

POLAND

Old City of Zamość

Brief description

Zamość was founded in the 16th century by the chancellor Jan Zamoyski on the trade route linking western and northern Europe with the Black Sea. Modelled on Italian theories of the 'ideal city' and built by the architect Bernardo Morando, a native of Padua, Zamość is a perfect example of a late 16th century Renaissance town. It has retained its original layout and fortifications and a large number of buildings that combine Italian and central European architectural traditions.

1. Introduction

Year of Inscription

1992

Agencies responsible for site management

- Zamość Town Hall
Rynek Wielki 13
22-400 Zamość
e-mail: mayor@zamosc.um.gov.pl
Web-site: www.zamosc.um.gov.pl

2. Statement of Significance

Inscription Criteria

C (iv)

ICOMOS evaluation

The initial ICOMOS evaluation noted the need to protect the immediate environment of the old town of Zamość from the encroachment of unsympathetic constructions in the zone surrounding the fortifications. The World Heritage Committee in December 1991 noted the need to define a buffer zone and associated legal measures. The Polish authorities have subsequently provided satisfactory evidence of the existence of a buffer zone and of a policy that will include the demolition of some unsympathetic recent structures in the immediate vicinity of the proposed World Heritage Monument.

That this cultural property be included on the World Heritage List on the basis of Criterion iv.

Criterion iv. Zamość is an outstanding example of a Renaissance planned town of the late 16th century, which retains its original layout and fortifications and a large number of buildings of particular

interest, blending Italian and central European architectural traditions.

Committee Decision

Bureau (1991): The Bureau recommended the inscription of this property, and requested the Polish authorities to define a buffer zone around the fortifications and to furnish details of the legal protection afforded to this zone. The Bureau noted the spirit of tolerance which had been a feature of the history of Zamość, and wondered whether direct and material testimony to the co-existence of different communities still existed. If such were the case, the Polish authorities could supply the requisite additional information so that ICOMOS might consider the possibility of also applying cultural criterion (vi).

Session (1991): The Committee decided to initiate the procedure for the inscription of this site on the World Heritage List and, consequently requested the competent Polish authorities to provide a plan clearly showing the boundaries of the buffer zones.

- No information available on whether the Statement of Significance adequately defines the outstanding universal value of the site
- Need to seek a decision from the Committee on changes to the statement of significance
- Proposal for revised text has not been made by State Party
- Brief description of the site is not satisfactory, change required

Boundaries and Buffer Zone

- Status of boundaries of the site: adequate
- Buffer zone has been defined, further work needed; No need to seek a decision from the Committee on changes to the buffer zone

Status of Authenticity/Integrity

- World Heritage site values have been maintained

3. Protection

Legislative and Administrative Arrangements

- Zamość Old Town was recognised as a historic monument in 1936. Since then, there have been several urban planning specifications which defined the scope of protection and restoration of both the urban layout and individual buildings. In the years 1977-94 a detailed spatial development and restoration plan was in force. On the basis of that plan and the Council of Ministers Resolution No. 139/74

on the renovation of the Old Town and the Council of Ministers Resolution No. 150/78 on the 400th anniversary of the foundation of the town, in the years 1975-1985 restoration of a number of buildings was carried out and funded from the state budget. The restoration plan expired at the end of 1994 with the adoption of the general spatial development plan for Zamość. Under that plan, in force until the end of 2003, conservation protection zones were established to fulfil different protection functions. However, the plan did not provide sufficient protection for the historic complex. There is a necessity to introduce detailed local law limitations concerning the use/function of objects, which should appear in the new, currently prepared spatial development plan for the town. Until the new plan is adopted, the town, as a site entered into the Inventory of Monuments, is protected under the provisions of the Act on the Protection and Guardianship of Historical Monuments, and all administrative proceedings related to renovation and investment projects are carried out in compliance with the Act on Spatial Planning and Development. In 1999 a study of conditions and orientations of spatial development for the town of Zamość was adopted by the Town Council. The Study sets out the main directions of the town's spatial development, where restoration and protection of historic spatial structures and highlighting the values which identify the cultural identity of town become the fundamental principle of spatial planning policy. An important change introduced by the Study is an extension of the Old Town protection boundaries together with the buffer zone to cover the area and the elements of the former Zamość Chartered Complex. Another one is the establishment of a cultural park covering a significant part of the town, for which a protection plan should be prepared. In the meantime, at the voivodeship self-government level, the Voivodeship Monument Protection Programme is being prepared, on the basis of which the town will prepare the Town Monument Protection Programme. The programmes are required under the Act on the Protection and Guardianship of Historical Monuments. The new spatial development plan will be adopted in October 2005 and will constitute an act of local legislation

- Protection arrangements are considered sufficiently effective

Actions taken/proposed

- A new general spatial development plan for the town
- A project concerning the restoration of a part of the Old Town
- A multi-annual programme of the revitalisation of the Old Town
- A Spatial Planning, Building and Monuments Protection Department has been created at the Town Hall
- A tourism development strategy has been elaborated
- At the voivodeship self-government level, the Voivodeship Monument Protection Programme is being prepared

4. Management

Use of site/property

- Visitor attraction, urban centre, religious use

Management/Administrative Body

- No steering group
- No site manager/coordinator
- Levels of public authority primarily involved with the management of the site: national, regional and local
- The current management system is not sufficiently effective

Actions taken/proposed

- In 2003 the responsibilities of the Spatial Planning and Building Department were extended to cover historic monument protection. The deputy director of the Department coordinates and issues opinions on certain activities concerning the Old Town, which are carried out in all Town Hall departments responsible for particular areas of administration and management, depending on their scope of responsibility

5. Management Plan

- No management plan, but preparation will be completed in 12/2007
- Responsibility for over-seeing the implementation of the management plan and monitoring its effectiveness: Zamość Town Council and the Mayor of Zamość with the Spatial Planning, Building and Monuments Protection Department of the Zamość Town Hall

6. Financial Resources

Financial situation

- Funding for conservation and protection is provided by municipal budget, state budget (Ministry of Culture, Ministry of Justice) and private owners of the buildings
- Funding is insufficient

7. Staffing Levels

- Number of staff: 9

Rate of access to adequate professional staff across the following disciplines:

- Good: conservation
- Average: promotion, interpretation, education
- Bad: management, visitor management

8. Sources of Expertise and Training in Conservation and Management Techniques

- National conferences, symposia on heritage protection and revitalisation of towns and specialist services in the field of design, conservation and project implementation

9. Visitor Management

- Visitor statistics: approximately 100,000 in 2004 (according to the Tourism Development Strategy prepared by the Town Hall in 2004, estimated on the basis of the number of tourists visiting the Zamość Tourist Information Centre and the number of hotel accommodation granted)
- Visitor facilities: accommodation; travel agencies; tourist information centre; tourist guides; shops with promotional publications, guide books, town plans and souvenirs; museums; arts exhibitions; galleries; car parks
- Visitor needs: the development of tourist infrastructure must be combined with renovation of buildings, streets and squares of the Old Town, whose poor technical condition and unimpressive appearance do not attract tourists. Tourist sites and routes should be distinguished and marked. There are no tourist attractions for which the historic buildings would be used. All fortification structures should be renovated and adapted for tourist purposes, including the reconstruction of some of the former earthwork fortifications. Cultural tourism should be combined with leisure and sports attractions in the town itself and with recreational and sightseeing attractions in the

vicinity of Zamość, which would extend the tourist season to last all year

10. Scientific Studies

- Studies related to the value of the site, archaeological surveys
- The results of studies and surveys are used for the preparation of implementation schedules for buildings and areas and for the purposes of the town spatial development plan

11. Education, Information and Awareness Building

- Not enough signs referring to World Heritage site
- World Heritage Convention emblem used on publications
- Need of awareness raising of World Heritage site among visitors, local communities and businesses
- Adequate awareness of World Heritage site amongst local authorities
- Occasional temporary exhibitions in Poland and abroad, competitions for children and young people and information and promotion activities during education and tourist fairs
- Web site available: www.zamosc.um.gov.pl
- No involvement of local population in the management of the site in connection with delivering social or other benefits

12. Factors affecting the Property (State of Conservation)

Reactive monitoring reports

- N/A

Conservation interventions

- Since the inscription a great number of conservation and renovation works have been funded from the municipal and central budget, from resources of private or institutional owners and parishes
- Present state of conservation: adequate

Threats and Risks to site

- Development pressure
- Lack of funding for extensive renovations of over ten burgher houses and for substitute accommodation for the families living there
- Buildings as important for the urban complex layout as the Zamoyski Palace, the Academy and the Franciscan church have not been renovated yet

- It has not been possible to remove structures causing disharmony from the area of the town and of the buffer zone. They include the railway which cuts through Bastion I and several other structures in the earthwork fortifications area

Measures taken/proposed

- The town has developed a project "Cultural Heritage protection - Renovation of the Zamość Old Town Historic Monuments Phase I" in order to apply for structural funding. In spite of the high assessment of the project, the funding has not been granted, allegedly because the project cost has been too high, even though it has been clear that the needs of the town are now several times greater
- Successive removal from the town area and the buffer zone of structures causing disharmony
- Successive conservation and renovation of buildings and modernisation of streets and squares
- Further efforts to acquire funding from external sources

13. Monitoring

- No formal monitoring programme
- The town regularly carries out inspections of technical condition and utilisation of the site

14. Conclusions and Recommended Actions

- Main benefits of WH status: raising the prestige of the town; promotion
- Strengths of management: Since the inscription, the technical condition of many buildings has been successively improving. The programme of selling the buildings which require extensive renovation and plots for in-fill development is being implemented. Extensive renovations of almost 30 buildings have been funded from funds of the private or institutional owners. Several further renovations are in progress. The knowledge about the town is constantly extending thanks to research and studies of its urban layout and architecture. Since the inscription the number of tourists visiting the town has increased. New hotels and accommodation facilities have been created
- Weaknesses of management: location close to the external border of the European Union in an economically poorly developed region, with insufficient transport connections to the rest of the country and Europe; an excessive number of buildings and roads that need renovation and conservation; historic structures are not used

for tourist purposes; a great number of buildings inhabited by poor tenants; limited capacity of the municipal budget; lack of a strong intellectual environment

Future actions:

- Voivodeship development strategy to improve the transport connections between Zamość and the region as well as the rest of the country
- In the newly established Local Tourist Organisation action will be taken to link cultural tourism of the Old Town with tourism and recreation in the region
- Successive implementation of the revitalisation programme and acquisition of external funding for the implementation of the Old Town Renovation Project - Phase I to significantly improve the technical condition of many buildings
- The Multi-annual Programme of Revitalisation