some treasured buildings are, they are not all nearly as deteriorated as what Marcus Binney showed from England. Consider, moreover, what was accomplished there with some of the biggest castles and manor houses, starting with a sound roof and proceeding room by room, as finances permitted.

It may be difficult to believe, but in the United States we have downtowns that look literally bombed out in comparison to yours. We have lost too much to oversized redevelopment projects, too many parking lots and sheer neglect. That will hopefully never be experienced here.

There is more good news. As Chip Caine pointed out, there are local traditions throughout the country that can be used as the basis for new land regulation that local people can understand and accept as their own. Custom is often the best starting point for regulation. Based on the natural and familiar, a land use framework can develop that does not seem like an extension of oppressive central planning.

Another piece of good news is that an extraordinary public transportation system is in place. This is essential if the goal is to preserve urban centers, historic landscapes and surrounding farm lands. Consider as crucial the rebuilding and strengthening mass transportation as the best antidote to being overwhelmed and ruined by the big highway and automobile dependant culture that we in America are now trying -- although not very hard -- to get out from under.

Now, the challenges. Some larger issues have to be resolved at the same time that conservation issues are addressed. For example, how you treat your farm system will shape the landscape that has left so many of us breathless. Holding on to the system of well-defined villages surrounded by working farmland will avoid better than anything else the dreadful pattern of suburban sprawl that destroys the social, economic and built landscape.

The question of what to do with existing block housing is as challenging as any issue dealt with this week. It is nothing short of shocking to stand in front of the Bratislava castle and look across to the largest new city of brutal towers that I have ever seen. It seems that in this collection of endless look-alike towers, different animals had to be painted onto the side of each building so that children -- probably adults as well -- can find their way home or to a friend's by knowing they are going to the house marked by a duck or a dog. But then I looked at the massive bridge and roadway crossing the Danube from the old city center to this new town and I note how similar it is to the typical American urban renewal downtown highway project. The historic old section -- once the Jewish Quarter -- was plowed through by the communists with the same insensitivity that we have plowed through the ethnic neighborhoods of American cities. Our resulting renewal projects do not look or function much better.

As ugly and socially oppressive as these projects may be, they should not be bulldozed. Instead, ways must be found to humanize them, upgrade them, and add missing amenities, not simply to waste the economic and physical investment they represent.

You must confront head on the issue of transportation and recognize how central it is to all the particular issues and dilemmas you are wrestling with. For example, you correctly want to keep out of the core of your cities and towns big tour buses like we have been traveling on. In a market economy, you are now a market to be sold to. But you must set your own standard of what transport vehicles you buy. Tell the big bus manufacturers that you will keep the big buses out of historic cores. Tell them that you will only permit the use of modest size vehicles, mini vans or mini buses in your historic areas. You are in a position to do those things differently because you are starting anew. Do not be afraid to be tough and don't be afraid to invite tourists to walk, to bike, to bus or to take a train. They will come on your terms and will respect you more for it. They will feel they are really visiting a different place and they will be. Even with those constraints, enough will come to keep you happy and busy, and not overrun in a bad way. Those kinds of constraints can be transformed into advantages, translated as charm and character, and your historic towns, cities and picturesque rural areas will increasingly become a place carefully treasured .

You must say "no" to commercial hotel developers if all they want to do is produce 300 rooms in the middle of Prague. Say "yes" to the small hotel developers, willing to do what is appropriate on proper terms. Give it time, and you will see that visitors will be just as satisfied, if not more so, in hotels which fit within the historical context. Modest accommodations with character and charm are gaining popularity everywhere.

On all fronts, the people have to act. Do not wait for outside help. It is a popular notion at home that 40 years of communism have made you forget your once great entrepreneurial skills. This is untrue. No one has to come and tell you what to do or bring you the resources to do it. No one knows your situation, your needs and your skills better than you. You have to get things started yourselves before outsiders will believe in you enough to give additional help. If you do not believe in yourself first and put that belief to work for you, outsiders will swamp you and control you. This is the sad tale of too many third world countries.

Lastly, redefine historic preservation as one of your strongest economic tools, the creator of jobs, a source of new skills and the foundation of tourism, and a major component of market economics. Your task should not be defined as historic preservation alone but as environmental management and economic rebirth. Historic preservation is not a luxury; it has a fundamental economic value.

We feel your frustration and understand that you want things to happen quickly. Please learn from our mistakes and know that quick things never work well. And remember "big" never fulfills its promise and "small" always exceeds its expectations.

Appendices

Historical Development of the City of Olomouc

Architecture and Urban Planning in Olomouc: 19th & 20th Centuries,

David Benda

Historical Development of Banská Štiavnica

Urban Development of Banská Štiavnica, Pavel Fabian and Jan Novák

Water Reservoirs in the Area Around Banská Štiavnica and Changes Due to Mining,

Jaroslav Hrnko

The Tour along the "Terezia" Vein, Rastislav Petřík

Architecture and Urban Planning in Olomouc, 19th and 20th Centuries

David Benda

The most significant transformation and development of Olomouc started in the last quarter of the 19th century, when it ceased to be fortified with its walls being demolished (1876-1886). This development had its basis in the changing life style and the beginning of industrial development and in particular the development of railway transportation. The technical infrastructure started to develop and improve with the addition of town gas works, water works, a new sewage system, central cemetery and a public hospital. After the razing of the town walls rapid industrial development began, and new industrial plants, breweries, malting houses and sugar factories were built in the environs.

Construction of the town theater, an Empire style building by the Viennese architect Josef Korhäuseusl, is among the most important 19th-century constructions in Olomouc. The Empire style is very rare in Olomouc architecture, and other examples include Hanácké Barracks, Krajinská Pharmacy, reconstruction of the Dominican Monastery at the St. Michael church.

The developing pan-European style of Romanticism, which involved gradually reviving styles of the Middle Ages, Renaissance and Baroque, strongly influenced the architecture of the second half of the 19th century. The facades of nearly all older middle-class houses were redone, the neo-Renaissance style renovations from the 1870s-90s being the most prevalent. In many cases valuable, genuine Renaissance elements dating back to the 16th century are hidden within later construction. At the same time, in the 1880s, historical eclecticism appears on facades of older houses. Neo-Gothic Romanticism, fundamentally changed an important monument, the Cathedral of St. Vitus.

In current architecture restoration efforts, these same concerns for original appearances "survived" long into the 20th century. This approach was primarily used for facades of new houses built on the plots resulting from the destruction of town walls and at the outer bailey of the original stronghold. These buildings created new streets which were

not a part of the historic center (the present Historical Monuments Reservation Area). However, because of their "restoration to the original" conception they enlarged the variety of styles and show a quite important development in the town's history. One of the most significant reminders of that time and a demonstration of the strong German influence on town management and everyday life is the Olomouc town hall, which was reconstructed in 1902-1904 to represent its original appearance. This action, particularly the renovation of the north facade, was strongly criticized as having destroyed the building's historical character.

Art nouveau left a considerable mark on the town's architecture. The best art nouveau building is the Primavesi family's villa, designed and built in 1906 by the Viennese architect Franz von Krauss, with Jose Toelke. The wealth of the owners as well as their place in the world of arts is seen in the original interior, with paintings by Gustav Klimt and sculptures by Anton Hanák.

The rapid development of Olomouc and its expansion into the former area of the fortifications necessitated a regulation plan, done in 1896 by the Viennese planner and architect Camillo Sitte. Sitte's regulation plan was made with a deep sense of the historical value of the town center and with a broad-minded attitude to greenery. It did much to solve the significant problem of rapid expansion. The town followed the regulation plan, mainly on its western part, until 1918.

The parks established at the beginning of the 19th century are an inseparable parts of the town. Their present design and size date only to the time after the fort was abolished.

An important change in opinion coincided with World War I. Several extraordinary and important projects carried out during and shortly after this period helped to foreshadow later development. A villa-style house built shortly after the war is a unique example of the radical Prague Cubist style found in Moravia. This buildings is now undergoing complex reconstruction.

The administrative connection between Olomouc and its suburbs and the creation of a so-called "Greater Olomouc" in 1919 was an important prelude to the town's further development. Ladislav Skřivánek created a regulation plan for the whole municipality between 1923 and 1925. Aspects of the plan were strongly criticized at the time and were therefore not followed.

During the postwar period orientation turned gradually from the German-speaking countries, and especially Vienna, to Prague and Brno. Construction revived only very slowly. Competitions for public and private projects, which were very often more important than the realization of the projects themselves, were important new elements. In the first half of the 20th century, the style of most of the projects proposed and realized were variations on postwar decorativism, some with Cubist or Monumentalist motifs. Decorativism and Monumentalism were also dominant points of departure, especially in complex constructions of state, town and private rented houses.

The proposal by Vojtěch Krch for the railway headquarters building won the 1927 competition, introduced Functionalism, the main Czech architectural style between World War I and World War II. Later the style appeared fully in Olomouc, first in some projects presented at a public competition for the design of the crematorium in 1927-1928.

On the recommendation of the Institute for Town Construction, Skřivanek's town regulation plan was completely revised in 1930. By the end of the 20s and the beginning of the 30s the conservatism of town building authorities was in sharp contrast with the efforts of architects and more "enlightened" private investors, who followed a progressive Functionalist orientation. However, in Olomouc functionalist tendencies were largely limited to private building projects, many of which were never realized.

The firm ASO played a prominent role in Olomouc architecture of the 30s, and its investments were connected with the work of the best architects: B. Fuchs and B.F.A. Čermák from Brno, Jan Gillar from Prague and L. Šlapeta and A. Drábek from Olomouc. Between 1938 and 1940, the firm built the ASO-stadium, with the main stands according to Čermák's design. Čermák also designed the firm's department store,

built according to the winning design from a 1937 competition which was clearly influenced by Šlapeta's competing project.

After 1938, and especially after the occupation of Czechoslovakia by the German Army, town building development reflected the significant changes introduced in Olomouc. The German minority assumed control of the town administration and, consequently, the urban and architectural design functions. Ideas concerning town development, although reflecting similar questions in Germany, were only partially realized, particularly with regard to historical monument preservation. In theory they were elaborated in the proposal for an economic plan introduced in 1942-43.

The postwar boom in the building industry involved new tasks, new ideas and new project designers. Already in 1945, based on the project of J. Kovář, one of the first socialist realism architectural projects in our country was realized in Olomouc: the Monument of Liberation of Olomouc by the Soviet Army. The next period of big social change started in the years following 1948, which on the one hand can be characterized as a period of building industrialization, and on the other as a period of establishing state design organizations and general application of the theory of socialist realism. Both these facts also strongly influenced changes in architectural thinking and expression. Architecture was limited to artistic and mainly ideological schemes and dogmas, leaving the architect as creator a very narrow range for realizing his own ideas. The socialist realism period was represented by imitations of elements of historical styles, a revival of decorative ornaments, and abandonment of the ideologically unacceptable post-World War I functionalist conception of architecture. An important example of socialist realist style in Olomouc was a complex of residential houses with shops on the ground floor at the Kijevské nábřeží (Kijevské Embankment).

As of the mid-50s the strict rules concerning ideologically acceptable styles were increasingly and a return followed to the principles of functionalist architecture. International modernism, which was rarely of high quality, began to prevail in Olomouc as well as in Czech and Slovak architecture elsewhere. Architecture fell under the "dictatorship" of the construction industry. Technologies and construction systems that suited the planned production of building factories (regardless of the quality of the

architecture of single buildings) were generally preferred. A period of standardization ensued, at first regarding building elements, then to construction systems and finally even to whole buildings and complexes. The degradation of architecture resulted in standardization of the environment (rare exceptions only proved the complex decline).

Socialist period building production concentrated on building and reconstructing industrial plants in the suburbs of Olomouc and on enlarging housing capacity. Huge satellite housing estates, projected as urban complexes, were built on free plots partially outside the town and extending into the countryside. The 60s introduced prefabricated parts technology and standardization of housing units as well as public services buildings in the construction of housing estates. At present those housing estates comprise almost 40% of total housing in Olomouc.

Expansion of new housing areas outside the town center, however, saved the historic layout and valuable houses of the historic center from modern reconstruction, notably large-scale clearance without respect for preexisting street lines and building heights. The majority of those plans were stopped at the competition stage. Some were realized, such as the Olomouc department store built close to the Gothic church of St. Moritz. Neither the scale nor the architectural style respects the style of the historic center. The historic center was basically preserved as a compact urban complex due to "enlightened" architects and urbanists whose efforts culminated in 1954 with the General Plan of Reconstruction of the Olomouc Historic Center. All plans were based on the awareness that it was necessary to preserve the town's layout and a maximum of the historic monuments. It was also necessary to preserve the needs of a modern town as a living organism. In 1971 the designation of the historic center of Olomouc as a Historic Monument Reserve optimally solved all these needs. After Prague, the center of Olomouc is the largest complex of historic architecture in Czechoslovakia. Of the 660 building in the historic center, 225 are cultural monuments. The Přemyslovský Palace, a National Historic Monument, is a part of the district.

The value of the Olomouc town reserve is based not only on an enumeration of single buildings, but on its preserved layout: the perfectly balanced and proven harmonious

relation of building materials, public areas, baroque fountains, monuments, sculptures and parks, as well as on artistically well-combined central town focal points.

Literature:

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Urban and Historical Development of Banská Štiavnica

Pavel Fabián and Jan Novák

Banská Štiavnica was one of the most important towns in Europe during the 18th and 19th centuries. Stone remnants of the ancient town of Banská Štiavnica -- castles, churches, statues, monuments, elaborate houses and residences, famous schools and institutions, mining works and construction -- attest to Banská Štiavnica's past centuries of glory. For hundreds of years, especially during the second half of the 18th century, the site was one of the most important ore fields in the world and one of the most progressive and most advanced centers of mining technology and education. In addition to these prominent artifacts, evidence of the famous mining history lies hidden in museums and archives located around the town. If one considers the breathtaking environment of the Štiavnické Vrchy Mountains, the highest of which is Sitno, one can understand why Banská Štiavnica, a town once admired throughout Europe, is steeped in proud history and rich tradition.

The establishment of the urban character of Banská Štiavnica had occurred no later than the second half of the 12th century. It may have corresponded to the first wave of German colonization at the invitation of the Hungarian king in the mid-12th century. Several factors determined the location of the town: the richest and most available ore deposits in the Štiavnické Vrchy and the intersection of long-distance trade routes around an older castle, or redoubt, a probable former administration center of the area. Archeological findings from this period are relatively scarce; near the crossroads the remains of two tower houses with fortifications, are contained in the walls of more recent buildings, but to date the exact plans of the original buildings are open to conjecture. Two large three-aisled basilicas, built in the Romanesque style between the end of the 12th and the first quarter of the 13th centuries, indirectly indicate the urban development; there is no other such phenomenon in the whole of Slovakia.

The exact date of Banská Štiavnica's founding is unknown, as documentation of the granting of town privileges has not been preserved. Hungary, to which Banská Štiavnica belonged for many centuries became, due to the center's great output of gold and silver, one of the wealthiest ore producing countries in Europe during the Middle Ages. It is

known that Banská Štiavnica had already been invested with town privileges before the Tartar invasion (1242) and, not later than 1238, it became the first mining town in Hungary. The Letter of Privileges for Banská Štiavnica dating from 1255 refers to Banská Štiavnica and its existing privilege. In addition, the oldest preserved town seal in Europe containing mining insignia comes from 1275, further evidence of the importance of mining during this early period.

It is also known that as early as the second half of the 12th century, a castle existed in the area of Glanzenberg (the region above present day Banská Štiavnica) in what was the center of the old town. The castle was constructed as part of the defense system. In ensuing centuries, the development of an impressive mining industry inspired intense construction activity as well as settlement changes in the rapidly expanding town. Two large Romanesque three-aisled churches were built in the late 1100s, a parish basilica located in what today is known as the Old Castle, and in the mid 1200s, German basilica (today's parish church).

A second wave of German colonization followed the Tartar invasion, and the number of inhabitants and the range of the urbanized area grew. By the end of the 14th century, the town limits reached the location of St. Elizabeth, a hospital and church in the Štiavnická Dolina (valley) and relatively far from the town center. The major expression of the town's sovereignty was the construction, in the 14th century, of the Town Hall in the middle of the main square.

As documented by research on historic monuments, the town housing structure in the Middle Ages is imagined to resemble our typical, traditional Slovak village. Houses were detached, located along communication routes, oriented to them along their narrower sides, with entries from side yards. They were most often built against the slope, where rooms were cut into the rock, mostly connected with mining works -- underground corridors. In the beginning, outer buildings were constructed from stones, while timber chalet construction remained in use for dwelling spaces in miners' houses until the end of the 19th century. Construction habits remained the same until the Late Middle Ages. Changes were stimulated by the increased property differentiation of burghers during the 15th century and connected also with the influence of Italian

humanist ideas. The town's patrician class, in its effort to conform to aristocratic standards, started unprecedented construction activity, initially in the gothic style but then, as of the beginning of the 16th century, in the renaissance style. Palaces appeared in the town center; and older houses were widened and made higher or even radically reconstructed so that the facades filled the width of the medieval plot. The urban character of the town spaces changed, enclosed by continuous rows of house facades. At the beginning of the 16th century, a new main square, today the Holy Trinity Square, was formed.

The first record pertaining to ore output in Banská Štiavnica dates from 1217. A document of the Hungarian sovereign, Andrew II, notes that he had an income of about 75 kg of silver, all of which came from Banská Štiavnica. This represented one-eighth of Banská Štiavnica's silver output for that year, making its total production 600 kg in 1217. The output of gold and silver continued to grow until it reached its peak in the 18th century. In 1740, Banská Štiavnica produced 50 kg of gold and about 3000 kg of silver. This meant that by the second half of the 18th century, thanks to Banská Štiavnica, Slovakia was producing about four times more silver than Saxony, about six times more than Transylvania, and about nine times more than Bohemia.

Extensive construction of religious buildings occurred in Banská Štiavnica during the late Middle Ages. Over three decades at the turn of the 15th-16th centuries, three major projects began. Construction of the hall church of St. Catherine began in the middle of the square near the Town Hall (1498-1491). Radical reconstruction of the parish church was undertaken as the Romanesque basilica in today's Old Castle was converted into a three-aisled hall (1497/1512). Finally the chapel of the Virgin Mary of the Snow was built in 1512 with a donation by a Štiavnica patrician.

Continual danger from the Turks marked the second half of the 16th century. After occupying the southern parts of today's Slovakia in 1543, the Turks started to attack as far as Banská Štiavnica. The inhabitants transformed the fortified parish church (1546-1562) into a fortress called the Old Castle. They also walled the town on its most accessible sides with a fortification (1550-1588), thus dividing the town into outer and inner sections. They also strengthened, for the first time, the fortifications of the old

redoubt on Glanzenberg Hill, and built a cannon bastion and observation post, the New Castle, on top of Frauenberg Hill (1564-1571).

In 1550 a new renaissance style chamber court, the Kammerhof, was built inside the town to meet the requirements of a new dwelling and administrative center. A century later, a building across from the Kammerhof became the center of the return of Catholicism to the town. The Jesuits established their chapel inside and, at the same time, introduced the baroque style to Štiavnica.

During the 17th and until the beginning of the 18th century overspending, caused alternatively by insurgents against the Emperor and the imperial army, and by the decline in mining, inhibited construction. In 1681, one of the most typical of Štiavnica's dominant monuments was built -- the Klopačka, from which miners were summoned to and dismissed from work.

During its "golden age," the 18th century and first half of the 19th century, Banská Štiavnica became the mining heart of Europe. The renowned mining engineers, Matej Kornel Hell and his son, Jozef Karol Hell, as well as the scientist, mathematician, cartographer and construction engineer Samuel Mikovíni, designed a remarkable system of water reservoirs and canals in the second half of the 18th century. Their innovation enabled Banská Štiavnica to become a major international mining center.

In 1735 the first mining school in Hungary was established with Samuel Mikovíni as its first headmaster. Under his direction, it became the most important and the most advanced of similar schools in Europe. On September 18, 1764, Banská Štiavnica was the site of the first lecture in the world to be given at a technical university -- the Mining Academy. The Academy soon employed world-famous scientists and experts in the fields of mining, metallurgy, mineralogy, chemistry and other natural sciences.

Mining resumed in the 18th century, spawning a period of revival. New baroque constructions changed the image of the town: the construction of the Calvary area (1744 -1751), initiated by the Jesuits; the reconstruction of the Old Castle tower and of the towers of the former Dominican, now the Jesuit basilica; the Town Hall

reconstruction, and the erection of the column of the Virgin Mary-Immaculata (1748); and the construction of the Holy Trinity plague column on the main square (1759-1764), to replace an older one of 1711.

The reconstruction and expansion of the Kammerhof and the construction of a new Jesuit residence on the other side of the street symbolized the increasing central power of the monarchy, to the disadvantage of the town's self-government. The universal blossoming of Banská Štiavnica in this period is documented also by its rank, with 24,000 inhabitants, as the third largest town of Hungary in the second half of the 18th century.

Mining declined again in the 19th century. Subsidiary industry appeared and developed mainly after the arrival, in 1873, of the narrow gauge railway. The most remarkable industrial building of this period is the tobacco factory, the victim of which was the Renaissance Rubigall, an old town farmstead with its own fortifications. Another sphere of development was the school system. From the last decade of the 19th century to World War I, a new site was established for the mining, chemical and forestry academies, surrounded by the botanical garden, the office of the academy's chancellor, and the buildings of the lower schools in the town center. Finally, the building of the state secondary grammar school was the first of a series of buildings constructed in the interwar period which negatively affected the architectural harmony of the town.

In 1949 a regulation plan for the town was established, according to which small houses were built below Calvary hill. Demolition of a part of the historic urban structure of the town was planned, but this was not begun until 20 years later. In the meantime, neighborhoods of family houses spread along the outskirts, in Špitalka and Pod Kalváriou.

Banská Štiavnica is itself a cultural and historical museum. In 1950, its historical nucleus was declared an urban monument reserve and, at present, the town has 197 cultural monuments, 162 of which are historic. Among these are 11 properties belonging to the former mining and forestry academies, as well as the Old Castle. Banská Štiavnica also has 16 national historical artifacts, 13 technical monuments, one archeological monument and one folk architecture monument. The historic center of

the town -- the town monument reserve -- includes 360 properties of an art historical nature, which are either cultural monuments or objects of architectural historical interest.

On the basis of a 1970 Slovak Socialist Republic government resolution, work began on a new regional planning document. It endorsed the proposal to eliminate the historic urban structure of the town outside the monument reserve and replace it with heterogeneous new construction. The first step, in the 70s, was the construction of apartment blocks. New construction almost encroached on the town center in the form of the Telecommunications Administration building.

The years 1977 and 1978 brought a Slovak Socialist Republic government resolution to assure "a more forcible process of preservation" of selected monument reserves, among them Banská Štiavnica. Subsequently, a so-called complex monument renovation was started, and still continues, centered on Holy Trinity Square. In the process, many monuments irretrievably disappeared in the name of their own preservation. The new bypass thoroughfare and the new housing estate, Drieňová, two other construction projects related to the renovation of the center, also affected the urban character of the town.

In 1988-1989, another step in the regional plan began: preparation for the construction of further architecturally atypical buildings. An extensive area in the foreground of the tobacco factory was pulled down, until then consisting of artisans Renaissance and Baroque-style houses. Fortunately, the actual construction never began. Today, the area is being prepared for new construction linked by its design and structure to the historically formed character of the town. It seems, however, that demolition of potential monuments has not stopped. The next victim could be a topologically quite unique town house on the border of the monuments reserve but, unfortunately, on the wrong side of the border.

The importance of Banská Štiavnica -- its unique historical monuments, its rich history its impressive natural setting -- will be recognized in 1992 when the town and its artifacts (including the water reservoir system) will be added to UNESCO's list of cultural and

natural heritage sites. Banská Štiavnica will thus become the only town in Slovakia to be awarded this prestigious international honor.

The Water Reservoirs in the Area of Banská Štiavnica

Jaroslav Hrnko

The history of the ancient mining town of Banská Štiavnica dates to the period before the birth of Christ. In fact, the wider surroundings of Banská Štiavnica are assumed to have already been settled in the Upper Stone Age, about 3,000 BC. The silver-bearing ores around Banská Štiavnica were likely first exploited by the Celts who came here in the 4th century BC. The circumstantial evidence suggesting this is the large open-cast mine and the Celtic coins of the 3rd century B.C. found in the area of the Old Town above Banská Štiavnica, an area regarded as the first silver mining region near the town.

From that time to the present, mining activity in the vicinity of Banská Štiavnica has been continuous. Silver and gold have been extracted for more than 2,000 years, and other non-ferrous metals since at least the 16th century. The oldest written document concerning the Banská Štiavnica region dates to the year 1156. In that document, this region is called "the miners' land." The next recorded reference to Banská Štiavnica and its mining activity is from 1217. According to this account, there were at least 600 kg of silver extracted every year in the area. In the second half of the 13th century, production in Banská Štiavnica mines had reached about 4,000 - 5,000 kg of silver per year. By the end of the 15th century, the average yearly production of silver was almost 2,662 kg. In the 16th century that figure grew to 300,000 kg. Between 1630 and 1700 at the Kremnica smelting factory 466,640 kg of silver were processed and between 1769-1800 almost 421 002 kg. Peak production in the 18th century was reached in 1740 when 25,896 kg silver and 681 kg of gold were extracted. In 1859-1869, however, 50,128 kg of silver, 1,711 kg of gold, 6,495 kg of lead and 934,460 kg of copper were produced.

Until the end of the 17th century, energy in the area around Banská Štiavnica was generated primarily through the use of labor -- both human and animal. Water had been utilized as a source of energy mostly for ore-processing and, to a limited extent, in the operation of a waterwheel. In the 17th century, however, declining economic conditions made the use of people and animals in the production of energy uneconomical. This energy was suitable only for mining precious ores. These minerals

had been gradually depleted over the centuries until the mining of much lower quality and much more technologically demanding ores had to begin. This type of extraction required additional excavation and site preparation work, more systematic and extensive methods, and more complicated procedures. It also demanded a more intensive utilization of water, a less expensive energy source.

Since there were no large streams or rivers with a measurable water flow in the area, miners collected snow and rain water, and then added it to small brooks flowing to reservoirs. Water from these reservoirs was then distributed to the mining facilities through cascading streams, utilizing the elevated height of the water flow.

The first water reservoirs in the Banská Štiavnica mining area underwent construction at the beginning of the 16th century. The mining activity during that period depended only to a limited extent on hydro-energy.

The most important period in water reservoir construction was from 1800-1850. The construction of Banská Štiavnica's water based mining system is closely connected with key personnel of the state mining enterprise, Matěj Kornel Hell (1653 - 1742) and Samuel Mikovíni (1686 - 1750), the king's and emperor's Surveyor of mining towns in Central Slovakia. M. K. Hell, at the beginning of the 18th century, directed the construction of the Great Vindtachtá reservoir as well as the repair and elevation of the dikes of the reservoirs Evička, Horná Hondruša and Spodná Vindšachtá. Samuel Mikovíni participated in the design and building of a water production system in 1729. After 1735 he did much work in this area, and he also became the first professor at the mining school situated in Štiavnické Bane. At the beginning of the 16th century, almost 60 reservoirs in the area of Banská Štiavnica had come into existence. Together, they held 7 million m³ of water; the length of the connecting brooklets was 72 km and that of the driving brooklets 57 km. More than 40 of the reservoirs were utilized for mining, and the others were used to power various non-mining facilities, to provide drinking and household water and to establish fish farms.

The water reservoirs are made of earth dikes. A dry barrier of stones on one part of these dikes protects against the surf. In the lower part of the reservoirs there is an

opening to admit the galleries. A cast-iron lock is controlled from the top of the dike. Most of the dikes also have side overflows for diverting flood waters. Due to their height, elevation and daring slope line, the dikes represent remarkable engineering accomplishment from the standpoint of 18th and 19th century civil engineering and the standards of today's technology. Also, modern building methods had been applied to the dikes' construction. In 1829 the dike of the Klinger reservoir was used for the construction of a mining railroad. This was probably the first open-cast rail route in Slovakia.

According to their capacities, the largest water reservoirs are: Rozgrund (960,000 m³), Veľká Richňava (960,000 m³), and Počúvadlo (745,300 m³). The Ottergrund has the highest elevation, 801m above sea level. The longest water channel system belongs to the Richsava reservoirs, 24 000 m and 1,714 m of water galleries. The water channels of Pocúvadlo reservoir occupy 16 km of the Sitno hillsides. Utilizing water from Banská Štiavnica reservoirs, in the second half of the 18th century, J. K. Hell started to use water-pillared machines, the most economical motors in the world at that time. Thus, for one whole century the problem of draining water from the mines was solved.

Due to these machines and others, as well as to advanced drainage, transportation, preparation and mining facilities and mining methods, the mining technology of Banská Štiavnica became, by the second half of the 18th century, the most progressive in Europe. By the second half of the 18th century, the number of miners in the Banská Štiavnica area had increased to more than 8,000, and in 1782 Banská Štiavnica, with 24,000 inhabitants, was the third largest town in the Hungarian kingdom.

Once steam energy was used in the second half of the 19th century and electrical power was introduced between the 19th and 20th centuries, most of the water reservoirs were no longer used. Some were eventually destroyed, and today only half of them exist.

Banská Štiavnica's water reservoirs are unique technical monuments and demonstrate the ingenuity and skills of their creators. In the 18th and 19th centuries they did not lose their importance. They have always had great economic significance, but their benefits can also be seen in a wider context. They today influence in a beneficial way

the climatic conditions of the Banská Štiavnica area by affecting the humidity of the surroundings, and they reduce the differences between day and nighttime temperatures. Most important, however, in summer and in autumn they have moderating effects upon drying winds. That is why their new recreational function has growing importance.

The water reservoir system contains a quantity of water equal to a one hour flow of the Danube in Bratislava and the waters have a biological significance. They contain sweet, almost clean water; they are the regulators of the territorial water; they form an environment for many organisms and they are a place for recreational activities. The water reservoirs influence the weather, especially humidity, and reduce the difference between day and nighttime temperatures. The reservoirs also provide an environment for natural organisms. There are some plants, plankton, vessel-plants or timber species in the water reservoirs, and in their immediate surroundings. In addition, microorganisms, black beetles, fish, small crayfish and a few species of birds and mammals live at the water reservoirs.

Use of the reservoirs today can be divided into five categories: 1) Drinking-water and house-hold water for the population -- 4 reservoirs; 2) Household water and technical water for industries -- 10 reservoirs; 3) Tourism and recreation -- 22 reservoirs; 4) Those without water or those with a lower quality and/or quantity of water -- 6 reservoirs; and 5) Fishing and fish production -- 11 reservoirs.

We should preserve the water-producing system of the Banská Štiavnica region by coordinating all activities utilizing the water system and to halt its devastation. The objective is to illustrate the relationship man had with nature in the past -- how he reshaped his environment and how he adapted it to his needs. For example, earlier societies had to ensure that they had cheap sources of minerals in the Banská Štiavnica region. That is why the reservoir system was built. This work represented a major intervention in nature and illustrates why the character of the nature in this vicinity has changed considerably from what it was before mining began. This system is now an inseparable part of the local, natural landscape. As a consequence of intensive use of the countryside some ecological problems have appeared, mainly contamination of land

and water through poorly constructed sewer systems in cottage areas, inappropriate fertilization of lands and pastures, and the existence of local waste disposal.

There is typical mountainous relief in the Banská Štiavnica region (Central Slovakia). In the course of tertiary volcanic evolution, poly-metallic ore-mineralization occurred, resulting in vein deposits, rich in precious and non-ferrous metals. The exploitation of these deposits caused topographical, climatic and hydrological changes, the intensity of which depended on the methods of extraction and processing.

At the beginning, the extractions from auriferous veins and the alluvium of brooks caused very small changes in the relief. According to the Roman historian Tacitus, Celtic tribes extracted ores in the mountainous areas of Slovakia at the beginning of the first millennium B.C. (Labuda, 1985). Rapid change began to take place in the region at the beginning of the 12th century. At first, flattened and concave formations affected the relief; later, deep mine works were opened and the extraction of ore caused waste deposits. The number and size of the mines completely changed the relief of the countryside.

Acceleration of mining activity and changes in landscape relief accompanied the increasing pace and amount of extraction and the introduction of modern technology in the 17th century. Selective cutting of trees suitable for the construction of mine buildings as well as the burning of charcoal caused changes in vegetation. In addition, steam-driven mine machinery required large amounts of wood, and forests were gradually depleted. Eventually wood had to be hauled great distances. This caused production costs to increase and the mining industry, which always depended on the surrounding woods, faced a critical situation. A new source of energy was needed, and this alternate source was water.

Because the region was situated on the water sheds of two river basins, there were no natural water sources. Water ran in streams without retention. From the 16th century, people built water reservoirs to retain a reliable water supply for ore processing and operating mining machinery. The inventions connected with the utilization of these water supplies were important landmarks in the history of mining. For example, the use

of gunpowder for mining occurred here for the first time in the world in 1627. As the number of disused shafts and galleries increased, problems associated with underground water made deep extraction impossible. As a result, a new threat to mining arose. Matěj Kornel Hell found a solution to the problem in 1696 when he invented a water pump engine driven by water. Mining engineers then started to build drainage galleries, situated at the lowest elevations. Thus, mining flourished and the importance of the region grew.

Management of water supplies was improved ingeniously. The whole system eventually comprised 60 reservoirs connected by a network of canals, part of which brought water from the surrounding areas to the reservoirs, and the rest of which supplied water for operating mining machinery and processing ore.

The building of reservoirs and canals changed climatic conditions and the hydrological profile. A new biotype arose. Hundreds of underground galleries on different levels drained ground and mining water without any further utilization. Changes in hydrology were influenced by this water piracy. The lack of water also had its impact on ecosystems, causing dry, deforested mountain ridges. Large waste deposits also appeared and their number of eventually surpassed the surrounding natural elevations. The natural process of reforestation on these deposits was extremely slow and ultimately ineffective due to the high toxicity of the extracted material. Therefore, attempts were made to improve reforestation. Introduction of exotic trees changed the ecology. There were also attempts to plant other types of trees that would change the structure of the growth.

Further changes marked the 19th century. Since no filters were used, 19th-century smelting works added toxic pollutants to the air. Sludge fields remain so toxic that it is not possible at present to initiate reforestation. Any regeneration of the area that has occurred -- with relatively little help from man -- is extremely fortunate.

Long-term entropic influences offer challenging and interesting possibilities for a team of ecologists. There is a good opportunity to study these influences in the Banská

Štiavnica area and the cooperation of a foreign institution with financial support for the project would be welcome.

A Tour along the "Terezia" Vein

Rastislav Petřík

As early as 1964, on the occasion of the 200th anniversary of the establishment of the mining academy in Banská Štiavnica, information panels were installed along a hiking path, detailing the history of mining and conservation work in the area. This path represents the foundation of the first instructional trail in Czechoslovakia. Štiavnické Vrchy, an area which in 1979 was proclaimed a reserved region, is located along the Terezia. The Štiavnické Vrchy run north to south and straddle the boundary between Pannonia's warm climate to the south and the Carpathian Mountains' climate to the north, and a variety of flora and fauna flourish there. In addition, the Štiavnické Vrchy represents the largest range of mountains of volcanic origin in the Western Carpathians. They can be considered a textbook example of almost all volcanic phenomena. The highest concentration of technical monuments in Slovakia is located in the central part of the Štiavnické Vrchy. The town of Banská Štiavnica, including its surroundings, is a living monument of the history of mining and forestry.

The instructional path follows the often exploited mining vein named Terezia. This is one of the legendary mining veins, whose open-cast mines produced gold and silver ores of hard silicate material. The first evidence of the extraction of ores from this vein dates to 1364, but mining activity probably occurred here as early as the B.C. period. The vein is large in its vertical and horizontal dimensions, and runs basically from north-northeast to south-southwest. Its entire system is not formed of a simple seam but rather of a complicated crisscrossing of many threads. Although this system reaches 100 m in thickness, the thickness of individual seams is varied in direction as well as in line and deflection. The system averages a thickness of 1.2 - 1.4 m. The most notable threads are Spitaler, Terezia, Bieber, Ján and Grüner.

Besides some rare and protected species of plants and animals, we also see here how the character of the landscape which changed with 2000 years of intensive mining activity. Before man's intervention, the original broken landscape of young volcanic mountains, 1000m above sea level and covered almost entirely with forests of original composition, had been a very stable system. The accessible natural resources provided a way for the

country to satisfy its demands for precious metals. The existence of these resources became the force which extensively influenced the future of the environment. The discovery of valuable gold and silver deposits which could be relatively easily extracted represented the beginning of intensive mining activity.

At first, the deposits lending themselves to so called "oxidation zones" -- easily accessible open-cast mining techniques -- were exploited. This continued until the 12th century. When these resources were exhausted, mining techniques were altered to enable extraction of ores from greater and greater depths. Mining costs began to increase as the amount of energy needed to obtain gold and silver ores soared. To make matters worse, after the depletion of the oxidation zones, separation of gold and silver from the ore became complicated.

Water had always presented the largest problem. Water flooding the mines made more intensive mining impossible and it became necessary to build drainage galleries to remove the water from the mines. Another problem was how to generate the necessary energy. Mining in the area also had to be expanded to meet growing demands. All regions had to be opened up to transport; settlement had to be established to accommodate a large labor force; and living quarters for workers had to be provided. Mining and related human activities put severe pressure on the environment.

We can document the great concentration of population that existed in this region and about the extent of mining in the area. Between the 15th and 16th centuries, Banská Štiavnica and its surrounding area had about 6,200 inhabitants, 60% in the towns and 40% in the villages. By the 18th century this number had reached almost 30,000.

Structural change was manifested in the alteration of surface landscape elements. It was also manifested in the reduction of forested areas through the exploitation of timber as an energy resource for mining, and the consumption of wood for settlements. Scarring of landscape's elements increased.

The composition of the natural environment also changed. For example, there was a change in forest structure in terms of the kind and age of vegetation that now existed.

Oaks, depleted by mining, were replaced by fir, hornbeam, spruce and pine. Change in the landscape is also evident in the so-called mountainous relief with concave and convex forms. The concave forms are the result of open-cast mines; dumps, tips and rollings, on the other hand, are the product of bulging or convex forms.

Changes in the structure of the landscape and the quality of the environment manifested themselves as changes to the entire system. This can be documented by changes in the hydrological cycle. Water leaking into the mines had always been a key problem. This water had to be drained from the underground mines and a series of water galleries was built; their function was to drain the water from the mine to open canals. Thus, the character and flow of the subterranean water resources changed, causing the concave forms mentioned above.

A unique water system of manmade reservoirs linked to a system of feeding and connecting canals was then built. Examples of the technical solution of transferring rain water from one river basin to another can even be found here. The various techniques, however, appeared at different times and in different areas of the Banská Štiavnica region.

The end result is a countryside with features of intensive utilization (mainly for mining) in the past, used as such much less in the present, and a landscape composed of surfaces with various degrees of natural and artificial regeneration of the damaged areas.

Symposium Agenda and Itinerary

- May 24
Sunday
- Arrival in Prague, accommodation at Stirin Castle
 - 17.00 Evening Receptions commence at SURPMO (State Institute for Restoration of Historic Towns and Monuments)
 - 19.30 Official welcome, Ministry of Culture of Czech Republic at Valdstejn Palace followed by buffet
 - 22.00 Departure by bus for Stirin Castle
- May 25
Monday
- 8.00 Departure of Czech participants from Hotel Krivan for Stirin Castle
 - 8.30 Departure from Stirin to Olomouc
 - 9.00 Kutna Hora, visit of Italian Court, St. James' Church and Cathedral of St. Barbara
 - 12.30 Brno, visit to Villa Tugendhat
 - 13.30 Lunch at Hotel International
 - 15.00 Kritiny, visit to Our Lady's Birth Church
 - 17.00 Arrival in Olomouc, accommodation at the Velká Bystřice Castle and Hotel Flora
 - 18.30 Presentation at Bystrice Castle of "Olomouc, Its History, Urban and Architectural Development," by Marek Perutka, David Benda and Pavel Zatloukal.
 - 20.00 Dinner at Velka Bystrice Castle
- May 26
Tuesday
- 9.00 **SESSION I: Finance and Tax Incentives**
 - Overview of Financial Concerns, Discussion
 - Tax Incentives for Historic Preservation, Discussion
 - 12.30 Lunch buffet at Castle
 - 13.30 Sightseeing, visit to Přemysl Palace and St Wenceslas Cathedral

- 16.30 **SESSION II: New Building in the Historic Environment**
 The Planner's Perspective, Discussion
 The User's Perspective, Discussion
- 20.30 Dinner & concert at Petras Palace
- 22.30 Departure for Velká Bystřice Castle
- May 27
 Wednesday
- 9.00 **SESSION III: Preservation Planning Methodology**
 Planning for the Urban Context, Discussion
 Planning for the Individual Building & Site, Discussion
- 13.30 Sightseeing
- 16.30 **SESSION IV: Engaging the Public**
 Organizing a Public Constituency, Discussion
 Organizational Structures and their Support, Discussion
- 18.30 Dinner
- May 25
 Thursday
- 8.00 Departure for Olomouc
- 8.30 Departure for Banská Štiavnica
- 9.00 Tovačov, visit to historic center
- 10.30 Kromeríž, visit to St. John the Baptist's historical garden
- 12.30 Buffet lunch at Castle
- 16.30 Arrival in Banská Štiavnica, accommodation at Hotel Termal
- 18.00 Presentation at Rubigal Club of "Banská Štiavnica, Its History, Urban and Environmental Development"
- 20.30 Official welcome, Town Hall, Ministry of Culture of Slovak Republic
- 21.00 Dinner

**May 29
Friday**

SESSION V: Greenways

- 9.00 The Parador Concept, Discussion
The Man-Made Environment and its Natural Context
Discussion
- 12.30 Lunch
- 13.30 Sightseeing, visit to the historical city and the industrial
landscape
- 16.00 Workshops for specialty participants to formulate historic
preservation issues and strategies pertinent to their subject
- 20.30 Dinner

**May 30
Saturday**

Symposium Conclusion

- 9.00 Departure for Bratislava
- 12.30 Farewell lunch in Bratislava
- 14.30 Closing session
Workshop reports and recommendations presented by
elected workshop leaders
Concluding addresses
- 16.00 Departure from Bratislava for Vienna or Prague. Optional
sightseeing or direct drive to Prague

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