



Executive Summary

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STATE PARTY

Czech Republic

STATE, PROVINCE OR REGION

Ústecký Region

NAME OF PROPERTY

Žatec and the Landscape of Saaz Hops

GEOGRAPHICAL COORDINATES TO THE NEAREST SECOND

Component part 01

Saaz Hop Landscape

(rural component)

50°19'13"N

13°37'12"E

Component part 02

Žatec

(urban component)

50°19'36"N

13°32'45"E

TEXTUAL DESCRIPTION OF THE BOUNDARIES OF THE NOMINATED PROPERTY:

The cultural landscape proposed for inscription on the World Heritage List is a serial nomination consisting of two complementary component parts documenting the impact of hops on the environment in historical, technological, and scientific contexts. Both components are located in geographical proximity and belong to the administrative territory of the town of Žatec. The historical connection between the component parts is provided by the river Ohře, transport roads and railways routes.

The nominated property is of an appropriate size to illustrate the fundamental tangible and intangible aspects of hop culture depicting the proposed Outstanding Universal Value of the property. Its boundaries have been drawn so that it encompasses all the elements that clearly illustrate the tradition of cultivation, processing, and trading in hops.

Saaz Hop Landscape (component part 01) contains the most valuable and fertile hop fields in the region, on which hops have been grown for centuries and have been subjected to long-term breeding research, as well as historic settlements and buildings associated with the processing of harvested hops. This rural landscape component part 01 is complemented by the territory of the historical core of the town of Žatec and its historical part "Pražské předměstí" – the Prague Suburb, which are significant by the amounts of technical monuments related to hop processing and storing, this component is called **Žatec** (component part 02).

The boundary description is prepared for each component part separately below:

Boundaries of the component part 01

Description of the boundary was prepared using the basic topography map 1 : 10,000 and the tourist map (without indicating the parcel numbers that are available in maps in the Chapter 1.e).

As the starting point for description of the rural component part 01 boundary, the Trnovany railway station in the cadastral area of Bezděkov u Žatce was chosen. It goes in a north-easterly direction, which connects to the boundary of cadastral area of Trnovany u Žatce, along the boundary of the cadastre, it then continues to the river Ohře. Here the boundary of the component part 01 crosses the river, thus entering the cadastral area of Zálužice nad Ohří, in an easterly direction. It then runs freely along the left bank of the river Ohře, approximately for 250 m before the road bridge over the Ohře. The boundary then diverts from the river and leads in a north-easterly direction around the garden at No. 13, crosses the road III/22535 and continues across the field towards Zálužice. At the earthen road in front of Zálužice, it turns in a north-eastern and northern direction. It continues until another field road, along which it continues in a northern direction to the boundary of the cadastral area of Rybňany. It goes briefly along this boundary and continues along a field road to the meander of the river Ohře. It freely copies the left bank of the river to the east, crossing the river, where it enters the cadastral area of Hradiště nad Ohří. Near the village of Hradiště, it bends to the south and goes along a drain and a stream, crossing the tip of the cadastral area of Strkovice and then continues along the boundary of the cadastral area of Stekník.

In the vicinity of the junction of the boundaries of the cadastral areas, Stekník, Strkovice, and Drahomyšl, the boundary of the component part 01 turns west. It follows drains in a westerly direction to the boundary of the cadastral area Stekník, after which it follows a field road to the south for a short distance where it reaches the road II/225. It then runs for a while along this road towards Trnovany and continues in a westerly direction. At Liběšická ravine, it turns to the south and bypasses it at its southern most tip, where the boundary of the component part 01 then bends again to the west, crosses the Liběšický stream, and enters the cadastral area of Dobříčany.

It continues in a westerly direction on the way to the village of Dobříčany, while bypassing the village in the north. It briefly continues along the line plot to the north and then again to the west to the boundary of cadastral area of Trnovany u Žatce, which continues to the railway lines. Here the boundary of the component part 01 turns to the north and along the railway lines which lead to Trnovany. It crosses the road II/225, along the boundary of cadastral area of Trnovany u Žatce, bypasses the village of Trnovany

u Žatce, in cadastral area of Bezděkov u Žatce and follows the railway line to the point where the boundary of the Saaz Hop Landscape component part 01 closes.

Boundaries of the component part 02

The urban component part is located south of the river Ohře. In the northern part, the boundary corresponds with the area of the medieval town inside the town walls. On the eastern and southern sides, it seamlessly connects to the territory of the historical "Pražské předměstí" – the Prague Suburb, from which the boundary of the component part 02 returns to the northern part of the town.

As the starting point for description of the urban component part 02 boundary, plot No. 6800/1 in Příkrá Street on the north was chosen. The boundary then it leads eastward clockwise through the axis of Streets Příkrá Street and Nákladní Street plot No. 6810/1, crossing Kruhové Square plot No. 6775/1 and follows the axis of U odborů Street plots No. 6781/3, 6781/1. There it turns south along the axis of Fügnerova Street plot No. 6781/1, breaking to the east and it runs along the axis of Tyršova Street plot No. 6777/1 in a southeast direction.

Then it turns to the west and follows the axis of Pražská Street plot No. 6960/1, and continues along the axis of the Komenského alej Street plot No. 6960/2 to the Masarykova Street plot No. 6787/1. Here, the boundary turns north to the southwest corner of plot No. 505/1 and continues westward along the southern boundary of building plot No. 505/1, plots No. 221 and 220/1, building plots No. 508, 510/2 and 1133/2, plots No. 233/4 and 233/3, building plot No. 511, plots No. 6789, 6730/13 and 6730/16, building plots No. 974, 975 and plot No. 6730/14. On the western corner, the boundary continues eastwards along the northern side of plot No. 6730/15, building plot No. 1577/2, again plots No. 6730/15 and 6730/12, building plot No. 3129, plot No. 6730/6, building plot No. 973 and plots No. 6730/4, 6731/1 and 6731/10. Here, the boundary turns to the southeast along plots No. 6731/9 and 6731/3, follows the north and east side of plot No. 246/1, and perpendicularly crosses the Pod známkovnou Street, plot No. 6798, towards the northwest corner of plot No. 246/5. The property boundaries continue eastward along the northern side of plot No. 246/5, building plot No. 1977/1, plot No. 252/4, building plot No. 533/3, plot No. 252/2, and building plot No. 539. Here it turns north and perpendicularly crosses the Chmelařská Street, plot No. 6794/1, toward the southwest corner of plot No. 909, which bypasses from the west and north direction.

It continues eastward along the northern boundary of plot No. 909, building plots No. 549, 550/1, 552/3 and 552/1 to the point where it crosses northward at the communication plot 6794/1 and on the western side, building plot No. 554 and plot No. 6753. It goes to Příkrá Street, where it turns to the north and along the town walls, the boundary comes to its starting point at the buildings of the Žatec brewery.

Shared buffer zone of both component parts

A shared buffer zone was defined for both component

parts, which was determined to create adequate space for increased regulation of the activities in the vicinity of the nominated property. This connection will strengthen the internal functional integrity of the property and the general awareness of the historical and spatial context of both component parts. The shared buffer zone protects the values of the nominated property thanks to the individual legal regulations valid in its territory and also ensures its visual integrity.

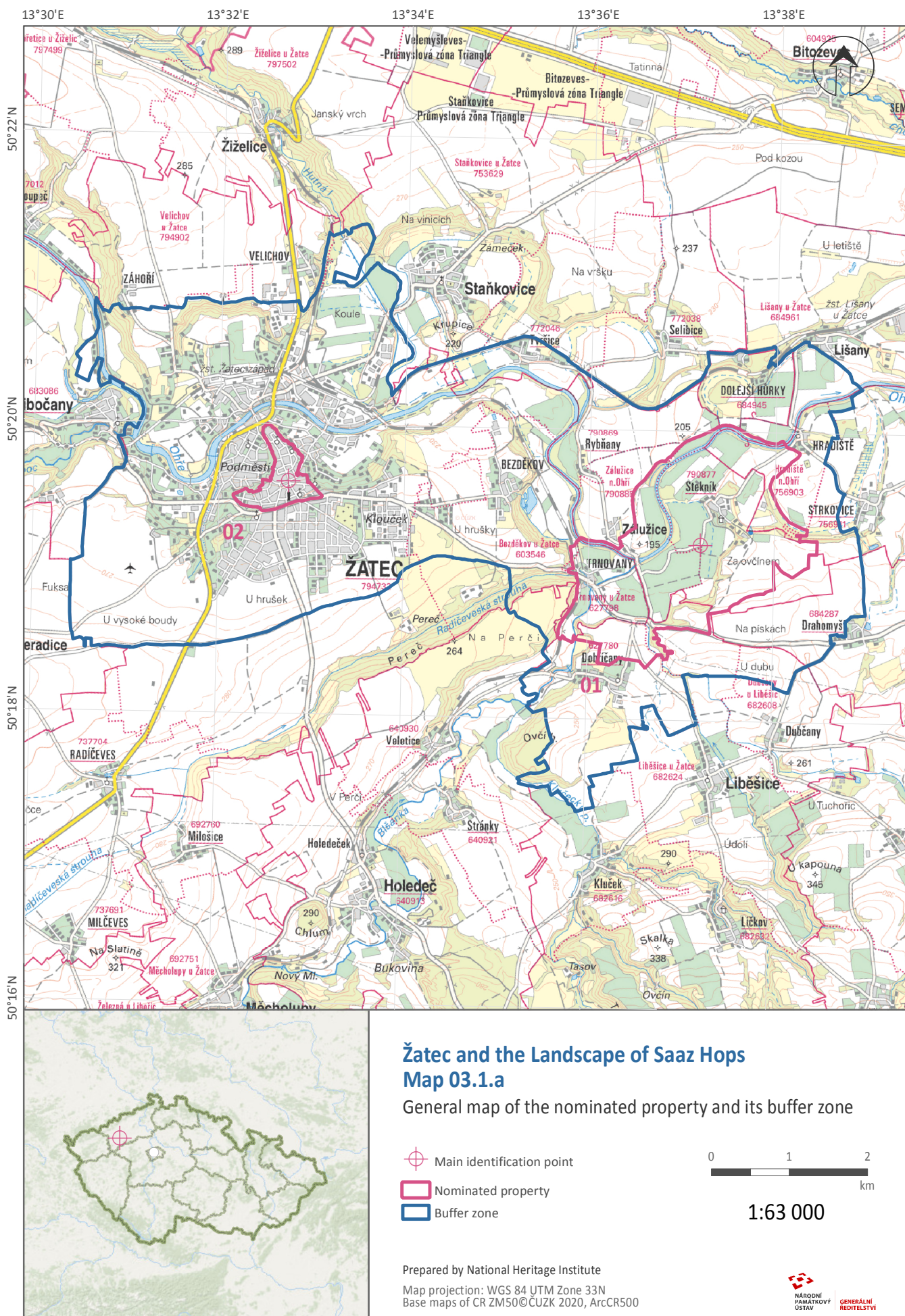
The extent of the buffer zone is based on a rational combination of natural terrain conditions in the area and the functional use of the site, which is closely related to the nominated landscape. The boundary of the buffer zone follows, as much as possible, the existing clear lines evident in the landscape (roads, terrain breaks, streams) or is uniquely determined by the boundaries of cadastral and administrative areas. At the same time, the long-term stable boundaries of the affected cadastral territories and self-governing municipalities have been used to the maximum extent. If necessary, the boundary follows the exact boundaries of individual plots, as recorded in the real estate cadastre, in order for the protective functions and related performance of the state administration to be unambiguous and as comprehensible as possible in the territory of the buffer zone.

The buffer zone fully includes the main road connecting the two component parts, as well as respects the relevant part of the river Ohře's course and also the relevant sections of the two local railway lines, whose role in the development of hop processing and trade is also essential. Last but not least, the buffer zone contains some significant contextual building units that complement the whole story of local cultivation, breeding, and processing of hops. Namely, the premises of the Hop Research Institute (research and breeding entity) at the western edge, as well as the modern processing complex of the CHMELÁŘSTVÍ, cooperative Žatec, north of component part 02 at the railway junction. It also includes the important, but now defunct, Dreher's Export Brewery. The area of the buffer zone also includes other productive hop fields (for example, north of component part 02 or in the area along the river Ohře). They are not as concentrated as in component part 01 but complete the overall picture of the nominated cultural landscape. They might form a welcome, more comprehensive background for potential visitors to the area who will want to follow the specifics of hop growing in a broader context.

The large extent and character of the buffer zone can thus ensure future monitoring and a coordinated development of other presentation activities related to the values of the property and the development of visitor infrastructure outside the property itself.

A4 MAP OF THE NOMINATED PROPERTY SHOWING BOUNDARIES AND BUFFER ZONE

The following map gives an overview of the location of component parts. For more detailed maps see *Chapter 1.e*.



CRITERIA UNDER WHICH PROPERTY IS NOMINATED

(iii) The nominated property provides a unique testimony of a long and uninterrupted tradition of hop growing, breeding and processing which shaped its extraordinary features. This tradition is perceived as an integral part of the local identity which is projected into cultural events linked to hops and reflected in the reputation of this region within the Czech Republic and abroad.

(iv) The nominated property contains well preserved specific structures, buildings, components and process installations closely associated with hop growing, processing and trading which in this unique combination of rural and urban environment are unparalleled elsewhere in the world.

(v) The nominated property represents an outstanding example of a traditional hop growing landscape which is still evolving and authentically reflects the interactions between man and his rural and urban environments whose functions complement each other and are inseparable from each other.

DRAFT – STATEMENT OF OUTSTANDING UNIVERSAL VALUE

a) Brief synthesis

The nominated property Žatec and the Landscape of Saaz Hops represents an important site associated with a unique history of continuous development in cultivation, processing and international trading with the "beer spice", which is an agricultural commodity whose botanic name is hops (*Humulus lupulus* L.) and which is an important ingredient in the beer brewing process all over the world. This cultural landscape is a testimony of a tradition more than 700 years old which is continuing and centres around the finest aroma hops in the world. This local variety of hops – Saaz, is the result of an extremely favourable climate and natural conditions combined with skills and knowledge of the local hop growers passed from generation to generation for centuries. This has shaped this specific organically evolving landscape and its built heritage associated with hop processing and helped to keep the leading position of the Saaz hops in this region to date.

The nominated property is situated in the north west of the Czech Republic, in the basin of Žatec, and consists of two component parts which naturally complement each other and jointly represent the uniqueness of the local hop heritage. Component part 01 consists of the rural hop landscape including the villages of Stekník and Trnovany and component part 02 represents the historic urban landscape of the very centre of

the region – the town of Žatec (Saaz) which gave its name to the most famous variety of local hops. Both component parts are geographically close, naturally linked by the river Ohře (Eger) and also by a network of historic communications, including a railway which for centuries has connected the town of Žatec with its rural hinterland. These close interactions make these two component parts truly inseparable.

The nominated landscape contains all unique attributes directly linked to hop cultivation and processing. The gradual changes in the growing methods at the hop fields and hop processing technology which occurred over the centuries were – and still are – reflected in the visual quality of the landscape. This development affected not only the character of the hop growing landscape but also the look of individual buildings, farmsteads, settlements and the town of Žatec where it impacted both the historic centre and the adjacent hop processing industrial zone of Prague Suburb. This landscape with specific buildings and structures linked to hop production demonstrates close interactions between the rural hop growing landscape and its urban base which has been preserved on this scale nowhere else other than in the nominated property.

b) Justification for Criteria

Criterion (iii)

The Property bears a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared.

Žatec and the Landscape of Saaz Hops bears an exceptional testimony of a strong, centuries' long and never interrupted cultural tradition of hop growing and processing in Europe. This tradition is based on the exceptional quality of most sought-after Saaz hops which is a globally recognised agricultural commodity, protected by administrative acts since the time of the Enlightenment reforms carried out in the former Austrian Monarchy. As a result of the innovations in hop production and booming trade with the commodity in huge demand in the world, in which the Czech, German and Jewish communities were involved and interacted as well as influenced each other, the town of Žatec became a globally recognised centre of hops, particularly in the 19th century.

Numerous specific skills, knowledge and experience on work organisation in hop production was passed from generation to generation. The empirical approach gradually improved and developed into a socio-economic and technical system, which survives today. Targeted breeding of particular hop varieties subsequently led to a new independent and locally conducted discipline which uses hop fields in the nominated property for basic research. The outcome of such endeavours are internationally recognised clones of Saaz hops.

Every year many experts from all over the world gather at the site to participate in specialised events, conferences and workshops the organisation of which has a long tradition. The celebration of the living intangible heritage of hops in the nominated landscape is reflected in the public and social events associated with the annual cycle of hop growing, seasonal festivities, local customs, rituals and festivals closely linked with hops and strengthening the identity of Žatec, its residents, and the surrounding hop growing landscape.

Criterion (iv)

The Property is an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.

Žatec and the Landscape of Saaz Hops is an outstanding example of a monoculture landscape associated with hop growing and processing both in the rural and urban environment. Throughout the time various methods of hop drying, preservation, packaging, quality certification and breeding were developed in this specific hop growing regions, as well as outstanding examples of buildings, architectural and technological ensembles and productive landscape.

The visual quality of the rural landscape is particularly defined by hop fields with their typical trellises consisting of poles and wires, rural settlements with preserved farm buildings and barns where hops were dried and stored, a residence of the local landlord which is a dominant landmark in the landscape as it rises above the preserved historic hop fields which are still in use. The natural centre of this hop growing landscape is the town of Žatec which developed in a close relationship with the hop growing culture and is the only comprehensively preserved urban complex focused on activities related to processing, certification of origin and quality of hops as well as international trade which first started across Europe and later spread overseas.

Concentration and authenticity of municipal warehouses, hop drying kilns, sulphurisation chambers, hop packaging and certification facilities, together with the town's exceptional skyline, accentuated by the vertical dominants of the hop drying kilns and sulphuring chambers tall chimneys and, in the rural landscape, complemented by the hop fields trellises and buildings related to hop growing, harvesting, processing and storage, all this makes the nominated property unique as it does not exist in the same quality elsewhere in the world.

Criterion (v)

The Property is an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change.

Žatec and the Landscape of Saaz Hops is an outstanding example of a continuous, never interrupted and, to date, traditional use of an agricultural landscape with traditional human settlements where the main focus is on growing of a crop with special requirements for climate, cultivation and processing. The nominated property is authentic evidence of continual interactions between humans and their environment and a well-preserved example of the European cultural tradition in which hops, as an attractive complementary crop in the local farming, have been widely used in beer brewing since medieval times. Hop cultivation on the site of the nominated property also largely depends on the knowledge and experience of the hop growers related to the climate and natural conditions, breeding and cultivation and processing methods for centuries transferred and improved from generation to generation.

The technical knowhow and skills were further developed and improved on the site of the property from where they spread under the name of the hop growing centre – Saaz (Žatec). This had also a crucial impact on the appearance of the Saaz landscape which is well demonstrated by the hop fields with the fixed structure of the trellis, usually made of wooden poles and wires and every year complemented by hop strings, which are guiding wires providing support to the twining hop bines. On the basis of the local empirical knowledge, this structure developed into a specific design of Saaz hop wire trellis called "žatecká drátěnka" which is now used in many other hop growing regions around the world. Typical hop drying kilns and other hop processing facilities were built in the rural area and the processing of hops impacted the overall appearance of Žatec where the architecture of residential buildings as well as industrial facilities, educational institutions and amenity centres designed for different groups of local residents associated with the hop processing business is unmistakable.

c) Statement of Integrity

The nomination Žatec and the Landscape of Saaz Hops is a very well preserved site which, within its boundaries, documents the entire "hop cycle", as well as all significant attributes associated with its growing and processing.

The productive character of the hop growing landscape with specific climate conditions is still fully reflected in the preserved functional integrity of its composition as well as in its attributes the most distinctive of which are the following ones: hop fields situated near the river, sets of functionally diverse buildings used for drying, sulphurisation, packaging, certification and storage of hops as well as the safeguarding of traditional knowledge of hop growing and processing developed over the centuries. The transport network based on the historic roads also underlines the integrity of the property as it has enabled access to the hop fields and facilitated the export of hops.

Component part 01 with hop fields around the villages of Stekník and Trnovany represents an area which has not changed much over the centuries and the current use of which copies its historical use and settlements where no major building modifications have been carried out. The village of Stekník with its well-preserved integrity emphasised by the typical brick buildings surrounding the central village square and the chateau of the same name create a visual unity underpinned by large areas of hop fields.

The fertile sediments of the floodplain around watercourses, the location of the hop fields in their vicinity and the village of Stekník situated at a safe, elevated place all contribute to the visual integrity of the property. The visual integrity of component part 01 is strengthened by the morphology of the site. Monitoring the site integrity in the future will also be helped by the recently opened walking trail along the eastern and south-eastern boundary above the flat part of the landscape with hop fields.

Component part 02 is a large urban complex with high integrity of the hop story in the urban environment which includes all the elements that illustrate the history of the town of Žatec as a world-famous centre for centuries associated with processing and exporting of high quality hops.

d) Statement of Authenticity

Functional authenticity of the hop growing rural landscape has been fully preserved and lies in the locations of hop fields which have not changed and the presence of watercourses, rural settlements which served as a base to the farmed fields and which preserved their original footprint, and the historic communication network.

The buildings in component part 01 have a high degree of authenticity. This applies both to individual buildings, farmsteads and the former residence of the local landlord (Stekník Chateau) and a large Baroque granary at Stekník which was later converted into a hop drying kiln.

The buildings in the historic centre of Žatec (component part 02) display authentic signs of an older traditional method of drying hops in the lofts, particularly in the town centre. The authentic mass of the buildings is closely monitored during all refurbishment and restoration projects. Even more recent hop-related buildings with unique functions concentrated in a small area of the Prague Suburb have mostly been preserved in their authentic quality. Some of them no longer serve their original function, but remain in a relatively stable condition with their authentic form and many specific details preserved. They are expected to undergo well thought-through and sympathetic conversion.

e) Requirements for protection and management

Both component parts of the nominated property Žatec and the Landscape of Saaz Hops are already protected or will be protected in the near future under the National Act no. 20/1987 Coll. on the National Heritage Protection as amended in combination with other protective regimes stemming from this act which include the following ones:

At present the cultural values are administratively protected by Land Use Plans of the village of Zálužice as well as town of Žatec. For component part 01 with hop fields, the Landscape Heritage Zone has been outlined for designation which is expected in 2021. The cultural values of Žatec in component part 02 are fully protected by law, namely by two decrees of the Ministry of Culture which, in several steps, delineated joint heritage areas.

The hop fields located in the nominated property and its buffer zone are also protected under Act no. 97/1996 Sb. on Protection of Hops. This act not only sets forth the requirements for certification, quality control, blending, treatment and introduction of the commodities into circulation, which are subject to hop common market organisation, but it also defines state administration responsibilities including state supervision over compliance with the European Community obligations declared in international treaties.

The entire area of the nominated property including its buffer zone is also protected by the Protected Designation of Origin which is a guarantee that the quality of hops grown in this area is primarily or exclusively determined by the special geographic conditions combined with unique natural and human factors.

In the preserved component part 01 as well as in the urban structure of component part 02 no major changes are envisaged in the future.

The nominated property is managed by the Steering Group (SG), the core team of which was established at the Žatec municipal level already in 2013. The Steering Group includes the key stakeholders active in the nominated property and they are assisted by the Working Groups focused on specific areas of the Management Plan.

NAME AND CONTACT INFORMATION OF OFFICIAL LOCAL INSTITUTION / AGENCY:

Ministerstvo kultury České republiky
(Ministry of Culture of the Czech Republic)
Maltézské náměstí 1
CZ-118 00 Praha 1 – Malá Strana
Phone: +420 257 085 111
Fax: +420 224 318 155
Email: epodatelna@mkcr.cz
Web: <http://www.mkcr.cz>



Manual loading bales of dried hops in the Saaz, Oskar Brázda (1887-1977)