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CONVENTION CONCERNING THE PROTECTION OF THE WORLD
CULTURAL AND NATURAL HERITAGE

CONVENTION CONCERNANT LA PROTECTION DU PATRIMOINE
MONDIAL, CULTUREL ET NATUREL

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Item 7 of the Provisional Agenda: State of conservation of properties inscribed on the World Heritage List and/or on the List of World Heritage in Danger.

Point 7 de l'Ordre du jour provisoire: Etat de conservation de biens inscrits sur la Liste du patrimoine mondial et/ou sur la Liste du patrimoine mondial en péril

MISSION REPORT / RAPPORT DE MISSION

Old Bridge Area of the Old City of Mostar (Bosnia and Herzegovina) (C 946rev) / Quartier du Vieux pont de la vieille ville de Mostar (Bosnie-Herzégovine) (C 946rev)

26 – 28 May 2008 / 26 – 28 mai 2008

This mission report should be read in conjunction with Document:
Ce rapport de mission doit être lu conjointement avec le document suivant:

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REPORT ON THE MISSION TO THE OLD BRIDGE AREA OF THE OLD CITY OF MOSTAR, BOSNIA AND HERZEGOVINA

from 26 to 28 May (2008)

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I. ACKNOWLEDGEMENTS

The mission expresses their gratitude to the Vice – President of Federation Bosnia and Herzegovina to the Permanent Delegate of Bosnia and Herzegovina to UNESCO, the Minister of Spatial Planning of Federation of Bosnia and Herzegovina, the representatives of the Ministry of Culture and Sports of Federation Bosnia and Herzegovina, the representatives of the National Commission of Bosnia and Herzegovina for UNESCO, the members and representatives of the Commission to Preserve National Monuments of Bosnia and Herzegovina, the representatives of the Institute for the protection of monuments of Federation Bosnia and Herzegovina, for their support, which considerably facilitated the work of the mission.

Special thanks go to the Mayor of the City of Mostar, the Chairperson of the Mostar City Council, and their collaborators in the City of Mostar administration, including the Old City Agency of Mostar, responsible for the management of the World Heritage property. Their assistance and availability throughout the mission is gratefully acknowledged.

II. EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

Following Decision **31 COM 7B.93** (31st session of the World Heritage Committee, Christchurch, 2007), concerning the state of conservation of the Old Bridge Area of the Old City of Mostar, inscribed on the World Heritage List in 2005, and at the request of the State Party, an advisory UNESCO ICOMOS mission was carried out from 26 to 28 May 2008, with the following mission objectives:

(a) to review the state of conservation of the World Heritage property of the Old Bridge Area of the Old City of Mostar, Bosnia and Herzegovina, inscribed on the World Heritage List in 2005 and

(b) to participate in further consultations regarding the impacts of the inappropriate construction of a hotel in the vicinity of the World Heritage property on its Outstanding Universal Value, authenticity and integrity, and to examine possible solutions for this problem, in conformity with the Decisions of the World Heritage Committee (**30 COM 7B.82 and 31 COM 7B.93**)

The mission reviewed the overall situation of the property of the Old Bridge Area of the Old City of Mostar, inscribed on the World Heritage List in 2005, with regard to the state of conservation of the site in its widest urban context, its integrity and authenticity, and its Outstanding Universal Value.

This mission was also requested to give special emphasis to the Operational Guidelines paragraphs 178-186 and 192-198 in its report.

The mission followed two previous missions carried out in 2006 and 2007.

The mission was able to review the situation with the authorities all levels in Bosnia and Herzegovina, (as per the General Framework Agreement for Peace in Bosnia and Herzegovina of 1995, that represent the Constitution of Bosnia and Herzegovina, the State of Bosnia and Herzegovina and Herzegovina is composed of two entities , Federation Bosnia and Herzegovina and Republic of Srpska. Each of those two entities is having its own government).

- State level (National Commission of Bosnia and Herzegovina for UNESCO, the Commission to Preserve National Monuments of Bosnia and Herzegovina),

- Entity level authorities, Federation Bosnia and Herzegovina (Vice - President of Federation of Bosnia and Herzegovina, The Ministry of Spatial Planning of Federation Bosnia and Herzegovina, The Ministry of Culture and Sports of Federation Bosnia and Herzegovina, the Institute for Protection of monuments of Federation Bosnia and Herzegovina through the meetings with officials of Federation Bosnia and Herzegovina
- The City of Mostar authorities, (Chairperson of the City Council, the Chief advisor of Mayor of Mostar, the Old City agency of Mostar, responsible on behalf of the city of Mostar for management of the World Heritage property)

Following extensive consultations with the above mentioned authorities and institutions, the mission carefully considered the state of conservation as well as threats to the World Heritage property caused by inappropriate construction of the hotel in its buffer zone.

The mission considered paragraphs 178-186 and 192-198 of the *Operational Guidelines* and concluded that the inappropriate construction does constitute an imminent danger to the World Heritage property, and accordingly recommends a number of steps to be taken to ensure compliance with the 1972 Convention and to improve the overall situation and full implementation of the Management Plan and Master Plan for effective management and protection of the site.

1 BACKGROUND TO THE MISSION

1.1 Inscription history

The nomination of Mostar was first proposed in 1999, but its inscription was delayed. An ICOMOS mission visited the site in October 2000, and ICOMOS at that time decided to support inscription as a special case, intended as a 'positive contribution to the protection and management of this outstanding multicultural heritage site'. Nevertheless, the nomination was deferred subject to further verification of the management plan and its implementation as well pending the completion of the reconstruction of the Old Bridge.

Finally, following the completion of the reconstruction of the Old Bridge of Mostar and reconstruction of the historical monuments in vicinity, "The Old Bridge Area of the Old City of Mostar" was inscribed on the World Heritage List, in 2005, during the 29th Session of World Heritage Commission in Durban , (South Africa)

1.2 Inscription criteria and World Heritage values

Criterion (vi): "With the renaissance" of the Old Bridge and its surroundings, the symbolic power and meaning of the City of Mostar - as an exceptional and universal symbol of coexistence of communities from diverse cultural, ethnic and religious backgrounds - has been reinforced and strengthened, underlining the unlimited efforts of human solidarity for peace and powerful co-operation in the face of overwhelming catastrophes".

1.3 Integrity/authenticity issues raised in the ICOMOS evaluation report at time of inscription

On the basis of the test of authenticity, as defined in paragraphs 79-86 - of the *Operational Guidelines*, there must be considerable reservations about the authenticity of Mostar. Much of the urban fabric was destroyed in 1992-1995, and has been the subject of major reconstruction activity or is still under reconstruction. The Old Bridge has been rebuilt as a copy, using mainly new material, though with the integration of some of the historic material, especially on the surfaces of

elements. The proportion of reconstructed buildings is very high, and much new material has also been used.

The revised nomination dossier commented in different on the authenticity of materials and workmanship in the case of the various undertakings. Although some buildings are being rebuilt according to available documentation, others have been modernized and modified.

The reconstruction of the Old Bridge was based on in-depth and detailed, multi-faceted analyses, relying on high quality documentation.. The authenticity of form, and use of authentic materials and techniques are fully recognizable.

Furthermore, evaluating this reconstruction on a larger scale, namely as a key element of urban and natural landscape there is no doubt on existence of a special kind of “overall” authenticity. It is also crucial to add, that the facsimile reconstruction has been not hidden at all. There are large expositions of remaining original material in a museum which have become an inseparable part of the reconstruction.

From the historic point of view, the old town of Mostar could be seen as an urban archaeological site. In the area of the Old Bridge, there has been systematic archaeological documentation of the historic stratigraphy. This research previously focused only on a limited area. One of the tasks of the Management Plan is to cover a larger area. In a paradoxical manner, the result of war-damage has made it possible to investigate the ancient construction-methods in detail, which have highlighted the outstanding value of the Old Bridge construction.

In addition to the above mentioned the discussion of the World Heritage Committee during its 29th session in Durban, is to be taken into consideration, as the committee apart of the values falling under criteria (vi), underlined in the point 4 of the Decision (**29 COM 8B.49**) an important interrelationship between the architectural features and landscape:

“4. Recognizes the exceptional multicultural architectural features of the Old Bridge Area of the Old City of Mostar and its satisfactory interrelationship with the landscape, as well as the high quality, the skill and the technical refinement of the restoration of the ancient constructions, in particular the Old Bridge;”

Observation of the mission:

The mission furthermore noted that proposed hotel fully ignores the interrelationship underlined by the World Heritage Committee, and making a great de-balance between the urban – historical zone and environment.

1.4.Examination of the State of Conservation by the World Heritage Committee and its Bureau (referring to previous State of Conservation reports)

Following the reconstruction of the Old Bridge of Mostar, and completion of a widely supported international campaign related to the rehabilitation of the Old City of Mostar, “the Old Bridge area of the Old City of Mostar” was inscribed on the World Heritage List by the World Heritage Committee at its 29th session (Durban, 2005).

Since its inscription to the World Heritage List and especially after December 2005, when inappropriate construction of the new hotel built contrary to the Management Plan of the inscribed property was noted, and two UNESCO – ICOMOS missions were carried out (2006 and 2007), the state of conservation of the property has examined by the World Heritage Committee at its 30th and 31st sessions (2006, 2007).

The Committee in 2007 urged the State Party to continue examining the situation in order to find alternative solutions for the volume and the design of the hotel, ... and to minimize the negative impact on the Outstanding Universal Value of the property, and in conformity with the Management Plan of the World Heritage property, in collaboration with UNESCO and ICOMOS;

1.5. Justification of the mission

At the request of the State Party of Bosnia and Herzegovina a joint UNESCO ICOMOS advisory mission was organized in order to further review the overall situation of the World Heritage property of the Old Bridge Area of the Old City of Mostar, with regard to the state of conservation of the site in its widest urban context, its integrity and authenticity, and to review how the current construction project of a hotel in the vicinity affected the Outstanding Universal Value of the property.

2 NATIONAL POLICY FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY

2.1 Protected area/national legislation

Historic Mostar is protected by the 1985 Law on the Protection and Use of the Cultural, Historical, and Natural Heritage of Bosnia and Herzegovina, the 1996 Interim Statutes of the Town of Mostar, and the 1998 Law on Waters. In addition since 1998, the Mostar Municipal Council promulgated a series of decisions relating to the rehabilitation and conservation of buildings in the protected zone of the town and the prohibition of any non-authorized interventions. One of these decisions is the decision on adoption of the Master Plan of Mostar in 2001 (this plan is an integral part of the Management Plan of the World Heritage property).

Pursuant to Article V para. 4 Annex 8 of the General Framework Agreement for Peace in Bosnia and Herzegovina (Official Gazette of Federation of Bosnia and Herzegovina no. 2/02, 27/02 and 6/04) and Article 39 para. 1 of the Rules of Procedure of the Commission to Preserve National Monuments (7 July 2004) the Historic Urban Area of Mostar as a National Monument of Bosnia and Herzegovina was designated.

A national monument is an asset or property that the Commission to Preserve National Monuments may have designated as a national monument, as well as assets or properties registered on the List or on the Provisional List of National Monuments of Bosnia and Herzegovina. National monuments benefit from the highest degree of legal protection

2.2 Institutional framework

a) The institution framework as per management plan.

On 29 December 2004 City Council of Mostar established an Agency to be in charge of the preservation and development of the Old City. The role of the agency will be to continue the task of PCU (from 1 April 2005), and other institutional operations in the Old City that have been accomplished in the last five years, in close cooperation with the state institutions for preservation, city departments, tourist organizations, tenants and owners.

- The Commission to Preserve National Monuments is an institution of the state of Bosnia and Herzegovina established pursuant to Annex 8 of the General Framework Agreement for Peace in

Bosnia and Herzegovina and the Decision of the Presidency of Bosnia and Herzegovina responsible for the issuing decisions designating movable and immovable property as National Monuments applying the Criteria on the Designation of National Monuments (Official Gazette of B-H no. 33/02).

- The Government of the Federation of Bosnia and Herzegovina is responsible for ensuring and providing the legal, scientific, technical, administrative and financial measures necessary to protect, conserve, display and rehabilitate National Monuments. The Government of the Federation shall be responsible for ensuring that a program is drawn up for the on-going protection of the historic centre of Mostar, and for providing the resources for creating and implementing the necessary executive regional planning documentation for the rehabilitation of the historic centre of Mostar.
- On the level of Federation of Bosnia and Herzegovina, the Ministry of Physical Planning and Environment is responsible for implementation of legislative protective measures in cooperation with the Ministry of Culture and Sports (Institute for Protection of Monuments of the Federation Bosnia and Herzegovina, who is responsible for insurance of required scientific and technical standards)
- At the city level, the Agency, acting on behalf the City of Mostar, is responsible for implementation of legislative and protective measures.

The role of the agency is defined by the decision of the City Council of Mostar (December 29, 2004) on the establishment of the Agency to be in charge of the preservation and development of the Old City. The role of the agency will be to continue the task of PCU (Project Coordination UNIT that was in charge in implementation of the Old Bridge Project), and other institutional operations in the Old City that have been accomplished since the beginning of rehabilitation process, in close cooperation with the state institutions for preservation, city departments, tourist organizations, tenants and owners.

Observation of the mission:

The mission noted that no clear coordination is being implemented among the different levels of authorities and recommends a coherent and coordinated in fully implementing all provisions of the Management Plan of 2005 and its Master Plan (2001).

2.3 Management structure as per management plan of 2005

Ownership of properties within the nominated area is varied – government bodies, religious communities, and private individuals and institutions. At the state level, overall supervision is exercised by the Commission to preserve National Monuments of Bosnia and Herzegovina, and through the Ministry of Spatial Planning of Federation Bosnia and Herzegovina at the entity level, the Ministry of Culture and Sports of Federation Bosnia and Herzegovina and its Institute for Protection of Monuments of Federation Bosnia and Herzegovina.

Direct responsibility at the local level is managed by the City of Mostar through the Old City Agency of Mostar (Agencija Stari Grad) defined by the Management Plan of 2005 and this body closely collaborates with the department for Urbanism and Spatial Planning and the City of Mostar.

Observation of the mission:

The mission noted that the hotel being constructed in the buffer zone of the World Heritage property is contrary to the Management Plan of 2005 and its integral Master Plan of 2001, and clear conditions set in these two documents.

The mission was also informed of the decision of the Government of Federation Bosnia and Herzegovina to prepare a new Master Plan for the entire City of Mostar. Accordingly it drew the attention of the authorities to the need while preparing the new Master Plan of City of Mostar, the responsible authority should take into full consideration the Management Plan of the World Heritage property (2005).

The mission stressed the need to improve the specific management system by updating the legal framework, establishing adequate monitoring systems and creating a consultative committee (with participation of international experts), attached to the Old City agency of Mostar..

It is particularly important to ensure that there is a good level of coordination between the various actors involved and to unite them in the common goal of the protection and sustainable development of the properties. With this in mind, appeals should be made to community associations and for local participation in projects, in addition to the role of the local media in raising awareness about issues of heritage protection.

Although the Management Plan provides general guidelines, there is no evidence that it is fully respected and implemented and in addition can provide full guarantees for protecting the integrity and the outstanding universal value of the World Heritage property.

The mission noted that the Management Plan does not clearly indicate any specific long-term potential for the World Heritage property, or any long-term World Heritage management priorities, and it only relates to current threats and not those threats related to the uncontrolled economic development of the city and neighbourhood area.

Except the activities being financed by the Federal Ministry of Culture and City of Mostar the Management Plan does not give specific examples of its anticipated sources of Finance (the only anticipated plans are those related to the payment of the agency staff).

2.4 Response to the recognition of values under international treaties and programmes (World Heritage Convention, Ramsar Convention, Biosphere Reserve, Convention on the Safeguarding of the Intangible Cultural Heritage etc.)

The protection, conservation and development of this complex World Heritage property is a true challenge and cooperation with other international treaties is encouraged, including the European Landscape Convention (2000), the Convention for the Protection of the Architectural Heritage of Europe (1985), as well as the Vienna Memorandum (2005), UNESCO Recommendations and ICOMOS international Charters.

3 IDENTIFICATION AND ASSESSMENT OF ISSUES / THREATS

3.1 Management effectiveness

Although the works on the hotel have been stopped, the mission noted that following the previous two UNESCO – ICOMOS Missions (2006 and 2007), none of the concrete steps,

requested in accordance with the Decisions of the World Heritage Committee and the specific recommendations of the mission, had been implemented.

It seems evident that there is not a common point of view among the different authorities in general and more specifically between the decision makers belonging to the Commission on ambient integration of the new hotel Rose within the buffer zone of the World Heritage property, established in accordance to the agreement between the City of Mostar and the investor, (dated February 2006). The main task of the commission was to solicit new proposals in accordance with the Decisions of the World Heritage Committee and the existing Management Plan

The 8th and final report of the Experts Committee, demonstrates different approaches between the members, and not the required level of effectiveness.

Although, the Management Plan of 2005 provided a good basis for preservation of the entire World Heritage property, its low effectiveness has put the site in danger.

3.2 Nature and extent of threats to the property, taking into consideration the values for which the property was inscribed and specific issues outlined by the World Heritage Committee

Whatever explanations the investor tried to underline in his presentation, the impact of the new Hotel Ruza, being constructed in the buffer- zone and in the direct vicinity of the protected area is in full contradiction with the rules and conditions set in the Management Plan of 2005 and its Master Plan of 2001 that are an integral part of the nomination dossier submitted and accepted by the World Heritage Committee.

As already mentioned in previous expert reports, the new design of the Hotel Ruza is also in total contradiction with the basic principles of urban planning, especially those applied for urban historical zones. The present new design is in total contrast with the ancient typology of the urban zone of Mostar followed by the architect of the original hotel Rose.

The concrete situation, as observed already during 2006 and 2007 missions, includes the following:

- None of the original elements of the original hotel Rose were preserved, although the original hotel devastated by the war was still standing in 2003. The masterpiece of original architect that was world – wide recognized as a perfect example of interpolation of contemporary architecture within urban historical zone has been totally demolished.
- The new project is an example of the new international style architecture negating in all senses the specific spirit of the place. Its scale and physical impact, its height, total surface, morphology and architectural expression banalise and even aggress its immediate environment.

3.3 Positive or negative developments in the conservation of the property since the last report to the World Heritage Committee

After the two missions undertaken in 2006 and 2007, apart from the fact that the hotel construction stopped in 2006 and is not being continued, the investor's "new" proposal is considering a reduction of a total surface for 1.766 m². However this reduction is much smaller than suggested as the reduction of the roof of the swimming pool is being included in the reduction of the surface area.

Furthermore the mission noted that:

- None of the recommendations of the World Heritage Committee and the expert missions, related to the 2005 Management Plan have been implemented
- The dossiers – plans submitted, containing some characteristic drawing and views of the architectural design presented by the investor on 27 May 2008 - are not satisfactory one because the drawings-plans are not fully detailed and do not show accurate or realistic indications of technical changes made since last mission in 2007. The proposed solution in comparison to the plans of 2007 shows just a restyling of the facades, leaving almost unchanged the planimetric and volumetric design of the building;

The documentation received after the mission was composed of some files in "pdf" form of the 2004 project. The dimensions of these drawings are unreadable and however not comparable with those of the project submitted by the investors in January 2008.

- The documentation submitted is not sufficient, although it provides information on the total surface of the lot, built surface, index of the building surface, and green areas. No information has been made available on parking areas, maximum heights of the buildings, maximum volumes of the building, distance from the borders of the property, relations between the lot and the existing streets etc.

The mission does not consider the present proposal as an answer to the recommendations set out in previous reports, or to the conditions set out in the Management Plan.

In addition please also see point 3.1.

3.4 Information on any specific threat or damage to or loss of outstanding universal value, integrity and/or authenticity for which the property was inscribed

The new Hotel Ruza, constructed in 2005, contrary to the Management Plan and all technical and moral norms related to the protection of historical urban zones, causes tremendous impact to the outstanding universal value, authenticity and integrity of the World Heritage property.

Taking into account tremendous impact mentioned, being caused by the construction of the new hotel in the buffer zone of the World Heritage property and in accordance to the chapter IV B (and article 179) of the Operational guidelines mission noted that at the moment the property is facing the following imminent dangers :

- *iii) Serious deterioration of architectural – town planning coherence*
- *Caused by the construction of inappropriate structure within the buffer zone of the World Heritage property*
- *iv) Serious deterioration of urban environment*
- *Caused by the construction of inappropriate structure within the buffer zone of the World Heritage property and by low level of implementation of the Management Plan of 2005*

- v) significant los of historical authenticity
- Caused by the total destruction of the original hotel Rose.

Experts would like to underline once more the clear guidelines, given in the Management Plan of 2005 , that are in this particular case totally ignored, although they were meant to be strictly followed and implemented:

Degree of intervention	Zone A (historic core)	Zone B (contact zone)	Zone C (contact zone)
I st	Recommended preservation and rehabilitation with traditional techniques only.	Maintenance and rehabilitation in traditional manner with adaptation.	Maintenance and rehabilitation in traditional manner with adaptation.
II nd	Use traditional materials and details for interventions.	Use traditional materials and details, but they could be combined with interpretations	Traditional materials and details, combine with contemporary interpretations
III rd	In rebuilding use traditional elements, simplify design and decorations.	Could be a traditional structure with contemporary elements.	Can be contemporary structure with ambiental values and traditional elements.

The "Management Plan", in art. 7 - Forms of intervention - and specifically point 7.8 titled NEW CONSTRUCTION, says:

“This form of intervention is applicable within the Planning Area in all cases where the construction of individual new structures or extensive new development is required, and where such construction or development does not require demolition or alteration of any existing structures or city fabric that are of architectural or historical significance. New construction will be subject to careful review by the Planning Authority to ensure that proposed new development is physically and visually compatible with the surrounding historical context, both in terms of scale, proportion and massing and in the choice of compatible details and building materials. Compatibility will be achieved by establishing similarities in scale and texture between the old and the new. Scale can be controlled by creating similarities in the overall mass and proportions of the new development vis-à-vis the surrounding context. This applies to the proportions of individual openings, and the relationship between solids and voids on a facade. Similarities in texture can be obtained through the use of traditional building materials and finishes that have light-reflective qualities similar to ones prevailing in the historic area.

In all cases, sites for new construction must be of an appropriate size, location and sitting, and will be subject to approval by the Planning Authority. New construction is not permitted in public or private green areas, streets and squares, or any other public open space. A plot may be subdivided only with the approval of the Planning Authority.

No building may be built beyond its plot boundary. In addition, any new building or addition shall be sited so that walls and facades facing onto streets are in line with the adjacent building lines. This applies to the ground floor and as well as all upper storeys. Canopies and roof overhangs may be built beyond the building lines to a maximum of one metre. Steps may be built beyond the building line to a maximum of 0.4 metres and commercial panels no more than 0.5m. If a new development is replacing a collapsed building, it should generally follow the previous building line. The Planning Authority may recommend a new building line, if in doing so the streetscape will be improved.

The Authority will review all applications with respect to the proper sitting of new buildings to allow enough space for light and ventilation with respect to adjacent buildings. The Planning Authority may stipulate additional requirements in the sitting of a new building in response to the specific conditions of a given site.

The maximum height of any new building may not exceed the maximum height of the adjacent buildings to either side, and, in any case, may not exceed three storeys.”

Articles 8 and 9 give directions about the external green or paved areas and about the reconstruction of the pedestrian routes, their finishes and materials.

4 ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

4.1 Review whether the values, on the basis of which the property was inscribed on the World Heritage List, and the conditions of authenticity and integrity are being maintained

Following the meetings and presentations attended as well as following the detailed analysis of the situation on the site and available technical documentation, the mission concluded that the new hotel building being constructed within the buffer zone of the World Heritage property presents a great threat to the property's outstanding universal value and authenticity and integrity, given its out of scale forms, its destruction of the urban morphology and its disrespectful design.

Until drastic actions to force the investor to correct his project, taking into full consideration the ancient morphology of the Old City, and, until the Management plan (2005) is fully implemented, the planned and partly constructed structure within the buffer zone of the World Heritage property, presents a great danger for the site.

4.2 Review any follow-up measures to previous decisions of the World Heritage Committee on the state of conservation of the property and measures which the State Party plans to take to protect the outstanding universal value of the property

After two decisions of the World Heritage Committee (**30 COM 7B.82, 31 COM 7B.93**) and the two missions undertaken in 2006 and 2007, apart from the fact that the construction of the hotel stopped in 2006 is not being continued, no particular progress was noticed by the mission.

In fact the mission noted that none of the decisions of the World Heritage Committee and recommendations by the expert missions, related to respect for the 2005 Management Plan were being implemented.

Accordingly, this mission proposes to the World Heritage Committee to urge the State Party to set up all necessary measures to restore the integrity and authenticity of the World Heritage property.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Recommendations for any additional action to be taken by the State Party, including draft recommendations to the World Heritage Committee

As already mentioned in the report following the expert visits of June 2006 and June 2007, the town of Mostar is more than a national symbol. It functions today as an important symbol for the whole civilised world. Therefore, the World Heritage Committee should be very strict in its definition of future decisions, and be prepared to strongly condemn two years of evident lethargy.

The proposed solution has to focus on the future generations and needs to be thought of in long term perspectives.

Accordingly, the mission concluded the following:

- The mission has not noted any change in the existing structure of the new hotel. In order to result in a building with a mass closer to that of the hotel damaged during the war, it is necessary to reduce the height, the compactness and, as a consequence, the volumetric impact of the new building through demolition. It is necessary to underline that the hotel designed by Zlatko Ugljen was composed of several "pavilions" wisely set together, in order to obtain a building perfectly integrated and interpolated with the existing historic context without having negative impacts on the perspectives of the typical streets of the Old City;
- The great visual impact of the new building, compared both with the surrounding buildings and with the sky line of the Old city of Mostar, (taking into consideration volumetric masses and height of the new structure), remains unchanged;
- The new hotel building, in no case could be interpolated and integrated with the urban – historical part of City of Mostar, inscribed on the World Heritage List, neither from an environmental point of view nor from the proposed aesthetic characteristics which, despite the attempt to use different materials, remain out of the historic context;
- Although we deplore the total destruction of the original hotel, it makes no sense to ask to reconstruct it (because of new hotel norms as well).
- Improving the quality of the new Hotel Ruze to a high level of architectural design infill seems to be an almost impossible mission.
- The negative image and impact of this heavy mortgage for the national and international society should be turned into positive action.
- The new Hotel Rose, contrary to the hotel complex designed by the architect of the original hotel, covered the entire lot and in such a way modifying the natural relation between the block and the green and external areas between the Radobolja river and the pedestrian route Rade Bitange that constitutes the border with the part of the city inscribed on the World Heritage list;
- The part of the building with a curved shape (even if it is only one floor, between the two orthogonal wings of the new hotel), being practically tangent to the pedestrian route Rade Bitange overhangs it with its height of about 7 meters. Furthermore the facade of this part of the designed building, is composed of very large surfaces of glass that are not having any relation to the typology and ancient characteristics of this part of the city
- The "L" shape of the construction, with the facades characterized by a linear and compact course, develops itself in height; the straight facades make a strong visual impact which contradicts the typical construction of the Old City of Mostar and they are destroying the perspectives of the typical-ancient streets of the World Heritage property;

Recommendations:

It is required to prepare a new design for the hotel fully respecting the norms and conditions set in the Management Plan of 2005, taking into account the Guidelines set out in the Vienna Memorandum (2005) and to ensure full protection of the World Heritage property

and implementation of the decisions of the World Heritage Committee. That design should take into account the following:

- It is necessary to review the relationship of the hotel with its external areas, with the surrounding streets and buildings;
- The facades should be characterized by articulation of mass and concavity, windows and loggias to create the depth and the impression of chiaroscuro just like the hotel destroyed during the war;
- It should establish a clear relationship between the built areas of the lot and the green ones. It is also necessary to identify and describe the materials that will be used for the external areas of the lot, for the facades, for the interiors, and the types and characteristics of the lightning of the external areas;
- It seems out of place to create a pool on the terrace floor that is the roof of part of the building;
- It is necessary to avoid large surfaces of glass, especially on the ground floor, because they are not connected to the characteristics of this part of the city.

The mission suggests a revised draft decision for consideration by the World Heritage Committee

1. Having examined Document WHC-08/32.COM
2. Recalling the Decisions 30 COM 7B.82 adopted at its 30th session (Vilnius 2006) and 31 COM 7B.93 adopted on its 31st session (Christchurch 2007)
3. Acknowledges that the construction works on the new hotel Rose halted in 2006 are still suspended and that no action has been undertaken since that period;
4. Expresses its great concern that no adequate proposal according to the Management Plan of 2005 and Master Plan of 2001 has been submitted so far, and that the required legal actions have not been undertaken by the State Party with regard to the construction work;
5. Urges the State Party to submit a proposal to redesign the hotel in accordance with the Management Plan of 2005 and the Master Plan of 2001 and the technical requirements set in those two documents;
6. Requests the State Party to provide to the World Heritage Centre by 1 February 2009 an updated report on the state of conservation of the property and the final proposal for the

new hotel, fully in accordance with the Management Plan of 2005 and the Master Plan of 2001 and the technical requirements set in those two documents

Considering the fact that none of the previous decisions of the World Heritage Committee, nor any of recommendations of the expert missions have been implemented so far, the establishment of an international jury by the Member State and the City of Mostar is advised for review of the re-designed hotel, under terms of reference approved by the World Heritage Centre and the Advisory Bodies. .

The jury could be composed by experts from Bosnia and Herzegovina, the City of Mostar and UNESCO - ICOMOS. The task of the jury would be to set conditions, in accordance to the Management Plan (2005) of the World Heritage Property, and to assist the City in organization of the international competition and call for submission of architectural proposals, to be developed in the spirit of respect for the morphology of the Old City of Mostar.

The process should be completed before June 2009, and follow the guidelines below to be elaborated within formal terms of reference to be approved by the World Heritage Centre and the Advisory Bodies

- Organization of an international architectural competition based on a programme for a 5 star-hotel and the prescriptions of the Management plan (2005) and Master Plan (2001) .
- The design should follow the spirit of the original hotel.

5.3 Recommendation as to whether the level of threats to the property warrants the property being placed on or removed of the List of World Heritage in Danger

The mission concluded that if no design solution is adopted by the State Party following the decisions by the World Heritage Committee and in full compliance with the Management Plan of 2005, and the Master Plan of 2001, then the World Heritage Committee may wish to consider inscription of this property on the List of World Heritage in Danger in the absence of any progress made by the State Party in its report due by 1 February 2009.

6 ANNEXES

6. 1 Terms of reference for the reactive monitoring mission to the World Heritage property of the Old Bridge Area of the Old City of Mostar (Bosnia and Herzegovina)

May 2008

In conformity with the Decision 31 COM 7B.93 taken by the World Heritage Committee at its 31st session (Christchurch, 2007), concerning the state of conservation of the Old Bridge Area of the Old City of Mostar, inscribed on the World Heritage List in 2005, and within the framework of UNESCO assistance related to the preservation of cultural heritage in SEE, in close consultation with the UNESCO Venice Office/BRESCE and the UNESCO-World Heritage Centre carry out a joint UNESCO / ICOMOS reactive monitoring mission, in order to:

1. Carry out a mission, as requested by the State Party, to
 - (a) review the state of conservation of the World Heritage property of the Old Bridge Area of the Old City of Mostar, Bosnia and Herzegovina, inscribed on the World Heritage List in 2005 and
 - b) participate in further consultations regarding solutions to the inappropriate construction of a hotel in the vicinity of the World Heritage property, in conformity with decisions of the World Heritage Committee **30 COM 7B.82, 31 COM 7B.93**;
2. Review the overall situation of the property of the Old Bridge Area of the Old City of Mostar, with regard to the state of conservation of the site in its widest urban context, its integrity and authenticity, and how the current construction project of a hotel in the vicinity may affected the Outstanding Universal Value of the property;
3. Discuss with national and local authorities how the current construction plans affect the Outstanding Universal Value of the property;
4. Discuss with national and local authorities requirements to adjust the new structure constructed under the conditions and regulations set in the Management Plan of 2005 and the Master Plan of 2001 which are integral part of the nomination dossier.
5. Participate in broad stakeholder consultations regarding solutions to the design, material, volume and content of the construction to protect the World Heritage values and integrity of the property;
6. Discuss with relevant authorities, local institutions and organizations, the protection of the historic urban landscape and its visual integrity with regard to the "Declaration on the Conservation of Historic Urban Landscapes" as adopted by the General Assembly of States Parties to the World Heritage Convention in October 2005;
7. Consider any requirements for the necessary revision of the development plan of the area so as to link its protection to the World Heritage property of Old Bridge Area of the Old City of Mostar, and to integrate it into an overall concept for the protection and development of World Heritage property of Mostar;
8. Evaluate the city authorities' overall urban development concept, with special emphasis on any high-rise or urban development projects, in terms of its possible impacts on the World Heritage property;
9. Discuss opportunities for co-operation on conservation management and development and exchange of experiences with other World Heritage sites;

10. Prepare a detailed report to the UNESCO Venice Office - BRESCIA and World Heritage Centre by 12 June 2008 for review by the World Heritage Committee considering Operational Guidelines paragraphs 178-186 and 192-198, and submit the report in electronic form according to the format.

Annex 6.2.

6.2 Itinerary and programme

Monday, 26 May 2008,

15.30 **Arrival of the mission member to Sarajevo**

16.30 – 18.30 **Meeting with Mr. Mirsad Kebo, the Vice – President of Federation
Bosnia and Herzegovina**

19.00 Departure of the Mission members to Mostar

21.30 Arrival of the mission members to Mostar

Tuesday, 27 May 2008

09.00 Meeting with Ms Zeljana Zovko, member of the National Commission of Bosnia and Herzegovina for UNESCO

09.30 – 11.00 Visit of the World Heritage property and the site of the inappropriately constructed hotel

11.00 – 14.00 Technical meeting with various stakeholder and authorities

State level (National Commission of Bosnia and Herzegovina for UNESCO, the Commission to Preserve National Monuments of Bosnia and Herzegovina),

- Federation Bosnia and Herzegovina - Entity level (The Ministry of Spatial Planning of Federation Bosnia and Herzegovina, The Ministry of Culture and Sports of Federation Bosnia and Herzegovina, the Institute for protection of monuments of Federation Bosnia and Herzegovina through the meetings with officials of Federation Bosnia and Herzegovina

- The City of Mostar authorities, (Chairman of the City Council, The Chief advisor of Mayor of Mostar, the Old City agency of Mostar, responsible on behalf of the city of Mostar for management of World Heritage property)

(11.30 – 12.15) During the same meeting the Investor has presented, the corrected project for the new hotel

Annex 6.3.

6.3 Composition of mission team

1. Mr. Werner Desimpelaere, (Belgium), ICOMOS International
2. Mr. Luigi Milano, (for Uberto Siola Associati , in collaboration with Prof Uberto Siola),

6.4 List and contact details of people met

26 May 2008

1. Mr Mirsad Kebo, Vice – President of Federation Bosnia and Herzegovina
2. Mr. Salko Obhodjaš, the Minister of Spatial planning of Federation Bosnia and Herzegovina
3. Mr. Jasmin Bučo. Advisor to the Minister of Spatial planning of Federation Bosnia and Herzegovina

27 May 2008

1. Mr. Murat Ćorić, Chairman of the City Council , City of Mostar
2. Mrs. Radmila Komadina, Chief advisor of the City of Mostar

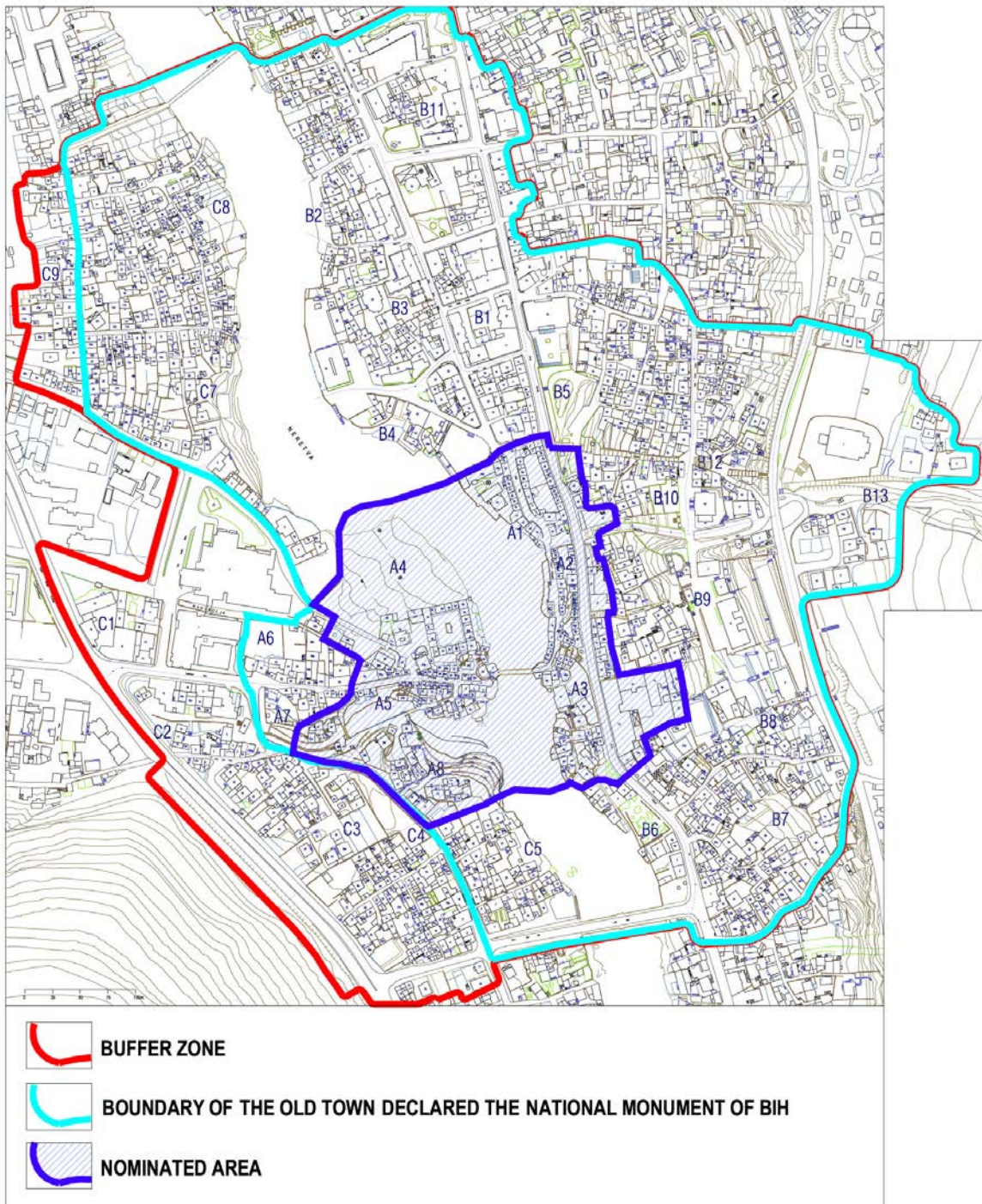
3. Mr. Žarko Markić, Head of the spatial planning department of the City of Mostar
4. Ms. Željana Zovko, member of the National Commission of Bosnia and Herzegovina for UNESCO
5. Mr. Fajić Miralem, Director of the Old City Agency of Mostar (Agencija Stari Grad)
6. Mrs Lidija Mičić, Director of the Institute for protection of monuments of Federation Bosnia and Herzegovina
7. Mr. Amir Pašić, Expert on behalf of the Ministry of Spatial Planning of Bosnia and Herzegovina (the Chairman of the commission established within the framework of the agreement between the City of Mostar and the Investor)
8. Mr. Jasmin Bučo. Advisor to the Minister of Spatial planning of Federation Bosnia and Herzegovina
9. Mrs Zeynep Ahumbay, The member of the Commission to Preserve National Monuments of Bosnia and Herzegovina
10. Mrs Ljiljana Ševo, The member of the Commission to Preserve National Monuments of Bosnia and Herzegovina
11. Mrs Alisa Marjanović, the Commission to Preserve National Monuments of Bosnia and Herzegovina

Representatives of the Investor, whom presented the corrected hotel design to the experts, during the meeting

1. Mr. Emir Kečo, owner and investor of the hotel
2. Mr. Edin Batlak, Consultant and local representative of investor in Mostar

Annex 6.5

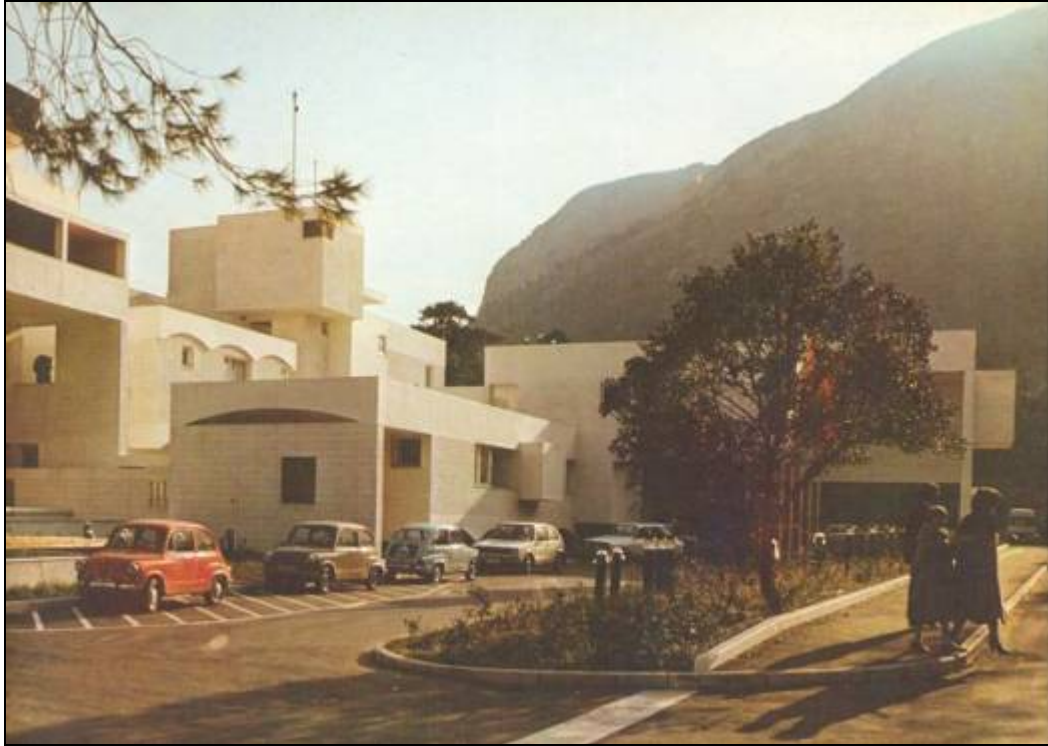
6.5 Maps (most recent maps of the boundaries of the property)



Annex 6.6.

6.6 Photographs and other graphical material (showing issues of integrity and authenticity)

1) Photographs of the Rose Hotel designed by Zlatko Ugljen and realized in 1978



(ii)

(ii)

2) Photographs of the new Rose Hotel under construction



Panoramic view



View from the opposite side of the Neretva river



View from the Bridge



View from the pedestrian route Bitange



Front view of the building under construction