THE HISTORICAL CENTER OF WARSAW
A SITE INSCRIBED ONTO THE
UNESCO WORLD HERITAGE LIST
MANAGEMENT PLAN
In 1980 the historic centre of Warsaw was inscribed on the UNESCO World Heritage List in recognition of the special value and significance of this historic site. The Old Town — Warsaw’s heart — is a unique example of the thorough reconstruction of a City once deliberately and totally destroyed.

The basis for the material restoration was the nation’s inner strength and determination, resulting in this vast scale of post-war rebuilding efforts. Europe had never before seen an undertaking such as the reconstruction of Warsaw’s Old Town - a venture which over half a century ago contributed to a shift in the restoration principles and practices of that time. Consequently, nowadays we are obliged to conduct an extensive policy in the field of care and preservation over this area and its buffer zone.

In order to successfully implement this task, we need to introduce, in the Old Town and its immediate buffer zone, an integrated management and monitoring system for all the changes occurring within the area. The Management Plan for the Historic Centre of Warsaw, which is currently being prepared by the City authorities, specifies the rules and objectives for an extensive policy aimed at protecting and preserving the cultural resources of the Old Town and their rational utilisation. By implementing this Plan we are conducting and planning a number of vital actions that are to showcase and protect the assets of the Old Town’s cultural heritage. Examples of such measures are the numerous illuminations, restorations and reconstruction works, as well as the recent renovation and adaptation of the Old Town cellars which survived World War II, for educational and cultural purposes. A coordinated management policy for the Old Town would not have been possible without the cooperation between the managing institutions and the local community. Hence, the Plan, focusing on preserving the specificity and cultural values of this extraordinary place, highlights the essential role of dialogue and social participation in the decision-making processes concerning its future.

Effective conservation measures rely on the skilful management of resources and proper control over emerging changes. This needs to be a continuous process. A thorough implementation of the Plan will guarantee its success.

Hanna Gronkiewicz-Waltz

The Mayor of Warsaw
# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table of Contents</td>
<td>4</td>
</tr>
<tr>
<td>Foreword</td>
<td>6</td>
</tr>
<tr>
<td><strong>Chapter I</strong></td>
<td></td>
</tr>
<tr>
<td>Introduction</td>
<td>10</td>
</tr>
<tr>
<td>The UNESCO World Heritage List</td>
<td>12</td>
</tr>
<tr>
<td>Polish Sites on the List</td>
<td>13</td>
</tr>
<tr>
<td>Inscription Documents</td>
<td>15</td>
</tr>
<tr>
<td>Site Limits</td>
<td>16</td>
</tr>
<tr>
<td>The Need to Develop a Management Plan</td>
<td>18</td>
</tr>
<tr>
<td>Plan Development: The Basics</td>
<td>20</td>
</tr>
<tr>
<td>Plan Status</td>
<td>20</td>
</tr>
<tr>
<td><strong>Chapter II</strong></td>
<td></td>
</tr>
<tr>
<td>Description and Importance of the Site</td>
<td>22</td>
</tr>
<tr>
<td>Natural Conditions</td>
<td>24</td>
</tr>
<tr>
<td>Site History</td>
<td>25</td>
</tr>
<tr>
<td>Site Description</td>
<td>32</td>
</tr>
<tr>
<td>The Importance of the Site</td>
<td>34</td>
</tr>
<tr>
<td>Legal Forms of Site Protection in Effect</td>
<td>38</td>
</tr>
<tr>
<td><strong>Chapter III</strong></td>
<td></td>
</tr>
<tr>
<td>Buffer Zone</td>
<td>40</td>
</tr>
<tr>
<td>What Is a Buffer Zone?</td>
<td>42</td>
</tr>
<tr>
<td>Buffer Zone of the Historic Center of Warsaw</td>
<td>44</td>
</tr>
<tr>
<td><strong>Chapter IV</strong></td>
<td></td>
</tr>
<tr>
<td>Strategy and Management</td>
<td>50</td>
</tr>
<tr>
<td>State of the Site and Its Buffer Zone: An Analysis</td>
<td>52</td>
</tr>
<tr>
<td>Use</td>
<td>52</td>
</tr>
<tr>
<td>Managing Institutions</td>
<td>53</td>
</tr>
<tr>
<td>Property Ownership Structure</td>
<td>53</td>
</tr>
<tr>
<td>Evaluation of Actions Taken to Date and Their Effects</td>
<td>54</td>
</tr>
<tr>
<td>Identification of Potential</td>
<td>55</td>
</tr>
<tr>
<td>Identification of Undesirable Phenomena</td>
<td>57</td>
</tr>
<tr>
<td>Soil Conditions</td>
<td>57</td>
</tr>
<tr>
<td>Cityscape</td>
<td>58</td>
</tr>
<tr>
<td>Urban Form and Architecture</td>
<td>59</td>
</tr>
<tr>
<td>Historic Buildings</td>
<td>61</td>
</tr>
<tr>
<td>Traffic Circulation</td>
<td>62</td>
</tr>
<tr>
<td>History and Education</td>
<td>64</td>
</tr>
<tr>
<td>Parks, Gardens, and &quot;Natural Vegetation&quot;</td>
<td>65</td>
</tr>
<tr>
<td>Changes to Unit Functions</td>
<td>66</td>
</tr>
<tr>
<td>Key Management Problems</td>
<td>67</td>
</tr>
<tr>
<td>Partners in Implementation and Performance</td>
<td>70</td>
</tr>
<tr>
<td><strong>Chapter V</strong></td>
<td></td>
</tr>
<tr>
<td>Management Plan Assumptions and Objectives</td>
<td>72</td>
</tr>
<tr>
<td>Plan Concept</td>
<td>74</td>
</tr>
<tr>
<td>Management Principles</td>
<td>75</td>
</tr>
<tr>
<td>Management Instruments</td>
<td>75</td>
</tr>
<tr>
<td>Plan Objectives</td>
<td>76</td>
</tr>
<tr>
<td><strong>Chapter VI</strong></td>
<td></td>
</tr>
<tr>
<td>Plan Implementation</td>
<td>88</td>
</tr>
<tr>
<td>Organizing Implementation</td>
<td>90</td>
</tr>
<tr>
<td>Monitoring</td>
<td>91</td>
</tr>
<tr>
<td>Recommendations</td>
<td>92</td>
</tr>
<tr>
<td>Public Consultations</td>
<td>95</td>
</tr>
<tr>
<td><strong>Summary</strong></td>
<td>96</td>
</tr>
<tr>
<td><strong>Buffer Zone Map</strong></td>
<td>100</td>
</tr>
</tbody>
</table>
FOREWORD
Warsaw is one of those locations on this Earth that have had a significant impact on the course of history. Few are the places that have paid as high a price in the defense of liberty as Warsaw. The combination of natural qualities and spatial solutions reflecting the functioning of the first democracy by the nobility and elective monarchy in the history of Europe created a wonderful composition where the seat of government of the unified states of Poland and Lithuania—the royal offices and venue of sessions of the Sejm [Parliament]—was accompanied by residences of delegates and dignitaries as well as of successive kings. The Old Town, together with the Royal Castle, make up the center around which Warsaw, destroyed and reborn many times over, developed for over 700 years.

- This is the place where modern European democracy came into being.
- This is the place where the unification of multicultural states was a precursor to today's thinking on a multinational united Europe.
- This is the place that has always resisted emerging totalitarianism.

This will be served by using world-class heritage as a factor creating harmonious development based on the highest design and material standards so that Warsaw's Old Town is accessible and friendly to everyone, all the while maintaining its unique values.

Striving to guaranty that vital balance between the preservation of historical monuments and sustainable development should serve Warsaw's Old Town so it can become an outstanding world-scale example of the management of municipal historical monuments. It is important that as large a number of people as possible are drawn into activities protecting and fostering heritage, bearing in mind the fact that an absence of such protection is effort aimed against the very essence and the highest values of society.

Cultivating pride and an awareness of the Site is very important. It is for this reason that promotion of world heritage through the development of public awareness based on education, research, and proper interpretation are necessary.
The UNESCO World Heritage List

It was during its seventeenth session on November 16, 1972 that the General Conference of the United Nations Educational, Scientific, and Cultural Organization adopted the Convention Concerning the Protection of World Cultural and Natural Heritage. Poland ratified the Convention in 1976. This found expression in the publication of its wording in the Journal of Laws (No. 32, item 190 of 1976).

Bearing in mind the times during which it was drafted, the provisions of the Convention assumed a rather catastrophic vision of the world and its legacy of history, one that is "increasingly threatened with destruction" and where "in view of the magnitude and gravity of the new dangers threatening them, it is incumbent on the international community as a whole to participate in the protection of the cultural and natural heritage."

Most probably, it is thanks to such documents that this pessimistic scenario did not come to be. Instead, a very specific mechanism came into play in the case of historical monument protection. The Convention called an institution into being—the UNESCO World Cultural and Natural Heritage List. The decision to make inscriptions on the List is taken by the UNESCO World Heritage Committee. Over the more than one-quarter of a century of its functioning, the List has become a very important instrument for wide-ranging protection and care over heritage. Inscription on the World Heritage List is preceded by detailed analysis conducted by the International Council on Monuments and Sites (ICOMOS) with respect to both the universal value of the monument and the system of protection of the site in the context of local law.

Sites as understood by the Convention are single objects, complexes, nature areas, and urban layouts. Out of all the inscribed sites, approximately 200 relate to historical cities. A total of 660 structures have been deemed as being important for cultural reasons, 166 due to their nature values, and twenty-five have mixed qualities, both historical and natural.
Polish Sites on the List

In light of their cultural values, sites in Poland considered by the UNESCO World Heritage Committee to be of particular importance are:

• Wieliczka Salt Mine (inscribed in 1978) — The oldest salt mine in Europe that was still in operation until recently. Today, it functions as a museum of technology and health spa.
• The Historic Center of Cracow (inscribed in 1978) — The historic center consists of the castle hill, including the cathedral, the wealthy merchant capital city of Cracow, and the world's oldest Jewish town—Kazimierz.
• Auschwitz Birkenau German Nazi Concentration and Extermination Camp (1940–1945) (inscribed in 1979) — This is a site of national remembrance and a symbol of the Holocaust pursuant to a resolution of the Sejm [Parliament]. It is the most tragic place in the history of the world, a place where approximately 1.2 million people lost their lives.
• Historic Center of Warsaw (inscribed in 1980) — The subject of this study.
• Old City of Zamość (inscribed in 1992) — A private city built by Jan Zamoyski at the end of the 16th century applying the theoretical concepts of Renaissance urban planning. It is a unique example of the adaptation of a model of an ideal city.
• Castle of the Teutonic Order in Malbork (inscribed in 1997) — The largest Medieval stronghold of Europe. Up to the beginnings of the 15th century, Malbork was the capital of lands conquered by the Order of the Teutonic Knights of St. Mary's Hospital in Jerusalem, known as the Knights of the Cross.
• Medieval Town of Torun (inscribed in 1997) — The preserved complex of two cities and the ruins of the Teutonic castle, one of the major centers of the Hanseatic League in Poland.
• Kalwaria Zebrzydowska (inscribed in 1999) — A Mannerist architectural and landscape park complex as well as a pilgrimage destination. Established in the 17th century, this complex of chapels strewn amidst picturesque hills was originally intended to be a reproduction of the plan of Jerusalem. The annual Easter staging of the "Way of the Cross" attracts throngs of pilgrims.
• Churches of Peace in Jawor and Świdnica (inscribed in 2001) — Lutheran votive churches erected applying a half-timber structural system are an example of timber churches in Silesia.
• Wooden Roman Catholic Churches of Southern Lesser Poland (inscribed in 2003) — Examples of Medieval churches built using an interlocking notched structural system. They are unique in terms of form and character on not only a European, but even world scale.
• Muskauer Park / Park Mużakowski (inscribed in 2004) — A large-scale park and residential complex encompassing grounds in both Poland and Germany. The magnificent work of Hermann von Pückler-Muskau, gardenier theoretician and practitioner.
• Centennial Hall in Wrocław (inscribed in 2006) — A monumental facility, one of the greatest achievements of engineering and architecture of the beginnings of the 20th century.
• Also on the World Heritage List is the Belovezhskaya Pushcha / Białowieża Wilderness (inscribed in 1979/1992) — This is an area of central European lowland primeval forest located on the border of Poland and Belarus.

In order to understand the role of Warsaw in the history of Europe it is necessary to stress the importance of two cities, both inscribed on the World Heritage List. They are Cracow and Vilnius (Wilno), the capitals of Poland and Lithuania that in the wake of the union, initially personal but subsequently formal, created 16th century Europe's largest state—the Commonwealth of the Two Nations.

Cracow, capital of the Kingdom of Poland — After the move of the authorities to Warsaw, the importance of the city did not change.
The cathedral adjacent to the Royal Castle on Wawel Hill was the venue of coronations as well as the final resting place for most of the kings of Poland and of the Commonwealth of the Two Nations. To this very day Cracow continues to be the most important city on the cultural map of Poland.

Vilnius (inscribed in 1994), the capital of the Grand Duchy of Lithuania, waned in importance with the personal union (1385) when the Grand Duke of Lithuania, Wladyslaw Jagiello (Jogaila Algirdaitis), through marriage to Queen Jadwiga (Hedwig), took over the Polish Crown and moved to Cracow with his court.

Like the last of the Mazovian Piasts, the Jagielonian dynasty took a liking to Warsaw. It was located at an equal distance from the traditional capitals. Its site was also convenient for the development of trade. Formally, the union between the two states was the result of the Union of Lublin, concluded in 1569. It was through the initiative of King Zygmunt II August (Sigismund II Augustus) that the Sejm, in session in Lublin, passed a resolution making Warsaw the city of the General Sejm of the Crown and Lithuania as well as of free elections. This was the moment that launched the development of the city, which took upon itself the role of capital of the Commonwealth and concentrated all modern currents of the world of its times.

**The European Context of Cities Rebuilt after Destruction**

Lübeck (inscribed in 1987) is a city destroyed by carpet bombings. The recreation of the buildings took place in two ways. Selected, significant buildings were painstakingly recreated while the remainder was built in a new spirit, at times even modifying the course of the streets. A tendency to replace the new architecture with buildings that are historical in expression is presently being noted.

Le Havre (inscribed in 2005) is a city rebuilt by August Perret in line with his personal vision in the wake of the destruction of World War II. It is a completely new creation in place of a historical city.

Mostar (inscribed in 2005), the bridge and environs demolished in 1990 and rebuilt in their exact historical style as a symbol of the coexistence of societies with different cultures, religions, and ethnic origins.
Inscription Documents

As understood by the UNESCO Convention of 1972, cultural heritage encompasses "groups of buildings: groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science."

The Polish side recommended the inscribing onto the UNESCO World Heritage List of the area of the Old and New Towns as well as several building along the "Royal Way" in 1978. So vast an area was not accepted by the Committee for inscribing.

A new recommendation was prepared the following year. This time, it limited the area to be inscribed to the Old Town. The substantive documentation was modified and supplemented. Its only copy is in Paris.

The wording of the ICOMOS recommendation preceding inscribing onto the World Heritage List No. 30 of June 6, 1978 is as follows:

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**A) IDENTIFICATION**

**Bien proposé:** Centre Historique de Varsovie  
**Ville:** Varsovie  
**Etat partie:** République populaire de Pologne  
**Date:** 6 juin 1978

**B) RECOMMANDATION DE L'ICOMOS**

Le bien culturel proposé est inscrit sur la liste du patrimoine mondial.

**C) JUSTIFICATION**

Le bien culturel proposé satisfait aux principes généraux de la convention du patrimoine mondial car sa valeur exceptionnelle est universellement reconnue. Il estatif complémentaire au critère n°4 étant associé à des événements ayant une signification historique considérable. À la suite de l'insurrection des habitants de Varsovie en août 1944, la capitale polonaise a été assiégée et occupée par les troupes d'occupation nazies. Entre 1945 et 1966, la reconstruction et la restauration des monuments architecturaux et historiques ont été menées de manière exceptionnelle.

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**INTERNATIONAL COUNCIL ON MONUMENTS AND SITES**  
**ICOMOS**

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**LISTE DU PATRIMOINE MONDIAL**

**N° 30**

**WORLD HERITAGE LIST**

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**CENTRE HISTORIQUE DE VARSOVIE**

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**CHAPTER I: INTRODUCTION**
A map attached to the inscription documents delimits the borders of the area as well as the following buildings outside those inscription borders:

- Church, convent, and gardens of the Benedictines of the Blessed Sacrament in the New Town,
- Church and monastery of St. Francis Seraphim in the New Town,
- Ministry of the Treasury building on Ban-king Square,
- "Res Sacra Miser" building on Krakowskie Przedmieście [Cracow Faubourg],
- Saxon Post Office building, presently the Prosecutor’s Office on Cracow Faubourg,
- Potocki Palace, presently the Ministry of Culture on Cracow Faubourg,
- Czapski Palace, presently the Academy of Fine Arts on Cracow Faubourg,
- Church of the Holy Cross on Cracow Faubourg,
- Staszic Palace, presently the Polish Academy of Sciences on Cracow Faubourg, and
- Church of St. Alexander on Three Cross Square.

Ultimately, the World Heritage Committee took the decision to inscribe the “Historic Center of Warsaw” as limited to the Old Town onto the World Heritage List during its meeting of Septem-ber 2, 1980. The proposed adjustment in the decision regarding the importance of the Site has been formally submitted and reviewed by ICOMOS.

**Site Limits**

**The Historic Center of Warsaw**

The German occupier, whose intention was the destruction of centuries of Polish state tradi-tion, deliberately eradicated Warsaw in 1944. The reprisal for resistance was reducing the Polish capital to rubble. The purpose was to destroy hundreds of years of tradition of Polish statehood. The rebuilding of the historic city, 85 percent of which was destroyed, was a result of the determination of its inhabitants and the support of the entire nation. Reconstruction of the Old Town, in its historic urban and architec-tural form, was a manifestation of care and attention aimed at guarantying the survival of one of the most important witnesses to Polish culture.

Reconstruction of the Old Town was based on the historical urban layout and surviving relics. Reconstruction encompassed the recreation of the municipal defensive walls, the Old Town Market Square, the Royal Castle, the burghers’ houses, and significant churches. The reconstruction of the historic center of Warsaw ushered significant input into changing urban planning and conservation doctrine, which influenced the development of most Euro-pean cities in the wake of the destruction of World War II. At the same time, this example illustrates the efficiency of operations by the
The inscribed site limits – geographic coordinates:
- Maximum northern reach E21°00'48" N52°15'09"
- Maximum eastern reach E21°01'04" N52°14'54"
- Maximum southern reach E21°00'44" N52°14'45"
- Maximum western reach E21°00'33" N52°15'02"

The surface area of the inscribe area amounts to 25.93 ha [64.1 acres].

heritage protection services in the second half of the 20th century, which made possible the complete reconstruction of a complex building group.

The boundaries of the inscription have been slightly adjusted with respect to the document making up the attachment to the UNESCO decision of 1980. They were approved at the meeting of the World Heritage Committee in July of 2008. Boundary lines functioning to date lacked precision because they were not based on geodetic measurements. The adjustments involved bringing about agreement with the key map, drawn to a scale of 1:500, and taking into account property lines.
The Need to Develop a Management Plan

**International Requirements**
The participation of the Polish side in the creation of the Convention Concerning the Protection of World Cultural and Natural Heritage as well as other documents involving the conservation of historical monument, such as the "Venetian Charter" of 1964, encumbers the country with a special responsibility to meet the provisions of international documents. One such document is the set of guidelines for action in areas inscribed onto the World Heritage List—Operational Guidelines for the Implementation of the World Heritage Convention (UNESCO 2008). The UNESCO World Heritage Committee makes the development of a Management Plan for sites inscribed onto the List an obligation that is derived from the ratification of the Convention.

**National Requirements**
Polish law creates no requirements for the development of any Management Plan. The Act on Protection over Historical Monument and Their Care of 2003 obligates government bodies to protect historical monuments, while the *gmina* [borough] is obliged to develop a "historical monument care program."

**Local Requirements**
There is no local spatial development plan—the primary tool for implementing spatial policy as well as protection of historical monuments in the Polish legal system—for the area inscribed onto the World Heritage List. The very general provisions of the only planning document—"Conditions and Directions for the Development of the Capital City of Warsaw" Study—was approved in October of 2006, but is actually not even an act of local law. This means that this Management Plan will become the primary document serving as a basis for spatial, social, cultural, and economic policy for this part of the center of Warsaw until such a time as a local spatial development plan is ratified.
In Chapter XXIV (Spatial Planning, pages 152–154), the "Conditions and Directions …" Study established the following with respect to local planning:

1.2. Ventures coupled with the development of local plans on the basis of spatial development directions involving the identification of priority areas. Changes in spatial structure as well as land designation as defined in this Study served as a basis for selecting areas of key importance in the shaping of the city's spatial structure. The primary criteria for choosing these areas were:

- Improvement in image and the energizing of the city center,
- Areas of metropolitan importance,
- Guarantees of protection of historical and cultural values,
- Guarantees of the protection of natural environmental values, and
- Planned scale and development dynamics.

The "Conditions and Directions for the Development of the Capital City of Warsaw" Study Drawing identifies selected areas of key importance in the shaping of the city's spatial structure for which the drafting of local plans is deemed a priority.

1.2.3. Areas of key importance in the shaping of the city's spatial structure with respect to guaranteeing protection of historical and cultural values—areas of cultural heritage protection (pursuant to Chapter XIV)—specifically:

- Old Town, inclusive of its buffer zone,
- The historical city complex and the Royal Way and Wilanów, inclusive of the New Town with its surrounding area, Marienstät, the Warsaw escarpment and its landscape, historical gardens and parks, and the Citadel and its forts,
- The Saxon Axis and complex, seven Warsaw squares around the Saxon Axis
  o Banking,
  o Theater,
  o Piłsudskiego,
  o Za Żelazną Bramą,
  o Grzybowski,
  o Małachowski,
  o Dąbrowskiego.
- The southern Downtown and Powiśle region, and
- Historical Praga.

All of the above—identified areas are encompassed by the inscription onto the World Heritage List or are in its buffer zone, in whole or part.
Plan Development: The Basics

The starting point assumed for Plan development is the promotion of the universal and unique values of Warsaw’s Old Town such as liberty and democracy, but especially the fact that it was the cradle of European unification. It was particularly intangible values that lay at the foundation of rebuilding the city—the symbol in the wake of the destruction of World War II. The principle of “protection by way of optimum use” was applied in the realm of protection of historical monuments.

The developed Plan is to create a basis for the rational utilization of public space and facilities. It is an effort to create a framework for the functioning of the Site, for guarantying harmonious development through balancing among the economic, cultural, and natural components as well as the life needs of inhabitants, tourism, and the conservation of historical monuments.

In assuming that heritage must be a basis for thinking about the future, this document should be the source for shaping the cultural policy of the city and the development of the local spatial development plan of this section.

Plan Status

The concept of a Management Plan does not exist in the Polish system for implementing historical monument protection tasks. Thus, this document is a precursor for action in an urban complex. It contains elements of action strategy as well as guidelines for the local spatial development plan. It should also become a part of the Gmina Program for Care over Historical Monuments.

This Plan has been developed by the Office of the Director of the Department of Heritage Protection of the Capital City of Warsaw.

Moreover, objectives supporting the Management Plan are:

- Using world heritage as a factor creating harmonious development based on the highest design, material, and intangible standards so that Warsaw’s Old Town can be accessible and friendly to all,
- Striving to guaranty the proper and vital balance between conservation of historical monuments and sustainable development so that Warsaw’s Old Town becomes an example for the management of municipal heritage on a world scale,
- Involving as many people as possible in action aimed at protecting and fostering heritage, bearing in mind the fact that an absence of such protection acts against the essence and most important values of society,
- Cultivating pride and awareness of the Site, and
- Promoting world heritage through the development of public awareness based on education, research, and interpretation.
Castle Square at the turn of the 19th and 20th centuries

Castle Square today
Warsaw's panorama, Peter van der Au, 1729
CHAPTER II

DESCRIPTION AND IMPORTANCE OF THE SITE
Natural Conditions

Physiography and natural conditions were factors whose exceptionally favorable combination served as the foundation for settlement and subsequently the development of a metropolis. The Vistula River, the greatest of Poland’s rivers, carved out a broad valley in the post-glacial highlands. Moreover, it created an arc in its middle flow that became the site of Warsaw. Older geological formations form deposits at depths of from several hundred meters to several kilometers, but they have no major impact on the upper layers. Successive Ice Age glaciers passing though this territory ground and churned everything they met in their path, leaving successive layers of dumped clays and boulders. Today, rather large sand lenses with significant amounts of water are an excellent source of Oligocene water. On the other hand, they are a source of technical problems in the building of underground structures.

This is the substructure on which the river acted. It carved out a wide bed, based to the west on the edge of the Łówicko–Błońska Plain. The Vistula River has a tendency to turn left in its middle course. The centrifugal forces of the current meant that the right side was more exposed to the erosive power of water, which resulted in the formation of a depression known as the Warsaw Valley. The river is continuously active in the area of the lower terrace. Through erosion and dumping the riverbed is continuously changing. The second terrace, known as the supra–flood terrace, is raised several meters above the lower one. It is flooded during major inundations once every few years. The right bank, which is a small high ground (considered a part of the supra–flood terrace), is subject to inundation during major floods.

Warsaw owes its development to such factors as the favorable soil conditions around the city. The Vistula River shaped the earth on the right bank. Peat–derived soils are particularly fertile, they are the result of the growing over of the old riverbed. Warsaw functions thanks to the Vistula River. The entire layout, both surface and ground waters, tends towards its bed. The Vistula valley, together with its flood terraces, forms a broad belt up to three kilometers [1.9 mi.] in width. The average width of the main riverbed is 750 meters [2,461 ft.], while in an extreme narrowing near the Old Town it decreases to 350 meters [1,148 ft.]. Compared with other rivers, the Vistula may be characterized by its major fluctuations in water flow. These result in frequent high water. The average annual flow of water amounts to approximately 600 cubic meters per second [158,503 gals./sec.].

Numerous changes to the riverbed have resulted in the creation of lakes on the level of the first terrace. They are remnants of the old course of the Vistula River. The old riverbed is a complex layout of sandbanks, at times linked with the Vistula’s waters, but more often forming reservoirs deprived of drainage, subject to a protracted growing–over process.

Northwestern circulation, bringing humid air with minimal temperature fluctuations, has primary influence over the shaping of the climate in Warsaw. On the other hand, albeit to a lesser degree, there are air masses coming in from the east, bringing with them dry air with significant temperature gradients. This is known as a transient climate. Dominant winds are from the northwest, where the shaping of the land results in the high left bank having
excellent air–exchange conditions. Statistical data relating to the climate of Warsaw demonstrate that it is exceptionally favorable. The lower terraces of the river, inundated during flooding and therefore fertilized, were used as meadowland and farmland in the past. The soil there is very fertile. For centuries the river valley has provided a base for agricultural production. It is the high escarpment located on the western bank that provided good conditions for the erecting of permanent structures. However, the hydro–geological situation is not an ally in maintaining the permanence of buildings. Soft subsoil consisting of postglacial sands and clays is very susceptible to erosion. Water flowing from the higher sections of the highland formed into brooks that carved out ravines. Many of these have been filled in over the course of development of the city. The uncontrolled movement of ground waters, whose range is difficult to define, continues to be a major problem in maintaining the stability of the soil to this very day.

The Vistula is not a gentle river. It has its habits and at times provides surprises. It has changed its bed often and over the centuries flooding has destroyed significant fragments, especially on the Praga side. The other bank, for its part, is the site of the dumping of aggregate mud, which has resulted in the movement of the river away from the city.

With time, the city and the river formed a homogeneous spatial system, creating a unique landscape composition.

The Vistula River—Europe’s largest unregulated river—is a nature value, but currently it is also a problem in terms of management. The forces of nature are not a significant threat to the city. The flow of ground water is a continuous problem, especially in the area of the Vistula escarpment, however. The manner of development of the Vistula leaves a large safety margin for maximum water level increases. Recently noted changes in air circulation have resulted in strong winds and torrential downpours. The latter phenomenon may be particularly painful for trees.

Site History

The oldest archeological finds in Warsaw reach back to the Paleolithic Period, which bears witness to very early settlement in the area of the middle course of the Vistula River. A developed settlement network existed in the area of Warsaw in the early Middle Ages. There are tangible traces of three strongholds—Jazdów, the area of the Royal Castle, and in Bródnica on the other side of the Vistula River. Several villages functioned next to the strongholds or in their immediate vicinity. The rulers of the independent Dukedom of Mazovia favored Warsaw as their seat. This was in spite of the fact that Plock remained the capital. Not much is known about the “first” ducal seat—the stronghold in Jazdów, which guarded the villages of Jazdów and Solec as well as the Vistula River crossing leading to the village of Kamion on the other side of the river. History as handed down from the 13th century states that the seat of the Mazovian dukes was moved from Jazdów following its destruction by a Lithuanian incursion. They founded a new stronghold on the site of today’s Royal Castle. The city of Warszawa was also founded at this time. It was located between the ducal stronghold and the village of Rybaki. The city occupied an area of approximately twelve hectare [30 acres]. Its street network was regular with a rectangular market square. It was initially surrounded by earthwork fortifications, but these were soon replaced by masonry defensive walls. The Czersk suburbs, later Bernardyńska, ultimately becoming the Cracow Faubourg, formed to the south of the city in the 14th century. Hospital facilities and the Zakroczymskie Faubourg, later called the
It was exactly at the same time (1568–1573) that the king built the first permanent bridge across the Vistula River. The queen of Polish rivers played a key role in the functioning of the Commonwealth. It designated directions of commerce for centuries. Products from the east were floated down tributaries to the Vistula, to its mouth, and further on to the countries of western Europe. This system did not survive competition with the New World, however. Two dynasties—the Piasts and the Jagiellonians—came to their ends within a short span of time in Warsaw. It was here that a concept initiated by the elite of the Commonwealth found favorable conditions and gave rise to European democracy. The Convocation Sejm of 1573 confirmed the principle of selection of the head of state by way of elections, where an assembly of all the nobility voted. It also ratified the Warsaw Confederation, which established “peace among those of different faiths.” (This document is on the UNESCO Memory of the World List.)

The first election was held in May of 1573 in the village of Kamion, on the eastern side of the river. Elections were later moved to the village of Wola, west of the city. It is necessary to make reference to the political structure and organization of the Commonwealth in order to fully understand the spatial layout of Warsaw’s buildings. As head of state the king resided in the Castle. Starting with the Mazovian Piasts, the Castle was a “multifunctional” facility combining the ruler’s residence and his offices. The castle facilities, where the Sejm began to hold its sessions, proved to be too confined by the modern era. Perhaps it was due to the royal wives—Bona and Anna Jagiellonka—who lived far from the city in the Jaz-
dów manor house that a rather unique model came into play. The king arrived at the Castle “to work” and then returned to his private residence in the evening.

Sigismund III Vasa officially moved the royal court from Cracow to Warsaw at the beginning of the 17th century. The city’s Medieval layout proved incapable of meeting the new demands. Warsaw was essentially the property of the monarch. The starca [elder] served as the administrative, police, and judicial authority in the name of the king. However, authority passed into the hands of the Grand Crown Marshall during sessions of the Sejm. The population of both cities—Old and New Warsaw—was subject to fluctuation at this time. Depending on the economic situation and various disasters it ranged from several to over a dozen thousand inhabitants. Over 100,000 people arrived in Warsaw for sessions of the Sejm. This created a need to provide for a mass of people ten times the number of the “capital’s” permanent residents. The burghers were obliged to provide accommodations for delegates taking part in sessions. They tried to rid themselves of this burden in exchange for land or other services. The Sejm issued acts of libertacja—the freeing from obligations—but a real estate market sprang up very quickly. This occurred in parallel with the ambitions and needs of the major magnate families, courtiers, and Church dignitaries who started to erect residences, sometime very imposing ones, on land acquired through various means in the area of the Castle and the Old Town. Several dozen manor houses, palaces, and monastic complexes were built in the first quarter of the 17th century. They occupied approximately 100 hectares [247 acres] that were enclosed by fortifications—the Zygmuntowskie battle-

ments—over the years 1621–1624. Another act that was significantly ahead of European legislation was the act of the Sejm of 1550 that allowed for the purchase by the nobility and clergy of land within cities, which brought about the emergence of the institution of the private city. As independent entities with their own government, the jurydykas were subject to market forces. They were subdivided, sold, and merged into larger wholes. Over twenty jurydykas were created around Warsaw over a period of almost two hundred years.

The politics of the Commonwealth were not free of internal as well as external conflicts. The dynastic dispute of the kings of the Vasa dynasty regarding the Swedish crown proved exceptionally unfortunate for Warsaw. The Swedish invasion of 1655 followed by that led by Rákóczi two years later brought about the ruin of the Old Town. The New Town and other suburbs and especially the buildings on the right side of the Vistula River were completely destroyed. Also unfortunate were subsequent years all the way to the beginning of the 18th century. Successive wars, plagues, and floods deepened the crisis during this period.

The reign of the last elected king of the Commonwealth, Stanislaus Augustus Poniatowski, was a time of exceptional achievements. Great changes were taking place in Europe and the New World—economic and political, but primarily intellectual. Warsaw of the Enlightenment was undoubtedly one of the major centers of reform. Royal auspices made possible the actions of forward-looking circles that were
Vistula River,
• Four jurydykas on the right bank of the Vistula River, and
• Villages and isolated properties on the outskirts.

The city lost population in the wake of wars at the turn of the 18th and 19th centuries. Residences were quickly sold or confiscated and their owners began to move to their rural seats. Following the Prussian occupation, a new Church administrative subdivision was introduced—the Diocese of Warsaw was erected in 1798. After Napoleon all that was left was a remnant of statehood—the Kingdom of Poland “forever tied with Russia.”

The second and third decades of the 19th century were a period of stability and expansion of the city. Magnificent projects were completed—the Grand Theater, the buildings of ministries and financial institutions, and the commencement of the regulation of the Vistula River.

Then Warsaw once again became a command center and venue for sessions of the Sejm in 1830 during the November Insurrection. The Battle of Olszynka Grochowska in the first phase of the war stopped the Russian invasion of the city and passed into history as the symbol of that uprising. After the fall of the Insurrection, the Russian occupant commenced the building of a citadel for a garrison capable of maintaining order in the unruly city. Conse-

The city was enclosed by the Lubomirskie battlements in 1770. These fortifications encompassed 1,470 hectares [3,633 acres] on the left bank and 160 hectares [395 acres] on the right bank. According to the census of 1792, the population within these defenses amounted to 110,000 inhabitants. This put Warsaw in sixth place in Europe.

The act of 1791, in addition to reforms in administration, judicial oversight, and the introduction of uniform taxation, integrated the area encompassed by the Lubomirskie battlements into a single organism. The “Free Departmental and Royal Residential City of Warsaw” incorporated:
• Two cities—Old and New Warsaw,
• Fourteen jurydykas on the left bank of the
THE HISTORICAL STRUCTURE OF THE CITY

sequences were much more serious, however. The Grand Emigration as well as restrictions on the part of the tsarist government resulted in many years of economic stagnation.

A truly urban district coalesced. The development of the city was restricted, however. A ring of forts—the "Warsaw Fortress"—was built around the city in the eighteen-eighties.

World War I passed relatively peacefully and ended with the regaining of independence on November 11, 1918. The surface area of the city had already been increased from 3,270 hectares [8,080 acres] to 11,480 hectares [28,369 acres] in 1916. The first regulatory plan was also drafted. Its implementation was continued right into the second half of the 20th century.

For a successive time, Warsaw was forced to stand and fight for the highest of values in the initial years of the Second Commonwealth. It had to stop the Bolshevik invasion. The Battle of Warsaw, fought in August of 1920 on the right bank of the river, is classed as one of the major events in the history of the world and is referred to as the "Miracle on the Vistula."

The interwar period passed in Warsaw on leveling civilizational differences and making up for lost time. Starting with the 19th century, the city center successively shifted to the southwest. Even prior to the war, efforts were made to make the Old Town more attractive by uncovering the defensive walls and painting the facades of the burghers' houses by well-known Polish artists. It was at this time that several urban planning and architectural projects,
harbingers, were implemented, while the design for the development of the city—"Functional Warsaw"—was hailed throughout the world. Architects belonging to the Praesens group defined the directions of development of contemporary architecture.

The combination of events of World War II proved tragic for the city. The plans of the German occupant assumed the restricting of Warsaw to a small provincial town on the left bank of the river with a colony of cheap labor on the right bank. Two uprisings—that in the Warsaw Ghetto in 1943 and the Warsaw Uprising of August of 1944—were proof of that unbreakable spirit that always made its appearance in difficult times. In the summer of 1944 the Soviet Army stopped on the same line from which a quarter of a century earlier it retreated in defeat. The powerless Polish soldiers fighting in its ranks could only watch the agony of the Uprising followed by the systematic burning and demolishing of buildings by the Germans. Inhabitants were forced out of the city in October and it was not until four months later that they were able to return. The decision to rebuild Warsaw as the capital of the country was taken early—in January of 1945—by the Lublin government. It was in the wake of this political decision, sanctioned by the Decree of the Council of Ministers of June 11, 1945, that the Office for the Reconstruction of the Capital (BOS) was established. The Department of Historical Architecture was formed within its framework. Its task was the saving of historical complexes and preparing their reconstruction. The Office of Heritage Protection of the Capital City of Warsaw was created in 1947. Its first director was Piotr Biegański, who was responsible for the whole of work on the rebuilding of the historical districts of Warsaw. Preparatory work for the reconstruction went off on two basic tangents—the registration of relics and securing of surviving fragments, and the collecting of historic and iconographic materials. The studios of the Department of Historical Architecture undertook research into historical urban complexes and drafted the first concepts for the rebuilding of buildings, as well as plans and sketches for the tissue of the streets, squares, and city quarters.

Political acceptance of the reconstruction of the Old and New Towns occurred in unison with the approval of the Six Year Plan for the Reconstruction of Warsaw in 1949. It was the final word in the rebuilding of the "Old Town Housing Estate." The overriding principle was the creation of housing estates for the working class and the construction of public buildings that were "national in form and socialist in content." In housing, this "socialist content" was visible in the imposition of housing standards that allowed for windowless kitchens and a residential floor area of 6 m² [64.4 sq. ft.] per person.
Such standards were also in force in historic districts subject to rebuilding. The buildings that emerged on the ruins of the Old and New Towns, Marienstät, as well as Cracow Faubourg and New World streets were a compromise between reconstruction and the requirements of the times. Old palaces were rebuilt as government offices as well as for culture and science institutions. Most church buildings continued to fill their original functions following their rebuilding. As part of reconstruction using historic forms, buildings were given their shape from the end of the 18th and beginning of the 19th century. Thus, the rebuilt sections of the city received a cohesive spatial and architectural expression. The only departure from this principle was the ornamentation of the façades, which often received a contemporary, painted and sculpted treatment on a very high artistic level. The reconstructed Old Town was ceremoniously opened to the public in 1954 although work was still underway at many sites, such as the cathedral. Essentially, reconstruction was concluded in 1960, with the exception of the Royal Castle. The decision for its rebuilding was not taken until the nineteen-seventies and work proceeded up to 1982.

New buildings with a characteristic Socialist Realism flavor emerged at this time throughout the totally destroyed area of the Ghetto and the southern Downtown district. As time passed, Warsaw expanded and completely new districts were laid out outside the borders of pre-war Warsaw.

Warsaw again stood up in the defense of liberty in the second half of the 20th century against the order forced upon it in 1945 that made Poland a part of the socialist bloc. The events of March of 1968, provoked by political decisions, were a call by students and intellectual for basic human freedoms. The “Solidarity” movement initiated in Gdańsk in 1980 that was to have been crushed through the introduction of martial law in 1981 was ultimately successful. The sessions of the Round Table Talks in 1989 showed a peaceful road to regaining sovereignty. This event, which nota bene took place in one of the rebuilt palaces on the Cracow Faubourg, launched the process of freeing Poland and other countries of what was known as the Eastern Bloc from under Russian dominance. It opened up the entire region for democratic transformations. Events that started in Poland gave the impetus for the tearing down of the Berlin Wall and other symbols of Soviet slavery. It was thanks to this that it was possible to celebrate the ascension of Poland, Lithuania, Latvia, Estonia, the Czech Republic, Slovakia, Hungary, and Slovenia to the European Union on May 1, 2004.
Site Description

Together with the Royal Castle and encircled by Medieval defensive walls, the Old Town is the heart of Warsaw. With the adjacent Vistulan escarpment, the Bernardine church of St. Anne, Podwale Street and the part of the Freta Faubourg up to Mostowa Street, it is encompassed by the inscription onto the World Heritage List as the Historic Center of Warsaw. The area inscribed onto the World Heritage List consists of five parts of varied character. They are:

The Royal Castle
The Royal Castle was originally erected at the end of the 13th century as a new seat for the Mazovian dukes following the destruction of their stronghold in Jazdów by a Lithuanian incursion. Expanded many times over as the royal residence, starting with the 17th century it became the venue for sessions of the Sejm [Parliament] of the Commonwealth of the Two Nations and of the ratification of the May Third Constitution. It filled official functions up to 1939. Blown up following the fall of the Warsaw Uprising, it was rebuilt at the turn of the nineteen-seventies and eighties and remains a national symbol of the striving for liberty and democracy. The castle complex also includes gardens on the escarpment and lower terrace as well as the “Tin-Roofed” Palace. It currently serves museum and official functions.

The Old Town
The Old Town was founded at the turn of the 13th and 14th century north of the ducal stronghold. Political conditions resulted in building tissue being shaped applying a scheme that deferred from that of other towns. While maintaining the Medieval layout of streets, market squares, and building quarters, what emerged was a tenement house—“boarding house” model. Increased density in the 19th and 20th centuries eradicated the original outline of the Medieval city. Destroyed as a result of wartime battles and then intentionally demolished following the conclusion of fighting, it was rebuilt in the second half of the 20th century, repossessing its historic expression together with a recreation of the Medieval defensive system from the north and west. It became the symbol of an un conquered city.
Fragment of the Freta Faubourg
The northern suburb, also known as the "Zakroczym Faubourg," developed starting with the 14th century. The area that is inscribed encompasses only the beginning of this tract leading north, as well as Mostowa [Bridge] Street, which leads to the location of a bridge that once crossed the Vistula River. For the most part, the destroyed buildings have not been recreated in order to uncover the defensive walls and open up the panorama.

Fragment of the Bernardyńskie Faubourg
The southern suburb, also known as the "Cracow Faubourg," was shaped beginning with the 14th century. The area that is inscribed encompasses only the beginning of the route leading south and west towards the electoral fields. It includes 17th and 18th century burghers' houses as well as the post-Bernardine church complex. The partially destroyed buildings have been completely recreated.

Vistula River Escarpment
This natural feature served as a natural defensive line of the city from the east. Its sides were built up with warehouses that were rebuilt as residential buildings. The lower terrace, built up until World War II, has been transformed into a belt of municipal vegetation.
The Importance of the Site

History as Written in the Landscape
Natural conditions fostered settlement in the area of today’s Warsaw from the beginning of history. Bends in the river formed broad flood plains that facilitated crossings. The high left bank made it possible to build defensive centers. As time passed, a model developed that utilized the topographical qualities of the land as well as the importance of the river and its opposite shore. The unique composition—buildings on the Vistulian escarpment with gardens accompanying the slope down to the lower terrace—were a reflection of the political system of the Commonwealth. Warsaw is a cradle of democracy and a symbol of the European concept of union. This residential city of the rulers of the Duchy of Mazovia and later of the kings of the Commonwealth of the Two Nations transformed itself into a premier political center. The Sejm of 1569 decided that Warsaw is to be the city of sessions of the General Sejm of the Crown and Lithuania as well as of free elections—the selecting of a candidate for king by way of the vote. This is where the great evolution of political views occurred and the tenet that each successive ruler must erect a home in the vicinity of the city bore fruit in a landscape composition found no where else in the world. This is where the great evolution of political views occurred that ultimately led to the sessions of the Four-Year Sejm that passed a multitude of acts that could have diametrically changed the fate of the world.

At the time when the inscription was being made, these important events were depreciated for political reasons and were not specified by the Polish side.

Reconstruction
The World Heritage Committee approved the following criteria defining the value and importance of Warsaw’s Historical Center.

“Criterion VI – To be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. The historic center of Warsaw is a unique example of the comprehensive reconstruction of a city that was deliberately and totally destroyed. The basis for material reconstruction was the inner strength and determination of the nation that made possible the reconstruction of heritage on a unique scale in the history of the world.”

The intentional destruction of Warsaw was specified in the documents of the German occupant. What is known as the Pabst Plan, which assumed the restricting of Warsaw to the role of a provincial city with a complete eradication of a part of its buildings, has survived. The first comprehensive demolition of Warsaw took place in the wake of the uprising in the Ghetto, which lasted from April to June of 1943. This part of the city was completely razed following the extermination of the Jewish population. The work of destruction of the Capital of Poland was conclude by the occupant following the Warsaw Uprising, which lasted from August to October of 1944 and was followed by the ejection of the inhabitants. The historically most significant parts of the city and buildings were burned down and blown up. The Soviet “liberation army” halted its offensive in August of 1944 upon reaching the line of the Vistula River. It did not continue its maneuver to surround Warsaw—fighting for freedom—and did not lend it assistance, thus determining the course of history. The Old Town, 85 percent destroyed, was reborn between 1945 and 1966 thanks to the effort and will of the nation, while the symbolic seat of the king and parliament, the Royal Castle, was raised from ruin in 1982.

A detail of the Old Town
Documentation of the destruction and reconstruction, deemed one of twenty-five archival collections of greatest importance in the history of Poland, has been incorporation onto the UNESCO Memory of the World List.

"Criterion II – To exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design. The undertaking of comprehensive conservation efforts on the scale of an entire historical city was a unique experience in Europe and played a role in verifying conservation doctrines and practice."

The reconstruction of the historical center of Warsaw was an experiment with significant influence on changes to doctrine linked with the solving of problems of the urbanization and the heritage protection of quarters of urban tissue in most European countries. At the same time, this example shows the effectiveness of documenting and conservation techniques from the mid-20th century, including the utilization of 18th century iconography facilitating the integrated reconstruction of a complex municipal group. Experience gathered over almost half a century demonstrated that the reconstruction of historical forms found greater support among society in Poland's then existing political situation than the erection of new culturally alien structures.
The reconstruction of Warsaw's oldest settlement center makes it possible to follow historical phases in the transformation of this European municipal complex, starting with an early-Medieval stronghold, through being a Medieval city surrounded by defensive walls and structures, followed by the 19th century "Old Town" that was destroyed as a result of wartime operations, all the way up to the post-war reconstruction with its housing estate structure.

In its assumptions, this reconstruction was obliged to meet the requirements of a housing estate in line with urban planning and social policy in force in the Central and Eastern of the mid-20th century. What emerged was a unique housing estate based on a Medieval urban planning layout, but with buildings reconstructed in line with their appearance at the beginning of the 19th century. At the same time, housing standards and the social structure was adapted to principles in force during the period of its reconstruction.

The reconstruction of the oldest center of Warsaw, the Old Town, located on the high Vistulian escarpment, applying its historical urban and architectural form, is one of the most important testimonies to Polish culture. A special example of this is the rebuilding of the Royal Castle, which was the venue of the passage of the first European democratic constitution—the May Third Constitution. This reconstruction also encompassed major church buildings such as the cathedral of St. John, and the churches of the Blessed Mother of Grace (post-Jesuit), St. Anne (post-Bernardine), and St. Martin (post-Augustine), accompanying the comprehensive recreation of the urban layout, inclusive of the ring of defensive walls, property lines, and the reconstruction of destroyed buildings. The Old Town Market Square is the most representative example of this.

**Authenticity**

The architecture of the nineteen-forties to nineteen-sixties, the period when the Old Town was subject to reconstruction, belongs to a closed historic period that is subject to objective assessment and protection.

It has been assumed that in evaluating authenticity, it is particularly the building work of 1945–1966 that reflects the integrity of the reconstruction of the Old Town and is what should be taken into account. Identification and assessment of the authenticity of the site was conducted in 2004 as commissioned by the Capital City of Warsaw.
Integrity
The achievement of Site integrity was made possible thanks to the univocal defining of reconstruction principles: A return to the image of the city from the turn of the 18th and 19th century, waiving the rebuilding of latter layers obscuring this view. The original Medieval city urban layout was preserved and, in several cases, made more legible. This principle, with the exception of street geometry and cross-sections, was applied to all reconstructed areas and buildings, including those beyond the Old Town. This gave the effect of integrity to the whole of the historical city. To a great extent, this applies to the buffer zone. Thus, the historic look of the city was regained between the Gdański and Świętokrzyski bridges. Integrity achieved during reconstruction was reinforced through the rebuilding of the Royal Castle, a symbolic place in the awareness of the nation. Its rebuilding was blocked for a quarter of a century from the end of the war by the then authorities. It was not until the nineteen-eighties that it thus completed the reconstruction of the Old Town. Relics of a Gothic bridge were discovered in Castle Square during archeological work relating to the reconstruction of the Castle. The layout of municipal walls was also made visible in the pavement at that time.

Incidental remodeling resulting from changes in use, taking into account the fact that these modifications remain under the control of heritage protection authorities, do not have an impact on the authenticity of the site.
Legal Forms of Site Protection in Effect

The area inscribed onto the UNESCO World Heritage List is within the area of the "Historical City Complex, including the Royal Way and Wilanów," which is deemed a Monument to History pursuant to the Directive of the President of the Republic of Poland of September 8, 1994. In accordance with Polish law, a Monument to History is a historic monument of special value in terms of culture. The limits of the Monument to History area are significantly broader than those of the area inscribed onto the UNESCO List.

The primary form of legal protection for historical monuments in Poland is their entry into a register. Three registers are maintained covering real estate, archeological, and movable historical monuments. Being encompassed with protection by way of such a decision signifies a need to procure the approval of heritage protection bodies for making any changes whatsoever to the historical monument or for the conducting of research. The basis for protection is the Act on Protection of Historical Monuments and Their Care of July 23, 2003, inclusive of executive directives (previously it was the Act on the Protection of Cultural Property of February 20, 1962).

The area of the Old Town was entered into the Register of Historical Monuments as an urban complex by way of the Decision of July 1, 1965. Also entered into the Register of Historical Monuments are the archeological layers. The spatial layout of streets and squares as well as over 200 individual architectural historical monuments are entered into the Register of Historical Monuments by way of separate decisions. Among them are the Castle and defensive walls, inclusive of the barbican, burghers’ houses, and churches. Church furnishings, monuments, and the architectural detail of certain burghers’ houses are entered into the Register of Moveable Historical Monuments. The same principles apply to areas and objects entered into the Register of Historical Monuments found in the buffer zone.

The area inscribed onto the World Heritage List was taken into account in the document defining the spatial policy of the Capital City of Warsaw—the "Conditions and Directions of Spatial Development" Study approved on October 10, 2006. This document includes recommendations for the development of a local spatial development plan for the area inscribed onto the UNESCO List and defines conditions for "respecting the principles of reconstruction" (page 118):

- The absolute preservation and conservation of all surviving original relics from before reconstruction as well as historical substance formed during the reconstruction of the postwar years,
- The preservation and conservation of the historical urban layout, including the maintenance of all parameters of the urban tissue, the layout of squares and streets, maintaining their courses, cross-sections, rights-of-way and setbacks, property lines, and the composition of vegetation groups,
- The maintenance of the spatial layout and monitoring vegetation molding the silhouette of the historical city (the city panorama), and
- No building of additional stories on existing buildings is allowed, where any expansion cannot infringe on the basic structure of the urban layout, where respect to the principles of city reconstruction are in force.

Polish law states that local government entities must develop programs for care over historical monuments. Such programs are approved by way of a resolution of the gmina [borough] government administration body, which in this case is the Warsaw City Council. This Management Plan for the World Heritage Site shall become an exhibit to the Gmina Program for Care of Historical Monuments.
CHAPTER II: DESCRIPTION AND IMPORTANCE OF THE SITE
CHAPTER III

THE BUFFER ZONE
What Is a Buffer Zone?

A buffer zone is:
- An isolated area serving to separate two different areas for any reason.
- A defined territorial area on the surface of the Earth separating adjacent lands from each other for certain reasons or for specific purposes.

A buffer zone is tasked with the creation of an additional protective layer around a World Heritage Site. The concept was first incorporated into an official UNESCO document in 1977—"Operational Guidelines for the World Heritage Committee." In its more current version, developed in 2008 during the XXXI session of the UNESCO Committee, the delimiting of a buffer zone during the nominating phase of a World Heritage Site is not obligatory, but highly recommended.

The buffer zone may contribute as an important tool supporting the management and protection of the unique and universal values of the World Heritage Site. In order to be effective, it must have a logical and clearly defined boundary as well as implemented regulations and laws guaranteeing proper protection of the unique and universal values of the World Heritage Site.

Moreover, the buffer zone should be delimited as a part of broader integrated spatial planning actions that reconcile efforts at preserving heritage with the needs for development and improvement in the quality of life. The planning process and its resultant management system should be effectively implemented and monitored with the passage of time. Where necessary, rules and regulations should be adjusted so as to guaranty improvement. The World Heritage Center recommends several actions and instruments fostering improvement in the capacity of government and local government bodies as well as units managing the Site to concern themselves with matters relating to the buffer zone and the broader, integrated management context.

Operational guidelines should be subject to detailed analysis so as to guaranty that various concepts for protecting unique and universal values, authenticity, integrity, management, and conservation are mutually consistent and helpful. This is so all stakeholders in the World Heritage system are better equipped in tools so as to better manage and protect the common heritage of Man. Training, guidelines, and case studies are barely an example of solutions that can be implemented to strengthen protection.
Recommendations of the Operational Guidelines of the World Heritage Center for buffer zones include (an excerpt):

"103. Wherever necessary for the proper conservation of the property, an adequate buffer zone should be provided.
104. For the purposes of effective protection of the nominated property, a buffer zone is an area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection. The area constituting the buffer zone should be determined in each case through appropriate mechanisms. Details on the size, characteristics and authorized uses of a buffer zone, as well as a map indicating the precise boundaries of the property and its buffer zone, should be provided in the nomination.
105. A clear explanation of how the buffer zone protects the property should also be provided.
106. Where no buffer zone is proposed, the nomination should include a statement as to why a buffer zone is not required.
107. Although buffer zones are not normally part of the nominated property, any modifications to the buffer zone subsequent to inscription of a property on the World Heritage List should be approved by the World Heritage Committee.

Various functional and spatial elements on both sides of the river make up the Warsaw Historical Municipal Complex. The concept of the Historical Center of Warsaw refers to a wider area than that inscribed onto the UNESCO World Heritage List. It is a part of the municipal complex as was primarily formed from the 14th century to the end of the 18th century on both banks of the Vistula River that was not consolidated into a homogeneous municipal organism until the last decade of the 18th century. A buffer zone has been defined in order to protect the spatial relations of the Site with historical landscape complexes and panoramas. It encompasses the Residential City of His Majesty the King as found within the outline of the 16th century Zygmuntowskie battlements, expanded to the south to include the Royal Way residential complex, to the north to include the Citadel’s esplanade, and including the area of the three private cities on the right bank of the river. The space of each of these was shaped differently with an architectural expression characteristic of the time when it was established. They are all coupled with each other and with the Old Town by way of diverse spatial, historical, and functional relations. Their genealogy and impact played a major role in the spatial shaping of the city and it is for this reason that they were deemed a historic monument by the Directive of the President of the Republic of Poland of September 8, 1994 (Polish Monitor No. 50, item 423):

"The goal of protecting the monument to history [...] is the preservation of the wealth of architectural solutions, the art of gardening, sculpture, and artistic handicraft for reasons of historical and artistic values as well as the authenticity of the historical urban layout and intangible values as the center of political and administrative authority of the State as of the 16th century."
Buffer Zone of the Historic Center of Warsaw


These boundaries were delimited on the basis of the following premises:

- On the left bank – the reach of the Zygmuntowski battlements (as interpreted by T. Zarębska), with necessary adjustments as stemming from subsequent layering, the Citadel’s esplanade, the development on Banking Square, the Saxon Axis, and the street layout in the southern zone;
- On the right bank, in light of the area impacting on the World Heritage Site – the course of Jagiellońska Street;
- The Gdańsk Bridge marks the northern limit while the Świętokrzyski Bridge marks the southern limit, where both are important points for viewing the panorama of the Old Town.

The area of the buffer zone consists of diverse city fragments as molded through the centuries.

The New Town

"Frethra Novae Civitas" was founded in 1408 as an administrative structure separate from Old Warsaw. However, confirmed sources demonstrate that settlement dates from the times of pre-charter Warsaw. This primarily applies to the Church of St. George, the existence of which was noted in 1155. The city developed as a center for handicrafts as well as support for agriculture, probably revolving around the village of Rybaki and the settlement adjacent to the church. Its layout and property subdivision were similar to those of Old Warsaw but there was less development and it progressed at a much slower rate. The market square, initially planned to have a regular form, ultimately acquired its triangular shape as a result of building development on the northwest part of the square. Destroyed during the "Swedish Deluge," the New Town was rebuilt as a site for monasteries, convict [dormitories], and residences juxtaposed with burghers’ houses. The buildings, initially timber structures of semi-rural character, were replaced by masonry ones very late (in the 18th century). The New Town was unified with other parts into a single municipal structure in 1791. Following the destruction of World War II, the bulk of the charter city area was rebuilt in line with principles applied in the reconstruction of the Old Town. For lack of any historical transmissions, a small fragment in the northern section was not rebuilt in its historical form, but as new buildings, which continues to stir controversy to this very day.

"Rybaki" occupied the river terrace at the foot of the escarpment for centuries. Initially a village, possibly the oldest in the area, it was later a street of utilitarian character. The buildings of Rybaki were partially destroyed during the military operations of World War II. The rest were demolished in order to facilitate the exposition of the buildings on the escarpment. All that remains is a park walk of the same name, but different course.

The above-described sections of the New Town are incorporated as a part of the Monument to History.
The northern section (up to Konwiktorska Street) was excluded from development in 1831 as the Citadel's esplanade, additionally strengthened by two forts. A park and the Polonia sports complex was developed following World War I. The entire area continues to be zoned recreational vegetation. In the second half of the 19th century, the western section—agricultural land of the New Town and the Świętojerska Jurzydka—was developed with tenement houses primarily occupied by Jews. This area was razed to the ground following the uprising in the Ghetto. Only the course of the streets was maintained during reconstruction. Building forms do not reflect the historical buildings.

These areas have been included in the buffer zone in order to protect views.

The Royal Way
"Royal Way" is the term used to denote the streets running southward to Wilanów—Krakowskie Przedmieście [Cracow Faubourg], Nowy Świat, Al. Ujazdowskie, Sobieskiego, and Al. Wilanowską. It was along these streets that the elected kings of the Commonwealth erected their residences. The reach of the buffer zone is restricted to the approximate limits of the mid-18th century city—Świętokrzyska Street. Successive kings built their private residences and founded monasteries along the Vistulian escarpment. The most influential magnate families erected their palaces alongside these complexes. Buildings belonging to wealthy burghers complemented these monumental buildings.

The architecture of this area is magnificent. It was successively molded through the centuries by a mélange of palaces, churches, and residential buildings that are an expression of the unique political system of the Commonwealth. Buildings located on the eastern side of the street, on the crown of the Vistulian escarpment, with their gently falling gardens extending down to the lower terrace, created an exceptional landscape for the river valley and city on the escarpment over the centuries. The composition is supplemented by the Saxon complex planned to the west of the tract and perpendicular to it with its regular garden opened to the public in 1727. The most renowned European architects and gardeners were invited to design the architecture and gardens. Many of the buildings of this area were preserved on the paintings of Bernardo Bellotto, known as Canaletto, at the end of the 18th century. To a very great extent, the post-war reconstruction of the destroyed or burned
out buildings maintained the character and architectural expression of the end of the 18th century. Many prestigious institutions found their place in the reconstructed palaces. The Cracow Faubourg was comprehensively renovated over the years 2005–2008. The effect of this work is the reinstatement of this street as the most elegant in Warsaw.

The above-described section of the Royal Way is a part of the Monument to History.

The western section—initially a part of the Starościński farmstead and the Bielino jurydyka—is outside the Zygmuntowskie battlement limits and the development of Cracow Faubourg. It is included in the buffer zone because the area was subject to the same principles of reconstruction and many buildings there have survived in their original form. Two historical squares have been preserved and monumental buildings have been rebuilt. Only the edges—Marszałkowska and Świętokrzyska streets—received the regular forms of Social Realism character due to their widening.

This area has been incorporated into the buffer zone in order to protect views.

The Western Suburbs

The area located in the immediate vicinity of the center of authority and venue of Sejm sessions was the ideal location for palaces—the residences of magnate families, Church dignitaries, and wealthy officials of the royal court. Długa and Senatorska streets, together with their connecting Miodowa and Bielańska streets, forced a relatively uniform and ordered development of the lots with frontal courtyards facing their entrances as well as garcens. As was the case with Cracow Faubourg, the best architects were invited to work on their designs. However, no rules relating to building development were in force in this area.

Many picturesque alleys sprang up in this area up to the mid-20th century. They contrasted with the monumental development consisting of key palaces that were supplemented by the Grand Theater, a complex of bank and Ministry of the Treasury buildings, the Hipoteka building, and the Great Synagogue in the 19th and beginning of the 20th centuries. Gaps between these buildings were filled with contemporaneus buildings that created dense central development containing the most important buildings in the city up to the outbreak of the World War II.

Reconstruction of this section mainly encompassed palaces designated for public func-
tions. Some of the buildings were not rebuilt and a new traffic artery—the E–W Route—was introduced with a tunnel near the Old Town that very successfully served to connect the two banks of the Vistula River while interfering with the historic layout to a minimal extent. Vacant space was filled by contemporary buildings (of mottled quality) and vegetation.

The entire area of the western suburbs is a part of the Monument to History. The buffer zone was enlarged to include the western section of the Saxon Axis.

**Powiśle**
This is the area between the Śląsko-Dąbrowski and Świętokrzyski bridges and the escarpment. It encompasses the historic jurydykas of Mariensztat and Stanisławów. As time passed, the Vistula riverbed retreated away from the escarpment providing opportunities to create a bigger port district. Dobra, Browarna, and Topiel streets, together with perpendicular streets, were developed with granaries and warehouses, and later by industrial facilities. Not many historical building have survived due to annual flooding in combination with the character of the structures. The reconstruction of the Mariensztat, or rather the interpretation of historical architecture in the Old Town style, is one of the most successful projects of postwar Warsaw. This group also includes the Aleksandra jurydyka, developed and built up in the nineteen-thirties. This part of the city did not suffer significantly during the war.

Powiśle and the riverfront are lands currently subject to intense transformation. A broad belt along the Vistula River was annexed in the nineteen-seventies by a significant nuisance—traffic. The Vistulian Expressway was partially rebuilt below-grade level several years ago.
and the reclaimed land as well as the sites of substandard post-industrial facilities were subject to new development, mainly tied with higher education. The Powiśle continues to be an area for potential projects.

This area (excluding Mariensztat) is not a part of the Monument to History. It was incorporated into the buffer zone in order to protect views.

**Right Bank Warsaw**

The cities of Praga, Gołędzinów, and Skaryszew were separate organism in terms of administration as well as functionally and spatially up to the end of the 18th century. Not counting the bridge built in 1568 by King Sigismund the Old—the greatest engineering project of the Europe of that time—and seasonal boat bridges, circulation between these two parts of the city was guaranteed exclusively by rafts and boats. Today, the two parts of the city along this section of the Vistula River are connected by three bridges.

Numerous cataclysms, floods, plague, but primarily military action, often destroyed the development on this side of the Vistula River. The assault on Praga in 1794, the last episode of the Kościuszkó Insurrection, brought to an end the then functioning right bank jurydykas. The act of destruction was completed by Napoleon. The military zone delimited on the lands of Gołędzinów and a part of Praga made the building of any permanent structure impossible. It was used by the army. Ultimately, it became the site of Praga Park. The park includes a modern Zoological Garden established, in the nineteen-twenties. Only the area of Skaryszew maintained its original layout and, together with a part of Praga, was developed at the turn of the 19th and 20th centuries. A river port was built in its southern section in the interwar years. The buildings of right bank Warsaw were not destroyed during the war and for this reason most of the housing still exists today. Industrial facilities are being successively replaced or remodeled to serve new functions.

Views from this side of the Vistula River as well as from the bridges are of key importance in shaping the panorama of the historic city. The preservation of Warsaw's vedutas, especially the most famous as painted by Bellosto (known as Canaletto), were created on the right bank. On the other hand, the development of the Praga side is important in light of the lookout points located on the edge of the escarpment in the Old Town from which the right bank may be observed. It is for this reason that this area is incorporated into the buffer zone.
Monument of the Warsaw Mermaid on the Old Town Market Square
CHAPTER IV

STRATEGY AND MANAGEMENT
State of the Site and Its Buffer Zone: An Analysis

Analysis of the state of the Site inscribed onto the World Heritage List involves key questions:

Use

The Old Town is but a small part of the Capital City of Warsaw. However, due to its central location and historical traditions it continues to be identified with the historic heart of the city. Its residential functions, although transformed in their structure as a result of destruction and reconstruction, continue to be dominant. The attractiveness of the Site means that the number of commercial functions such as stores, galleries, and restaurants, mainly targeting tourists and inhabitants of Warsaw living in other districts, is growing. An important role, especially in the summer season, is played by public space used for streetside trading, sidewalk cafes, and cultural events. Retail functions for Old Town residents are disappearing. Housing use is more and more often being converted to hotel functions (youth hostels and apartment units for rent). Cultural institutions play a significant role—museums, culture centers, galleries, libraries, and archives with documents concerning Warsaw open to all Warsaw residents and visitors. The Old Town is the seat of prestigious local-government organizations—the culture center, the center for culture education with its cinema and theater, as well as scientific institutes and nongovernmental organizations.

This small area is home to several museums. Among them worthy of note are the Royal Castle, ranked as a national museum, the Museum of Literature with its supra-regional reach, and the Historical Museum of the Capital City of Warsaw, which presents the history of the Old Town.

Four Roman Catholic churches are located in the Old Town—the cathedral of St. John, the church of St. Anne, the Jesuit church with its painting of the Blessed Mother of Grace, patron of Warsaw, and the church of St. Martin with the post-Augustine Franciscan monastery and that of the Sisters of St. Elizabeth. Their importance in Polish culture is supra-local and symbolic.

Because of its history during World War II, the whole area of the Old Town is considered a place historically tied with the battle for independence and the Warsaw Uprising, which directly resulted in the destruction of the Old Town. It is for this reason that the Old Town is the venue of patriotic celebrations, although it is the daily life of inhabitants and visitors that dominates, without any references to the tragic past.

A further sixteen historical churches of various faiths, five museums, two libraries (including the special collections of the National Library), two archives (including the oldest acts in Poland), two theaters, three schools of higher learning, four scientific institutes (including the Jewish Historical Institute near the location of the Great Synagogue destroyed during World War II), six government offices, the seats of the President of Poland, the Polish Prime, the Voivode, and of the Mayor of the City, and public municipal parks (including two of historical importance) are located within the buffer zone.
A large portion of public functions is housed in historic palaces. The area as a whole contains functions such as housing, offices, hotels, restaurants and cafés, galleries, antique shops, bookstores, department stores, shops, and numerous seats of corporations and various institutions. Use is a derivative of the manner in which the properties are managed. Pursuant to the decree of 1949 on the Nationalization of Private Property within the Limits of the Capital City of Warsaw, almost 100 percent of the real estate passed into the hands of the State Treasury. Communalization of state property was the result of the democratic changes and government reform in 1989, where ownership was transferred to the local government. It is from local government that it is being successively regained by private individuals and institutions, including the Roman Catholic Church. This process is still underway. The privatization of municipal housing and commercial units has been taking place since 1995.

Managing Institutions

Warsaw has no separate unit charged with the management of the World Heritage Site. Pursuant to Polish law, any changes to an object entered into the register of historical monuments may only be introduced with the consent of the voivodeship director of heritage protection, a governmental body responsible for the protection of historical monuments. In the case of Warsaw, these powers have been transferred to the Mayor of the City by way of an agreement, where the Capital City Director of Heritage Protection acts in the name of City Hall. Management of municipal property, including technical infrastructure, is the responsibility of the District Manager for Śródmieście [Down-town] and separate municipal entities such as:

- Public Land Authority (ZTP),
- Municipal Road Authority (ZDM),
- Capital City of Warsaw Property Management Authority (ZMM),
- Real Estate Development Authority (ZGN), and
- Managing institutions of the water and sewage, district heating, gas, electric, and telecommunication network infrastructure.

Properties where ownership is mixed are managed by housing associations. Some buildings are private property, Church property, for example.

Property Ownership Structure

The ownership structure is mixed. The majority holder throughout the entire area of the inscription as well as the buffer zone is the Capital City of Warsaw. The city is the co-owner of most residential buildings and the owner of schools, streets, squares, and green areas. The owner of most public buildings such as museums (with the exception of the Historic Museum of the Capital City of Warsaw), theaters, schools of higher learning, and central government offices is the State Treasury. Moreover, there are churches within the inscribed area as well as buffer zone. With two exceptions (the Greek Orthodox and Lutheran churches), their owner is the Roman Catholic Church.

Communal property accounts for approximately 76 percent of the approximately 25.9 hectares [72.9 acres] making up the Old Town. The Historic Museum of the Capital City of Warsaw, Real Estate Development Authority, Public Land Authority, and entities responsible for technical infrastructure manage this property in the name of the city. The State Treasury owns approximately 22 percent, including culture institutions such as the Royal Castle Museum, the Polish Academy of Sciences, the Museum of Literature, the National Archives of the Capital City of Warsaw, and the Voivodeship Government. Other legal entities only own approximately 2 percent of the property. As to the buffer zone, which occupies approximately 630 hectares [1,557 acres], the State Treasury owns approximately 55 percent, 45 percent is municipal property, and approximately 5 percent of the land is in the hands of other legal entities.
Evaluation of Actions Taken to Date and Their Effects

Recent years have seen comprehensive actions of a conservation—restoration nature being intensified in the Site area as inscribed onto the World Heritage List. Complicated conservation efforts were undertaken around the Royal Castle and its parts that were not destroyed during the war—the "Tin—Roofed" Palace and the Kubički Arcades, which are linked with the recreation of the royal gardens. All—encompassing work on the Old Town defensive walls and the moat as well as Grojna Góra [Dung Heap] and Kamienne Schodki [Stone Steps] in the area of the escarpment is worth special note. This work involves public space and is of importance with respect to improving the image of the historical city. Renovation work is being conducted on specific properties, mainly under the eye of the heritage protection body. Most church facilities and, with increasing frequency, some tenement houses belonging to housing associations are being subjected to conservation work.

The Public Land Authority is planning the replacement of the surfacing of the streets. The concept behind the renovation work for the individual streets and squares went through a process of public consultation. Comprehensive work was conducted on the street surfaces of Krakowskie Przedmieście [Cracow Faubourg], whose beginning is located in the World Heritage Site, with the remainder entirely within the buffer zone. Elements allowing interpretation and new street furniture were added during work. Streetside vegetation was completely redeveloped. Vehicular traffic has been restricted to public transit. The extremely interesting 19th century snail—shaped Karowa Street viaduct, which facilitates travel down the escarpment to the Powiśle district, was also encompassed by comprehensive restoration work. The street surfaces of the New Town are also being successively replaced.

Monuments, chapels, and statues as well as other small—scale architectural objects found in public spaces are being successively subjected to restoration. Lighting of significant historical monuments is being introduced. All these actions result in an improvement in the quality of public space and are encouraging the holders and users of historical buildings to open commercial units on their ground floors as well as to undertake the renovation of façades and roofs as well as to dry basement walls and foundations. Such work is being assisted by subsidies from the Capital City of Warsaw with ever increasing frequency. A special fund has been created for this purpose.

In spite of these efforts, both public spaces and individual structures in the buffer zone require urgent action. Street surfaces, vegetation, and building façades are in unsatisfactory condition.

It is necessary to encompass the entire zone with planning prior to commencing activities—ratification of local spatial development plans and development of designs for renovation and modernization work on streets, squares, greenery, as well as for the renovation of buildings.
Identification of Potential

The identification of potential is vital to define any long-term vision as well as long- and short-term objectives. Advantage may be taken of five main strong points that have been identified.

Central Location in the City
The historical center of the city is only a small percentage of the whole of Warsaw. However, it is located in its very center. It is possible to reach the Old Town from the outskirts of the metropolis within approximately forty minutes using public mass transit. Many municipal bus lines serve the north–south Royal Way. Travelling east–west it is possible to ride to the Old Town by tram. A subway line is accessible within a ten-minute walking distance and there are plans for a successive subway line crossing the Royal Way. There is an expressway along the Vistula River. It passes by the Old Town; its placement in a tunnel is planned. Inland navigation and horse-drawn omnibuses may serve as supplemental means of transportation for tourists.

Potential for Locating all Nuisance Functions beyond the Historic Area
Access requirements necessitate the presence of burdensome parking facilities. There are municipal squares in the immediate vicinity with parking facilities beneath some of them (Krasinski Square) while others are earmarked for such facilities (Banking Square). This will make possible a limiting of above-grade parking areas in the buffer zone.

Potential for New Projects Linked with the Historical Center Area, outside Its Limits But in Its Immediate Vicinity
The reconstruction of Warsaw is not complete. There are still properties on which pre-World War II buildings were destroyed, but never rebuilt. These are sites available for potential projects. This only applies to the buffer zone, creating the possibility of construction of attractive hotels or dwelling units. The buffer zone also contains complexes from the nineteen-fifties that can be subjected to comprehensive revitalization. This pertains to Mariensztat and a major section of the New Town. Also possible is the replacement of certain sections west of the Old Town that date from the nineteen-sixties and are both aesthetically and spatially substandard.

Significant Attractiveness of the Site
Due to the rank of the Site as well as the location of many public and cultural functions, the reconstructed Old Town, New Town, Royal Way, Mariensztat, and Senatorska, Modowa, and Dlugi streets are a cohesive and attractive building complex. The volumes and character of the building, based on information transmitted from the 18th century and beginning of the 19th century, with high-quality craft and artistic work from the nineteen-fifties—mural painting, graffiti, stonework, and metalwork—create a unique expression of a city with a historical urban layout. Concentrating cultural institutions such as theaters and especially museums in this area creates significant potential for the development of cultural tourism.

Jazz concert on the Old Town Market Square
Public Space Facilitating the Organization of Events and Festivities of Varied Character

The Old Town, New Town, and Mariensztat all have their market squares. Thanks to the character of the buildings surrounding them as well as their form they can be used for various types of events, including commercial fairs. Castle Square is different in its expression and requires a less ludii manner of use, while Piłsudskiego Square with its Tomb of the Unknown Soldier and Krasiński Square with its monument commemorating the Warsaw Uprising are designated for state celebrations. Theater Square and the wide Cracow Faubourg are locations for potential meetings almost without restrictions. What is known as the "Lower Castle" at the foot of the escarpment is an ideal venue for outdoor events with the possibility of links to the Vistula riverbank. A pedestrian bridge leading to the other side of the river is planned for the future. The lush vegetation of the Warsaw Zoo and the Praski Park on the opposite shore provide many potential opportunities for invigorating this area.
Identification of Undesirable Phenomena

Analysis of the problems of the historic area of built-up Warsaw has made it possible to isolate several matters that may pose a potential threat to the preservation of the historic structure or the proper functioning of the municipal complex. Below is a presentation of actions that should be undertaken in order to prevent such phenomena.

Soil Conditions

Geological formations—the escarpment together with the Vistula valley—have created the basis for molding the structure of the city. Unique spatial relations between natural topographical conditions and building tissue have formed as a result of the development of the city, which has utilized its best qualities.

PROBLEMS

The stability of the escarpment is a hazard along almost its entire length. The uncontrolled penetration of water results in excessive soil dampness. Unidentified underflows may result in decreased escarpment stability and ultimately damage historical substance located in the area of operation of these forces.

View of Grotta Góra (Dung Heap)

**ACTIONS**

1. Identification of underflows.
2. The performance of hydrological and geotechnical monitoring.
3. Systemic actions aimed at stabilizing the escarpment in a nonaggressive way.
4. Limiting uncontrolled watering of the soil through regulation of the drainage of precipitation waters.
5. Restrictions on the depth of cellars near the escarpment's crown.
6. Restrictions on heavy vehicular traffic on the escarpment.
Cityscape

The shaping through the centuries of the municipal landscape, whose ultimate expression is the result of the reconstruction of the destroyed city, forms an integrated space. The erection of new buildings on vacant lots may result in changes in the management of the escarpment, but primarily in the shaping of the panorama of the Old and New Towns as seen from the Vistula River. The buffer zone has been specified so as to guarantee the harmonious molding of the historical city landscape, inclusive of its environs. A manner of use taking into account conditions and local potential is the basis for the proper shaping of the landscape of public space. The vegetation of the escarpment as well as that of public spaces requires particular care.

PROBLEMS

1. Pressure on the part of investors to use every bit of free space. This particularly applies to the escarpment and its foot, which have been left vacant deliberately.
2. Changes in subdivision and unregulated ownership resulting from the nationalization decree of 1945 coupled with an absence of any re-privatization act.
3. The return of actual vacant real estate and pressure on the part of owners to receive permission for the erection of new buildings or for the adding of upper levels to below-grade relics within the green area of the escarpment.
4. Degradation and interference in the original historical spatial forms of the city's silhouette through the introduction of new, inappropriate architectural elements in the form of high-rise buildings (in the buffer zone and on its edges) and interference in the panorama as seen from the Vistula River.
5. The commercialization of public space, including the organizing of events of inappropriate scale and/or burdensome character.
6. Degradation of the municipal landscape and the eroding of authenticity and historical values by littering public space with outdoor advertising, haphazard street furniture, and renovation, its foot, and on the Vistula shore.

work using materials and street furnishings that are inappropriate for the Site. Haphazard changes in color schemes and façade details as well as transformations resulting from modifications to functions in historic spaces.
7. Permitting the ingress of invasive vegetation, especially on the escarpment, its foot, and on the Vistula shore.

ACTIONS

1. Development and ratification of a local spatial development plan defining potential and land-use.
2. Establishing principles for the return of actual real estate, replacement real estate, and compensation.
3. Development of landscape studies of the panorama and the identification of zones for potential highrise buildings.
4. Development of zones allowing commercial functions that take into account historical conditions as well as the sensitivity of individual public spaces.
5. Analysis of possibilities for new projects and principles of development, while simultaneously introducing a ban on the introduction of buildings exceeding historical building volumes in order to protect the panorama as seen from the Vistula River, including preservation and protection of perspective views both inside and outside the buffer zone area.
6. Introduction of legal regulations relating to outdoor advertising, forms of street trading, and restaurant gardens.
7. Development of designs for municipal street and square décor encompassing street surfaces, façades, small-scale architecture, and details.
8. Creation of a catalogue of allowable, historically-justified materials for individual spaces as well as color schemes.
9. Creation of a catalogue of urban furniture.
10. Maintaining the function of low vegetation at the foot of the escarpment, allowing views of the panorama of the Old Town and control over high vegetation.
11. Defining principles for renovating surfaces.
Urban Form and Architecture

For the most part, the Old Town, together with the New Town, the Royal Way, and the city as contained within the Zygmuntowskie battlements, which delimit the reach of the buffer zone, was destroyed during the war and rebuilt in line with the concept developed by the conservators and architects of that time. This is why the urban form and architecture of the period of reconstruction are subject to protection.

The overall concept of the reconstruction of the Old Town crystallized as work securing fragments, accumulating iconographic materials, actual measurements, and the result of archeological-architectural studies progressed. This research brought authentic masonry bonds of the Medieval walls, from the cellar level to the second or third floors, to light. Almost the whole defensive system of the Old Town was uncovered, including the barbican, the bridge over the moat in front of the Nowomiejska Gate, remnants of the entry gate on Celnia Street, and the foundations of the Marszałkowska Tower. These facts are at the root of the decision to reconstruct the Old Town complex in line with its Medieval scheme. However, the quantity of preserved relics and accumulated iconographic materials did not allow for the reinstatement of the Gothic character of the complex. A detailed analysis of the ruins and its verification against new urban planning standards resulted in the elimination of 19th century annexes and a decrease in the density of the buildings, especially in the quarters near the municipal walls and the Market Square.

These actions were supported by documentation from the 17th and 18th centuries, which is when most of the buildings were transformed in the spirit of the Renaissance and Baroque periods. The primary task was to create an Old Town housing estate while maintaining the values of the historical architecture. This complex, in addition to its housing function (70 percent of the usable surface area), was adapted to serve inhabitants and tourists. Retail trading and services as well as restaurants were located on the ground floors along the main circulation routes. Scientific, public, and cultural institutions found space on the upper floors. This was in line with historical use.
PROBLEMS

1. Inappropriate excessive development density of individual regions at odds with their traditional and historic functions, lack of respect for urban planning and architectural principles in terms of existing context.
2. A striving to recreate the prewar volumes and look, which is not in agreement with assumptions applied during the period of reconstruction.
3. Attempts at adapting unused attic space for dwellings, thus forcing additional lighting through the roof and bringing about a deformation of the "fifth façade."

ACTIONS

1. The documenting, understanding, and protection of historical urban assumptions, maintaining their uniqueness.
2. Introduction of a ban on infringing against existing urban compositions with respect to land form, planning, street and square roadways and geometries, building setbacks, historically dominant features, property subdivisions, space within the quarters, and building volumes.
3. A ban on the locating of new facilities within the area inscribed onto the World Heritage List that do not serve to create an improvement in services for the site.
4. Protection of cultural and historical space as well as the bringing out of their values through actions fostering order, such as restrictions on infringements against existing urban compositions with respect to land form, planning, street and square courses and geometries, building setbacks, historically dominant features, property subdivisions, space within the quarters, and building volumes, including supplementing the street fronts.
5. Allowing new buildings as a recreation of the urban layout, but only in cases that are historically justified.
6. Supplementing missing elements in the urban layout, maintaining height restriction and principles of lot development, while avoiding direct references to historic forms and styles.
7. The maintaining of the function of the area in line with the spirit, tradition, and unique character of the places.
Historic Buildings

Most of the historic buildings in this area were, to a greater or lesser degree, painstakingly reconstructed with great care for material and detail. These buildings, rebuilt in whole or part, are treated as historic monuments just like the originals.

**PROBLEMS**

1. Conversion of dwelling use to commercial use.
2. Arbitrary renovation work conducted by unit owners and tenants as well as by housing associations introducing changes in building appearance (changes in window and door framing, color schemes, interior design, and façades).
3. Application of inappropriate materials and elements in renovation work, use of technologies that are at odds with conservation principles.

**ACTIONS**

1. Continuous care in order to maintain the proper technical state of the historical monuments by their managers, pursuant to a developed program for historical monument use that is in agreement with the principles of heritage protection as based on source materials and archival plans for the period of reconstruction.
2. Identification and monitoring of the scale of modifications to use.
3. The establishing of procedures relating to changes in manner of use in the sale of units.
4. Introduction of permanent monitoring over actions undertaken on historical monuments.
5. The conducting of education and information efforts regarding regulations and legal requirements in the case of ownership of historical monuments.
6. Guarantying professional assistance—research, design, and advisory services with respect to materials and technologies for conducting renovation and conservation work.
7. Support through a system of subsidies for conservation and renovation work undertaken correctly and in agreement with the Art of Conservation.
8. Promotion of the use of traditional materials and technologies.
9. Providing access to source materials concerning building designs, color schemes, details, etc.
Traffic Circulation

Restrictions on private vehicular traffic are in effect throughout the Old and New Towns as well as along the Royal Way. Above-grade parking immediately next to the Old Town from the west and east demonstrates the dominance of traffic over cultural heritage.

PROBLEMS

1. Degradation of the municipal landscape caused by pressure from growing vehicular traffic.
2. Failure to respect legal regulations in managing traffic and parking.
3. Insufficient public mass transit.
4. No strategic parking system serving the area of the historic city.

ACTIONS

1. Enforcement of bans on entry and parking, technical impediments to entry by private vehicles as opposed to its facilitating.
2. Creation of clear, priority principles for access by residents, tenants, and property users.
3. Development of a system for promoting use of public mass transit for those interested in the cultural offer.
4. Creation of priorities for pedestrian traffic, including facilitating access by the disabled.
5. Guarantying parking spaces in underground garages beneath squares and streets near the sight-seeing zones and the Old Town environs, with particular care for the needs of residents.
6. Development of a comprehensive design for servicing the traffic of the Old Town and its buffer zone taking into account pedestrian traffic, bicycle traffic, public mass transit, including by water, the placement of parking areas for automobiles and busses, and identification of transfer points and connections with airports, railroad stations, and subway stations.
History and Education

Following the fall of the Warsaw Uprising in the autumn of 1944, the inhabitants of the city were driven out by the German occupant. They began their return to a completely destroyed city in spring of the following year. Inhabitants of small towns and villages also arrived to rebuild the city. They did not have the same emotional ties with Warsaw as the city’s former residents. To this very day Warsaw—the capital and largest city in Poland—attracts young people from various parts of the country for whom the spirit of the place is neither comprehensible nor important.

**PROBLEMS**

1. Lack of familiarity and lack of understanding of the values stemming from the historical weight of events that took place in Warsaw, the history of the community and its achievements.
2. A weakening or total disappearance of tradition—the historic expression and importance of city space and historic buildings.
3. A decline in the importance of the Old Town, its municipal and institutional functions, and the function of authority and tradition inseparably linked with the historical center of Warsaw.
4. A lack of knowledge regarding the rank of Warsaw’s historical monuments in the world, European, and Polish context.

**ACTIONS**

1. Introduction of questions aimed at strengthening historical awareness into educational programs and the long-term policies of the city in this regard.
2. The propagation of the values of UNESCO World Heritage and the place of Warsaw in this context.
3. The promotion of Warsaw’s heritage through the publication of materials, web pages, tourism, and public access to buildings.
4. The creation and implementation of studies, strategies, and programs intended to serve the protection and proper development of the historical area of the city.
5. The permanent maintenance of documentation, archival data relating to archeological objects, historical monuments, and historical, state, and patriotic events of symbolic meaning in the area inscribed onto the World Heritage List.
Parks, Gardens, and “Natural Vegetation”

In the eyes of its inhabitants and visitors, Warsaw is seen as a green city. This is the result of the natural character of the Vistula River, the vegetation growing on the escarpment, the numerous municipal parks and gardens on the escarpment or at its foot as well as on the opposite bank of the river, plus plantings along streets and inside residential quarters.

**PROBLEMS**

1. Lack of cohesive and planned management for municipal vegetation, many years of neglect in its maintenance.
2. Lack of any correlation between the composition of the vegetation and the historical character of the site.
3. Errors in maintaining the vegetation along streets—the maintaining of trees with irregular, haphazardly shaped crowns that obstruct the view of architectural structures.
4. Use of inappropriate varieties of trees in new plantings.
5. Uncontrolled spontaneous expansion of vegetation annexing space and left without care.

**ACTIONS**

1. The creation and consistent introduction of assumptions and plans aimed at maintaining and preserving green compositions in open spaces, in the form of street plantings, in park and garden designs, and vegetation inside the residential quarters.
2. The systematic conducting of conservation work and keeping vegetation in order.
3. The putting in order of vegetation inside historical spaces in a way stressing the urban layouts, by eliminating vegetation that collides with historic character and the proper selection of tree and shrub varieties for new plantings.
4. The putting in order of “natural vegetation” in the riverbank belts and the reinstating of proper landscape relations.
5. Care for the green entourage, retaining walls, lighting, and benches.
6. Providing access to vegetation inside the quarters and gardens on the escarpment.

Panorama of the Old Town from the Śląsko-Dąbrowski Bridge.
Changes to Unit Functions

Changes with respect to functions at the time of reconstruction. The Old Town was rebuilt as one of Warsaw's housing districts. Units providing inhabitants with a full range of services (post office, kindergarten, out-patient clinics, retail stores, retail services, library, theater, etc.) functioned in this area following reconstruction. The city's rent policy—the free market, restricted traffic circulation, and successive rent hikes, where the purchase of the units was not possible—forced tenants to change use profiles into more profitable ones. As is the case throughout the whole of Warsaw's center, changes in the social and age structure of the inhabitants are also taking place here. These changes should be monitored. The results of such research should serve the city authorities in developing a demographic—housing policy for the area, while keeping in mind the small potential for influence over these phenomena in the face of unhindered possibilities for trading in freehold dwelling units.

PROBLEMS

1. Loss of the housing functions.
2. Dearth of retail trade and services for the inhabitants.
3. Excessively high rents for commercial units forcing changes in function to more profitable ones.
4. The aging of the Old Town population.
5. Changes in the social structure of the inhabitants.

ACTIONS

1. Introduction of principles restricting the transformation of dwelling units into commercial ones in the future local development plan (with the exception of locations duly indicated in the plan).
2. Reinstatement of traditional functions in commercial units on the ground floors through the application of preferential rent rates for units providing retail services serving the basic needs of the inhabitants.
3. Development of a housing—demographic policy by the city authorities for this area.
Key Management Problems

Defining the best and most effective management system necessitates the identification of key problems, selection of a method for their solving, the monitoring of changes taking place, and the indication of partners. In the case of Warsaw, problems as indicated below are considered to be key problems.

Legal Protection of the Site and Buffer Zone

Protection of the Site area as inscribed on the World Heritage List applying the Act on the Protection of Historical Monuments and Their Care is sufficient. The method of protection of the buffer zone requires ordering. Although most of it is included in the Monument to History area, it is not completely encompassed by entries into the Register of Historical Monuments. However, the key problem at this time is the drafting of local spatial development plans drawn to a scale of 1:500 in the case of the Old Town and 1:1000 for the buffer zone (in line with subdivisions as proposed by the Plan). These plans should define all banned, assigned, and allowed functions. The development of such plans will limit the arbitrary character of decisions and guaranty public participation.

Technical State of the Structures and Infrastructure

Housing as well as most public buildings in the inscribed area and buffer zone require urgent renovation work. There is no city policy in this area. Many years of prior neglect as well as arbitrary renovation efforts by tenants, owners, and housing associations is the cause behind degradation or even drastic occurrences of the destruction of authentic historical substance. The reason behind such actions, apart from a desire to save on costs, is also a low awareness of the historical and cultural value of the Old Town's historical monuments. The development of local development plans with an appropriate level of detail, inclusive of abbreviated versions of something akin to guidelines directed at owners and users, will facilitate renovation work and its oversight. What is necessary is the development and implementation of comprehensive designs similar to those implemented with respect to the Old Town cellars starting with the year 2008.

Underground infrastructure and roads, regardless of grade, are also in poor technical condition. They should be subject to urgent modernization so as to meet the continuously growing demand for utilities and of tourism. This particularly applies to the surfaces of roadways and sidewalks.

The guarantying of financial assistance for conservation work through a system of subsidies based on a special fund of the Capital City of Warsaw is vital. It is necessary to activate all stakeholders to act together in an effort to attract funding from all possible sources (e.g., the European Union) for renovation work, the development of renovation plans, and assistance in their execution in line with the Art of Conservation—i.e., using specialized technical means and materials.

Utilization and Use

The share of building ownership through housing associations is growing. For some time now what is being witnessed is change in more than just ownership, however. The Old Town is facing modifications to its function. The combination of housing estate and cultural-tourism services proposed sixty years ago is proving impossible to maintain. Encroaching commercialization and mass tourist traffic are spawning conflicts of interest.
The collision of interests involves tourists and the owners of commercial units intent on providing them with services, and the inhabitants of the Old Town as well as institutions and people involved in protecting historical monuments. The residents themselves have varied needs and objectives. Dialogue and the development of a joint position reconciling the interests of parties so often at odds with each other are what are necessary. On the side of heritage officials is a striving to preserve the protected substance in an untouched state, without any interference or transformations. On the part of residents and housing associations there is a push for change and remodeling tied with both a worsening technical state and a desire to improve the standard of living and the functionality of the dwelling units. These changes are a result of the fact that the buildings were erected during the period of reconstruction and usually do not meet the expectations of their current occupants (they are small and lack functionality). New residents are rarely emotionally tied with the Old Town. They do not know its history and do not appreciate the historical value of the Site. They are also not interested in conducting renovation or remodeling work in line with the Art of Conservation because in most cases this involves more effort, higher costs, and a multitude of permits and approvals.

**Site Management**

The problem is the manner of management as conducted by very many independent entities without vital and desirable coordination. There is no system of information exchange among the individual managers nor is there any for working together. Positive examples involve associations of housing associations and the actions of associations of merchants and restaurateurs. On the one hand, it is a plane of understanding among certain groups representing common interests, and a strong partner on the other to talk to the remaining stakeholders interested in the implementation of the Plan.

**Education and Interpretation**

There is an absence of modern teaching on heritage in the educational system. This is especially true of heritage that is closest in terms of proximity. There is a need to introduce elements of study about culture and nature heri-

tage as well as spatial order on various levels of the educational system. The introduction of the marking of the Site as inscribed on the World Heritage List (commenced in 2008) as well as the creation of an interpretation center (planned for completion in 2011), Site web pages, and access to a Site electronic information system are vital.

**Tourist Management**

The management of tourism cannot take place in isolation from Warsaw’s tourism development program as prepared for the entire city. There is no doubt that the Old Town, within the limits as inscribed onto the World Heritage List, is the most attractive location and the spot most frequented by tourists. Due to its small area it is not capable of satisfying the many needs of growing tourist traffic or guaranteeing complete services.

There is a necessity of deglomeration of visitor traffic from the excessively burdened areas—Castle Square and the Old Town Market Square—by proposing alternative, attractive locations and alternative sight-seeing routes.
Management of tourist traffic must serve the satisfying of various types of tourism:
1. Traditional – A cultural approach to visiting historical monuments and participation in cultural events,
2. Educational – Aimed at discovering the tradition and history of the country, city, and individual historical monuments,
3. Business – Appendant to the performance of work and aimed at short routes and leisure,
4. Occasional – Weekend or other defined days of the week and tied with brief relaxation, and
5. Intra-city – Free of the need for accommodations and often tied with events or festivities in the area.

Services coupled with culture and food should be promoted and located within the area of the Old Town. Moreover, educational, cultural, and intra-city tourism should be promoted. The buffer zone should be the location of tourist service functions such as hotels of various standard, boarding houses, restaurants, underground garages, parking areas, tourist information points, bus parking, theaters, motion picture theaters, bookstores with publications concerning Warsaw, and other functions supporting tourist services. Thematic routes, both within the inscribed area and in the buffer zone, should be designated and marked.

It is important that routes parallel to the Royal Way along the Vistula escarpment be adapted for cycling, strolling at the foot of the escarpment, and even inland navigation on the Vistula River.

Moreover, there should be tourist information points with materials on the Site as well as concerning transit services to it, the placement of automobile and bus garages and parking areas in the sight-seeing zones at locations of importance in the city’s tourism system—airports, railroad stations, and subway stations.

The buffer zone and the Old Town should provide visual information for pedestrian tourists as a part of the tourist information system encompassing the entire city. Visual information should include plaques and information posts, information on buildings, and signs pointing to accommodations, mass public transit stops, parking facilities within the sight-seeing zones, service zones, public lavatories, and medical assistance points. A comprehensive information system should include full-service tourist information points capable of providing information verbally and in print (catalogues, maps, transit diagrams, discs, and information regarding web pages). These points should be located at selected locations in the buffer zone, in the area of Castle Square and on the Old Town Market Square.

Efforts should be made to provide access for the disabled to the area as well as to specific historical monuments and public buildings.

An organ grinder on the Old Town Market Square
Restrictions
Restrictions apply to the possibility of new projects and their scope. This is especially true of the Site itself in light of its small area and complete urban and architectural form. Restrictions also apply to the buffer zone, but these shall be the result of analysis of the state of preservation and of the spatial context.

Limits to the possibility of new, often-necessary projects vital to serving the Site also stem from a lack of possibilities for guaranteeing utilities in quantities that are sufficient and necessary for functions.

However, the greatest limitation is a dearth of funds for actions related to the proper maintaining of structures and urban tissue, including modernization and renovation work.

Partners in Implementation and Performance

On state government level, partners in developing the Management Plan are:
- The Minister of Culture and National Heritage together with the World Cultural Heritage Committee in Poland, an advisory body. The Committee secretariat has been placed in the National Heritage Board (NID). The Minister develops legislative systems for passing by the Sejm of the Republic of Poland and is responsible for preparing and forwarding all documents relating to world heritage in the name of Poland as a party to the World Heritage Center in Paris.
- The Polish Committee of UNESCO, an advisory body with direct links to the mother organization in Paris. Partners on a regional level are the state authorities and the voivodship local government authorities.

In the case of Warsaw, almost all jurisdiction relating to heritage protection has been transferred to the local government. The Voivodship Director of Heritage Protection continues to be responsible for managing the Register of Historical Monuments as well as approving the local spatial development plans. It is with the voivodeship local government that responsibility for developing strategy and planning documents for Mazovia rests. There, the area inscribed onto the World Heritage List should find a relevant place.

On a local level it is the Capital City of Warsaw that bears the direct weight of managing the World Heritage Area through the creation of a Management Plan, drafting local law, and identifying organizational entities responsible for managing this area. Management is performed in conjunction with all real estate managers and nongovernmental organizations.

The Capital City of Warsaw is the primary force introducing and implementing the Plan. Key partners are municipal entities managing public space and buildings in the name of the city, in the name of the State Treasury, private owners, church communities, managers of housing associations, and commercial unit users and the associations representing them.

On the part of the state, the partner is the Minister of Culture and National Heritage, who bears responsibility for World Heritage in Poland and represents the Polish side in UNESCO. An important role is played by the Polish UNESCO Committee. Its charter objective is collaboration in all fields involving implementation of the assumptions of the Convention Concerning the Protection of World Cultural and Natural Heritage.

Spatial Public Policy, Heritage Protection, and Care for Historical Monuments: Bodies and Entities
Public entities forming the legal framework and financial assistance system for heritage protection work are:
- State – Establishes legal frameworks, finances its own bodies and holds funds for subsidies for work on historical monuments through the Ministry of Culture and National Heritage.
• Voivodeship of Mazovia Local Government—Develops strategies, programs, and plans on a voivodeship [provincial] level, financing its own entities and holding funds for subsidies on work on historical monuments. It also has European Union resources at its disposal.
• Voivode of Mazovia—Pursuant to the law, bears responsibility for the protection of historical monuments, where this responsibility has been transferred to the Capital City of Warsaw in line with a mutual agreement.
• Capital City of Warsaw—Develops strategies, programs, and plans on a city level, financing its own bodies and holding funds for subsidies on work on historical monuments.

**Municipal Bodies Managing the Site and Buffer Zone**
The primary municipal entities responsible for management of the Site and its buffer zone are the Public Land Authority, the Real Estate Development Authority, the Municipal Road Authority, the City Sanitation Department, and the State Treasury Property Management Authority.

**Public Operators (Infrastructure, Transportation, and Tourism)**
Technical infrastructure and mass public transit is mainly in the hands of the Capital City of Warsaw. Some is in the hands of private operators. All entities directly involved in tourism are private, but they have a partner on the part of the city—the Capital City Bureau for Tourist Information, which has its tourist information points. The Municipal Guard and Police are responsible for safety. The main public spaces are monitored by the city.

**Public Organizations and Other Entities**
Organizations active within the Site or its buffer zone are primarily those that were founded by residents or building managers. They are the Association of Old and New Town Residents, the Association of Mariensztat Residents, the Association of Housing Associations, the Association of Merchants and Restaurateurs, and the Royal Way Society, with whom all city initiatives in this area are consulted. The Śródmieście [Downtown] District has a job position with responsibility for the Old and New Town and Mariensztat. The task of this staff member is:
• Collaboration with associations and institutions active in the area of the Old and New Town and Mariensztat,
• Organization of meetings between residents and representatives of the local authorities, and
• Maintaining contacts between businesses registered in the Old and New Town, and the Capital City of Warsaw.

Moreover, Warsaw has schools of higher learning and scientific institutes with majors in the protection and conservation of historical monuments. The most important of these include the Polish Academy of Sciences, the Warsaw University of Technology, the University of Warsaw, Cardinal Wyszynski University, the Academy of Fine Arts, Warsaw University of Life Sciences (SGGW), and the Military Academy of Technology.

**Nongovernmental Organizations**
Nongovernmental organizations active in Warsaw in the field of heritage protection specifically include the Polish Committee of the ICOMOS, the Care over Historical Monuments Association (TONZ), the Association of Historical Monument Conservators (SKZ), the Association of Art Historians (SHS), the Scientific Association of Polish Archeologists (SNAP), the Friends of Warsaw Society (TPW), the Association of Polish Architects (SARP), the Association of Polish Urban Planners (TUP), and others.

These associations take active part in the formulation of cultural heritage protection policy.
Panorama of Warsaw from the Praga side, J. Filschbach as based on a drawing by Zygmunt Vogel from 1806.
CHAPTER V

MANAGEMENT PLAN
ASSUMPTIONS AND OBJECTIVES
Plan Concept

The execution of the Management Plan is subservient to the achieving of a vision whose overriding assumptions are:

- Preservation for future generations of all intangible values enchanted in the authentic material structure of the city as rebuilt after wartime destruction.
- Respect for the concept behind reconstruction—maintaining the Old Town as a housing district.
- Maintenance of the integrity of the urban and architectural expression of the rebuilt city.
- Creation of a part of a city in which traditional and contemporary functions coexist in harmony with complete respect for unique values of worldwide importance.
- Building of cooperation and responsibility among international, national, and local structures through work aimed at protecting heritage and creating a basis for the sustainable development of a contemporary city.

The fact that Warsaw's Old Town is inscribed onto the World Heritage List raises the prestige of the Site while simultaneously creating an obligation for the greatest of care in all actions that are taken. The World Heritage factor should be a cause stimulating and integrating various communities and the local authorities to work together. This is in line with the idea of "heritage as a way for development."

The objective of this Management Plan is to define roles for entities managing land, especially for the city authorities. In and of itself it has no legal status. Its ratification by the City Council of the Capital City of Warsaw will result in it becoming local law and, as such, will serve to achieve Plan objectives and assumptions. Incorporating the broadest possible circles into heritage protection and fostering action is also a Plan task. The Plan defines twelve objectives whose implementation is of prime importance in making the assumed vision a reality. Each of these objectives has been written out into tasks, inclusive of a defining of methods for performance, deadlines, financial resources, and potential partners.

In light of their complexity, interdisciplinary nature, and multiplicity of partners, the achieving of the assumed goal will only be possible by way of an appropriately empowered manager for the World Heritage Site, and subsequently of the buffer zone, within the framework of the Capital City of Warsaw. This empowerment should facilitate comprehensive and cohesive management.

The creation of a managing body that shall implement defined objectives should take place in collaboration with all partners.
Management Principles

- Strategic decisions are taken following public consultations with interested groups and organizations active within the site,
- Decisions and approvals are made public, and
- Assumed principles of action and procedures are overt and public.

Management Instruments

The basic document shall be the ratified local spatial development plan as well as:
- Resolutions of the City Council,
- Resolutions of the District Council,
- Regional development programs,
- Government programs, and
- Approved multiyear and annual action plans of the managing body.

The Old Town Market Square at the turn of the 19th and 20th centuries

An Old Town yard
## OBJECTIVE #1:
Managing the World Heritage Site and its buffer zone through the established structure

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<th>TASK</th>
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<th>DEADLINE</th>
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<th>PARTNERS</th>
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| Empower an entity capable of comprehensive and composed Site management. | Drafting relevant documents for the City Council and the Mayor of the Capital City of Warsaw.  
- Securing offices and furnishings.  
- Securing financing. | 2012 | City Budget | City Council  
- City Board  
- District authorities  
- AI stakeholders |
| Manage and promote good organizational solutions in a rational way. | Developing and negotiating multiyear and annual action plans.  
- Plan implementation.  
- Drafting applications for Plan modifications.  
- Implementing Plan adjustments and launching mitigating action,  
- Collaborating with City Hall and external entities. | Continuous action | City Budget | ZTP  
- ZDM  
- ZTM  
- City Hall  
- AI stakeholders |
| Introduce democratic principles into the decision-making process for the Site. | Activating the potential of local communities, public organizations, and NGOs for the implementation of targets.  
- Consultations on action plans and methods of implementation with all entities active in the area. | Continuous action | City Budget | Site owners and users  
- Local community  
- Public organizations |
| Monitor changes. | Establishing parameters and actions subject to assessment.  
- Identifying the implementing party.  
- Formulating conclusions. | Continuous action / reporting every two years | City Budget | ZTP  
- ZDM  
- City Hall |
| Promote rational management and good organizational solutions. | Developing action plans and implementing Plan adjustments.  
- Drafting applications for Plan modification.  
- Implementing Plan adjustments and setting mitigating actions in motion. | Continuous action | City Budget | All stakeholders |
## OBJECTIVE #2:
Development of instruments facilitating effective spatial policy

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<th>TASK</th>
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| Analyze the functional layout of both the Old Town and its buffer zone in connection with the city as a whole in order to develop an optimum system. | Preparing planning materials as needed for the local plan. These materials shall take into account the following data:  
- Data derived from this Management Plan,  
- Data that are the result of studies for the entire city,  
- The findings of analyses and projections for the World Heritage Site and its buffer zone,  
- Data emerging from the change monitoring system, and  
- Data from public consultations with inhabitants and interested groups on area needs and threats. | 2011–2012 | City Budget | City Hall  
City Council  
Outside experts  
Research units  
District authorities |
| Bring about the development and ratification of a Local Spatial Development Plan. | The Local Spatial Development Plan shall be based on the following principles:  
- Maintaining area function, urban layout, and urban parameters from the time of reconstruction,  
- Defining and protecting the timeless values and significance of the Site,  
- Protection and conservation of historical buildings and green compositions, and  
- Preserving historical views of the city.  
Moreover, it should define:  
- Conditions for new projects serving the improvement of the functioning of the area, especially in connection with inhabitant needs and tourist services,  
- Public space functions and principles of use,  
- Lookout points,  
- Locations for temporary fairs, carnivals, exhibitions, expositions, open-air booths,  
- Concert and event locations, and  
- Manner and form of presentations as well as the look of facilities serving temporary expositions, concerts, fairs, and retail booths. | 2013–2015 | City Budget | City Hall  
City Council  
Outside experts  
Research units  
Local communities  
Public organizations |
### OBJECTIVE #3:
Maintaining the high quality of the Site while preserving its authenticity and integrity

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<th>TASK</th>
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| Maintain structures and infrastructure within the Site in a technical state in line with its rank—stressing universal values. | • Guarantying a high standard of services in connection with building, infrastructure, and vegetation renovation and maintenance work.  
• Creating a legible subsidy system for renovation within the Site.  
• Granting financial subsidies.  
• Providing substantive assistance for owners and managers in planning, organizing, and conducting renovation work.  
• Undertaking and conducting escarpment stabilization work. | Continuous action | City Budget    | ZTP  
ZGN  
ZDM  
ZMM  
Building owners and managers  
Utility managers  
City Hall  
District authorities |
| Develop principles for coordinating and approving all renovation work, especially conservation-related, within the Site. | • Developing a multiyear program for building renovation work on the basis of source materials and archival plans.  
• Preparing comprehensive renovation work on the technical infrastructure.  
• Developing a time schedule. | Continuous action | City Budget  
External funds  
PPP | ZTP  
ZGN  
ZDM  
ZMM  
Building owners and managers  
Utility managers  
City Hall  
District authorities |
| Care for the high quality of architectural detail, which has an impact on the reception of public space, historical continuity, and the city image. | • Organizing training for owners, building managers, and unit tenants in the field of building materials and technologies in line with the Art of Conservation.  
• Supporting the use of traditional technologies and materials through subsidies.  
• Rewarding contractors responsible for properly executed renovation jobs. | Continuous action | City Budget  
External funds  
Sponsors | Building owners and managers  
External experts |
## Objective #4:
Establishing efficient traffic organization and transit services

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<tr>
<th>Task</th>
<th>Implementation</th>
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<th>€ / $ / PLN</th>
<th>Partners</th>
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| Improve traffic access to the World Heritage Site and its buffer zone, with special attention to mass public transit. | - Developing principles and implementing traffic services for the Old Town on the basis of analyses and encompassing access to facilities, the parking system, the mass public transit system, and the bicycle and pedestrian path system.  
- Guarantying parking spaces in underground garages below the streets and squares of the buffer zone and "Lower Castle" precinct for residents and visitors. | 2012–2013 | City Budget  
Outside funding | City Hall  
ZDM  
ZTP  
ZTM  
ZMM |
| Restrict vehicular traffic on the escarpment in light of the threat to its stability. | - Supporting and promoting all campaigns and initiatives restricting the nuisance of vehicular traffic.  
- Promoting the use of mass public transit and bicycles. Encouraging pedestrian movement within the Site and its buffer zone.  
- Incorporating inland navigation on the Vistula River into the municipal mass transit system.  
- Invigorating existing and laying out new pedestrian–strolling paths along boulevards and at the foot of the escarpment linked with Market and Castle squares. | Continuous action | 2013–2015 | Public organizations  
The media  
ZTM  
City Hall  
NGOs  
The media |
| Care for the high quality of public space within the Site. | - Developing and implementing designs for street and square décor, encompassing small–scale architecture, street and sidewalk surfaces, visual information, and vegetation.  
- Developing and implementing a revitalization program for vegetation, including access to vegetation within the built-up quarters (courtyards and yards).  
- Identification of disharmonious structures and the establishing of long–term plans for their replacement and transformation. | 2012–2018 | City Budget  
External funds  
PPP | ZTP  
ZDM  
ZMM  
ZOM  
SARP  
TUP  
District authorities |
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<td>Disseminate information about the timeless values and significance of the Site among Warsaw's inhabitants and all visitors.</td>
<td>• Developing web pages and incorporating them into the international system of information about World Heritage Sites. • Organizing a World Heritage Site Interpretation Center. Developing a calendar of cultural events (preserving existing dates and introducing new ones).</td>
<td>Continuous action</td>
<td>• City Budget • Outside funding</td>
<td>• UNESCO • District authorities • Government organizations • NGOs • Artistic communities • The media</td>
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<td>Cultivate pride and disseminate an awareness as well as understanding of Warsaw as the cradle of modern European democracy. Promote material and intangible values as well as people tied to Warsaw in the broadest possible way.</td>
<td>• Supporting initiatives involving the organization of the reenactment of historic events. • Development of promotional materials and souvenirs of high artistic quality. • Promoting solidarity days with World Heritage Cities and celebrating the inscription onto the UNESCO List – early September.</td>
<td>Periodic action, cyclic</td>
<td>• City Budget • Outside funding • Funding by interested parties</td>
<td>• Merchants • Restaurateurs • Exhibitors</td>
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<td>Return historical functions to public spaces.</td>
<td>• Organizing various kinds of fairs and carnivals (reinstating commercial functions to market squares), especially during holiday periods.</td>
<td>Continuous action</td>
<td>• City Budget • Outside funding</td>
<td>• Culture institutions • Art schools • Land managers</td>
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<tr>
<td>Create artistic and cultural events, giving them a profile and character appropriate to the Site.</td>
<td>• Creating conditions for the functioning of small theatrical and cabaret stages, festivals and sidewalk events, chamber music concerts, and musical and artistic clubs.</td>
<td>Continuous action</td>
<td>• City Budget • Outside funding</td>
<td>• Culture institutions • Art schools • Land managers</td>
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| Introduce the principle of opening all areas and selected facilities within the Site to visitors. | • Introducing legal regulations obligating owners and managers to grant temporary access to buildings and property to visitors.  
• Facilitating access to selected cellars, channels, archeological relics, etc. for qualified tourism. | 2012–2015 | • City Budget  
• Outside funding | • City Council  
• ZTP  
• ZCN  
• Building owners and managers |
| Guaranty access to buildings and public space for people with physical disabilities. | • Eliminating architectural barriers to as great an extent as possible, especially in public buildings.  
• Adjusting street and pedestrian path geometry to meet the needs of people using wheelchairs. | 2012–2013  
2013–2015 | | • Building owners and managers  
• ZTP  
• ZTP |
| Guaranty broad access to information about the value of the Site and create conditions for individual interpretation. | • Developing a professional Internet portal devoted to the Site. | 2012 | | • City Hall |
### OBJECTIVE #7:
Implementation of a system of heritage research and education

<table>
<thead>
<tr>
<th>TASK</th>
<th>IMPLEMENTATION</th>
<th>DEADLINE</th>
<th>€ / $ / PLN</th>
<th>PARTNERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promote and implement research programs aimed at in-depth learning of the history and transformations of the World Heritage Site.</td>
<td>Creating a research program whose findings will serve the proper maintenance, protection, and management of the Site. Conducting research. Managing documentation and archiving data on structures and historical occurrences involving the Site.</td>
<td>2012–2013</td>
<td>City Budget Outside funding</td>
<td>Research centers External experts</td>
</tr>
<tr>
<td>Popularize research results.</td>
<td>Organizing exhibitions, conferences, and displays related to the heritage of Warsaw. Supporting scientific publications presenting research results.</td>
<td>Continuous action</td>
<td>City Budget Outside funding</td>
<td>The media Research centers NGOs</td>
</tr>
<tr>
<td>Undertake wide-ranging educational efforts with the intent of raising public awareness and disseminating knowledge about the Site and its history.</td>
<td>Developing educational materials for thematic classes on the history of Warsaw and the Site. Lectures, talks, presentations, reenactments of historical events, happenings, and educational games.</td>
<td>Continuous action</td>
<td>City Budget Outside funding Ministry responsible for education</td>
<td>City Hall District authorities NGOs Artistic communities The media</td>
</tr>
<tr>
<td>Search for unconventional methods of sharing knowledge about heritage.</td>
<td>Using art to demonstrate the unique history of the Site. Identifying &quot;unique places.&quot;</td>
<td>Continuous action</td>
<td>City Budget Outside funding</td>
<td>NGOs Artistic communities The media</td>
</tr>
<tr>
<td>TASK</td>
<td>IMPLEMENTATION</td>
<td>DEADLINE</td>
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<tr>
<td>Create a permanent legal mechanism for financing the implementation of objectives using public funds.</td>
<td>• Tapping into financing through funds at the disposal of the Polish Senate by Warsaw (to date, only Cracow has benefited from this source). • Defining a fixed level for city budget financing for conservation, renovation, and research work within the limits of the Site. • Creating state government–local government partnership mechanisms.</td>
<td>2012–2013</td>
<td>• State budget • City Budget • Outside funding</td>
<td>• Sejm of the Republic of Poland • Office of the Marshal • Senate of the Republic of Poland • Ministry of Culture and National Heritage • Capital City of Warsaw</td>
</tr>
<tr>
<td>Implement the Public–Private Partnership mechanism for the achievement of targets.</td>
<td>• Selecting projects that can be implemented within the framework of PPPs and active participation in their execution.</td>
<td>Continuous action</td>
<td></td>
<td>• Business associations • Private investors</td>
</tr>
<tr>
<td>Attract funding from outside sources.</td>
<td>• Active attracting of funds from international, national, and local government budgets as well as from sponsors and the European Union. • Promoting the concept of a &quot;patron&quot; (charity providers). Creation of a lottery–based fund.</td>
<td></td>
<td></td>
<td>• NGOs • Capital City of Warsaw • Ministry of Culture and National Heritage • Office of the Marshal</td>
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</tbody>
</table>
## OBJECTIVE #9: Implementing a tourist traffic management system

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<tr>
<th>TASK</th>
<th>IMPLEMENTATION</th>
<th>DEADLINE</th>
<th>€ / $ / PLN</th>
<th>PARTNERS</th>
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<tbody>
<tr>
<td>Develop a tourist management strategy.</td>
<td>• Conducting analyses of the diversity in journey needs and aims, identification of tourist traffic segments, and the defining of their resultant zones.</td>
<td>2012–2013</td>
<td>• City Budget • Outside funding • PPP</td>
<td>• City Hall • City Council • Tourist organizations</td>
</tr>
<tr>
<td>Provide variety in the tourist offer so as to cater to all interests.</td>
<td>• Setting up tourist information points within the Site and its buffer zone that provide traditional and modern information media. • Guarantying professional (city) tour guides.</td>
<td>2012–2013</td>
<td>• City Budget • Outside funding</td>
<td>• City Hall • Tourist organizations • Travel agents</td>
</tr>
<tr>
<td>Develop cultural and historical tourism.</td>
<td>• Preparing a training program for tour guides. • Guarantying cultural events of high quality within the Site.</td>
<td>Continuous action</td>
<td>• City Budget • Outside funding</td>
<td>• PTTK • Travel agents • Tourist organizations • City Hall</td>
</tr>
<tr>
<td>Adapt the Old Town area and its buffer zone for increased tourist traffic.</td>
<td>• Guarantying modern and diverse accommodation and restaurant facilities. • Guarantying high quality infrastructure serving tourist traffic (transportation, parking, lavatories).</td>
<td>2013–2015</td>
<td>• Outside funding • PPP</td>
<td>• Hotel networks • Restaurateurs • ZTP • ZTM</td>
</tr>
<tr>
<td>Degglomerate visitor traffic from the excessively burdened Old Town Market Square and Castle Square through the creation of alternatives.</td>
<td>• Developing route proposals taking into account spatial and thematic diversity. • Incorporating areas of the buffer zone to serve tourist traffic by bringing out their specific climates.</td>
<td>2012–2015</td>
<td>• City Budget • Outside funding</td>
<td>• Tourist organizations • Travel agents</td>
</tr>
<tr>
<td>Achieve spatial legibility in sight-seeing zones.</td>
<td>• Marking routes and facilities in the area. Implementing a lighting program for public spaces and increasing attractiveness through the illumination of major buildings. • Introducing event-inspired decorations.</td>
<td>2012–2016</td>
<td>• City Budget • Outside funding • PPP</td>
<td>• ZTP • ZTM • Tourist organizations</td>
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</table>
**OBJECTIVE #10:**
Reinstating the meaningful and functional ties between the historic town and the Vistula River

<table>
<thead>
<tr>
<th>TASK</th>
<th>IMPLEMENTATION</th>
<th>DEADLINE</th>
<th>€ / $ / PLN</th>
<th>PARTNERS</th>
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<tbody>
<tr>
<td>Manage the development policy concerning the Vistula valley so as to</td>
<td>• Activating the potential of local communities and NGOs to achieve goals.</td>
<td>Multiyear plan</td>
<td>• City Budget</td>
<td>• RZGW&lt;br&gt;• Public organizations&lt;br&gt;• NGOs&lt;br&gt;• Sports clubs&lt;br&gt;• Private investors&lt;br&gt;• ZMM&lt;br&gt;• ZTP&lt;br&gt;• Ministry of Culture and National Heritage&lt;br&gt;• City T-All</td>
</tr>
<tr>
<td>guaranty balance among municipal functions, the role of the river,</td>
<td>• Creating regional tourist attractions through the reactivation of inland</td>
<td>with a perspective</td>
<td>• Outside funding&lt;br&gt;• PPP&lt;br&gt;• State budget</td>
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<td>nature protection, and the historical function.</td>
<td>navigation (steamships).</td>
<td>to the year 2020</td>
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<td></td>
<td>• Reactivating river stops and water sports.</td>
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<td></td>
<td>• Adapting boulevards for recreational purposes.</td>
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<tr>
<td>Incorporate the right bank into Warsaw's tourist and recreational</td>
<td>• Building a pedestrian bridge as an extension of Mostowa and Ratuszowa streets.</td>
<td>2016</td>
<td>• City Budget&lt;br&gt;• Outside funding</td>
<td>• City T-All&lt;br&gt;• Tourist organizations</td>
</tr>
<tr>
<td>program.</td>
<td>• Developing a strolling route with lookout points along the Vistula River.</td>
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<td></td>
<td>• Creating a panorama pavilion at the pedestrian bridgehead.</td>
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<tr>
<td>Preserve the universal values of the Warsaw panorama.</td>
<td>• Guarantying the harmonious shaping of building tissue in the edge zones of</td>
<td>Continuous</td>
<td>• City Budget&lt;br&gt;• State budget</td>
<td>• UNESCO&lt;br&gt;• Ministry of Culture and National Heritage&lt;br&gt;• External experts</td>
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<td></td>
<td>the Old Town panorama (protection of the <em>veduta</em>).</td>
<td>action</td>
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<td>• Restricting building volumes in selected areas surrounding the World Heritage</td>
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<td>Site and its buffer zone (the historical backdrop of the buildings – a broad</td>
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<td>panorama of the city).</td>
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<tr>
<td>Recreate the historical links between the Old Town and the Vistula</td>
<td>• Conducting the Vistulan Expressway through a tunnel along the Old Town segment,</td>
<td>2015–2020</td>
<td>• City Budget&lt;br&gt;• State budget</td>
<td>• ZDM&lt;br&gt;• Ministry of Culture and National Heritage&lt;br&gt;• Ministry of Infrastructure&lt;br&gt;• Private investors</td>
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<td>River.</td>
<td>inclusive of necessary traffic junction adjustments.</td>
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<td>• PPP</td>
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<td>• Reconstruction of the royal gardens.</td>
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## OBJECTIVE #11:
Creating associations and strengthening collaboration with historic cities

<table>
<thead>
<tr>
<th>TASK</th>
<th>IMPLEMENTATION</th>
<th>DEADLINE</th>
<th>€ / $ / PLN</th>
<th>PARTNERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strengthen bilateral relations with historic cities, including sister cities.</td>
<td>Cooperating within the framework of signed agreements. Developing new initiatives for collaboration.</td>
<td>Continuous action</td>
<td>City Budget</td>
<td>City Hall</td>
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<td></td>
<td></td>
<td></td>
<td>Outside funding</td>
<td>Sister cities</td>
</tr>
<tr>
<td>Promote and strengthen ties with organizations of which Warsaw is a member.</td>
<td>Actively participating in work and programs organized by: • Organization of World Heritage Cities, • European Association of Historic Cities, • Eurocities, and • Polish League of Cities and World Heritage Sites.</td>
<td></td>
<td>City Hall</td>
<td>ICOMOS</td>
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<td>UNESCO</td>
<td>Ministry of Culture and National Heritage</td>
</tr>
<tr>
<td>Expand collaboration with all national and international programs relating to places of historic significance.</td>
<td>• Seeking partners interested in collaboration in the realm of heritage protection and promotion. • Establishing cooperation.</td>
<td>City Budget</td>
<td>City Hall</td>
<td>ICOMOS</td>
</tr>
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<td>Outside funding</td>
<td>Ministry of Culture and National Heritage</td>
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<td>PPP</td>
<td>NGOs</td>
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</tbody>
</table>

## LIST OF ABBREVIATIONS
- MKiDN – Ministry of Culture and National Heritage
- PTTK – Polish Tourist and Sightseeing Society
- RZGW – Regional Water Management Authority
- TUP – Society of Polish Urban Planners
- ZDM – Municipal Road Authority
- ZGN – Real Estate Development Authority
- ZMM – Capital City of Warsaw Property Management Authority
- ZOM – Warsaw Sanitation Department
- ZTM – Public Transport Authority of Warsaw
- ZTP – Public Land Authority

CHAPTER V: MANAGEMENT PLAN ASSUMPTIONS AND OBJECTIVES
## OBJECTIVE #12:
Preserving and developing the synergy between conservation principles and socio-economic needs

<table>
<thead>
<tr>
<th>TASK</th>
<th>IMPLEMENTATION</th>
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<th>€ / $ / PLN</th>
<th>PARTNERS</th>
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</table>
| Care over area functions—housing district—as assumed during the reconstruction period. | Monitoring the state of inhabitant needs and their satisfaction. Reinstating (where indicated and possible) functions from the reconstruction period to units. Supporting the adaptation of units in line with the Art of Conservation to meet the retail service needs of inhabitants. Formulating recommendations from analyses of the existing state for the commercial unit owners—Capital City of Warsaw—relating to rent policy. Supporting a rational rent policy for tenants in the Site area. Defining potential transformations of units to adapt them to modern needs in line with the Art of Conservation and the ideas behind reconstruction. Formulating recommendations based on analyses of the age structure of inhabitants and submitting them to bodies responsible for dwelling unit leasing and housing policy. | Continuous action | City Budget | City Hall  
ZGN  
District Authorities  
Housing associations  
Merchant and Restaurateur Association |
| Introduce revitalization programs. | Identifying areas earmarked for revitalization, bearing in mind efforts by housing associations. Developing designs and their implementation. | 2012–2020 | City Budget  
Outside funding | City Hall  
Real estate managers  
Office of the Marshal  
Property owners  
District authorities |
| Define principle governing the return of real estate in the area inscribed onto the World Heritage List to former owners. | Drafting opinions, applications, and proposals for legal regulations and procedures relating to the return of property within the Site. Submitting proposals for provisions to legislative bodies. | 2012–2013 | City Budget | City Hall  
Sejm of the Republic of Poland  
Chancellery of the Prime Minister of Poland |
Panorama of Warsaw from the end of the 18th century, painting on the wall of the palace in Mała Wieś
CHAPTER VI

PLAN IMPLEMENTATION
Organizing Implementation

Creation of a body for the management of the World Heritage Site is a priority task. It should encompass the buffer zone at a later stage. This body shall be subordinate to the Mayor of the City. It should be independent and endowed with relevant jurisdiction as well as tools vital for verifying assumptions and introducing necessary modifications to the Plan. Continuous financing out of the city budget with assurance of the capacity to attract resources from other sources is also important.

The entity should be entrusted with powers to make binding decisions concerning buildings and land owned by the city and should also have management powers. Moreover, it should successively be handed over jurisdiction as derived from legislation—the Building Code, Act on Spatial Planning and Land Management, Act on Public Roads, Act on the Protection of Historical Monuments and Their Care, Act on Environmental Protection, the Water Code, etc.

The primary task of the managing body shall be achieving the objectives of the Management Plan. The entity's actions should entail wide-ranging public consultations. To this end, the Mayor (City Hall) should appoint a Consultative Council made up of representatives of all parties connected with the Site:
- Authority figures, and
- Representatives of public and nongovernmental organizations.

The scope of jurisdiction of this Council should encompass advice, review, and the formulation of applications for the modification of the Management Plan. The Council should review the annual material and financial plans of the managing body.

Monitoring

The following should be subject to monitoring:
- Escarpment stability,
- Technical state of buildings and structures,
- Investment and renovation work as conducted by owners and managers,
- Changes in the ownership structure of units, buildings, and land,
- Transformations in the social structure of the population,
- Demand for basic services—retail services, education, health care, and social welfare,
- Tourist traffic structure and needs,
- Accessibility of transportation,
- The Site veduta in the broad urban context, taking into account the height of background buildings and links through views, and
- The impact of tourist traffic on the historical substance.
Periodic reports and projections of changes shall be developed on the basis of monitoring data.

These reports shall serve to verify both the primary objectives and the assumptions of this Plan. The managing body shall monitor changes. It shall take mitigating action in the case of the discovery of inconsistencies. In the event of doubt, it may approach the UNESCO World Heritage Committee.

The reports shall be prepared periodically in cycles no longer than two years. Adjustments to the Management Plan may be introduced following two negative reports. Problems facing the area inscribed onto the UNESCO World Heritage List cannot be examined without looking at the broad city context. For this reason the range of jurisdiction of the managing body should extend beyond the area of inscription. This applies to the following questions:

- Transportation,
- Infrastructure, and
- The urban context.

The managing body should take part in and be capable of influencing the decision-making process with respect to the buffer zone where it

A horse-drawn omnibus on Podwale Street

Recommendations

There are many potential tools that may be used in protecting the outstanding value of UNESCO World Heritage Sites. From among several recommendations, the study authors propose application of the following tools with respect to protection of Warsaw’s Old Town:

Buffer Zone

The buffer zone should be perceived as a useful tool in the protection of UNESCO World Heritage and its Outstanding Universal Value. However, it must be properly managed and seen as a part of the greater, integrated process of Site management and protection. The buffer zone may play an important role, but just establishing it is not enough to do the job. For this reason, the World Heritage Committee encourages the development of various types of tools used by specialists, planners, politicians, decision-makers, and the local community in order to guarantee better protection.

Declaration of Outstanding Value

A Declaration of Outstanding Value may be a strong planning tool if accepted as a significant part of urban planning. Such a declaration approved as part of the Management Plan would mean that development should take place in line with the declaration.

Analysis of Views

This technique involves the study of the visual impact of planned development from key lookout points. It may be a very useful tool in defining the influence of newly designed buildings on protection of the Site. GIS and AutoCAD systems significantly facilitate the conducting of such studies.

In the case of Warsaw’s Old Town, the “Urban Analysis of Highrise Building Locations and Protection of the Views of the Old Town Complex,” as developed by the Warsaw Spatial Planning and Development Strategy Bureau, is that type of document. A similar analysis should be performed for the whole of the buffer zone.
Integrated Planning System
The Integrated Planning System (ZSP) should encompass the whole of the buffer zone—all plans should be mutually coordinated and they should specifically take into account visual links with the Site, traffic aspects, functional problems, and the needs of the local community so that the mutual relations create a harmonious whole. It is by way of an integrated planning process that efforts should be made to improve the quality of life of the local community and the quality of the natural and cultural environment as well as functional and emotional integration of the local community with the Site. Within the framework of the ITUC and “Living Heritage” programs, the ICCROM has decided to support such an approach, considering it to be the best way of protecting cultural property.

The entire buffer zone should be encompassed by planning activities in line with the guidelines of the World Heritage Center. Conservation guidelines should be formulated for the local spatial development plans covering the buffer zone. These guidelines should take into account basic functions that, depending on location and state of preservation of historical substance, the given part of the buffer zone should serve the protection, exposition, and servicing of the World Heritage Site.

The guidelines should primarily apply to functions such as exposition, traffic services, the potential for inclusion of new functions or new facilities, and the presence of basic retail services.

The Following Postulates are Proposed for Inclusion in the Drafted Plans:

1. New Town plans:
   - Maintain the dominance of the housing function.
   - Maintain and expand basic services in health care, education, and retail trade, and
   - Expand the pension house–hotel function.

2. Traugutta Park and Gdańsk Railroad Station area plan:
   - A ban on highrise buildings – protection of the Old and New Town vedutas,
   - Expansion of traffic functions, and
   - Expansion of the tourist service function.

   The plan for Traugutta Park shall maintain the dominance of green areas and the stressing of the fort complex. There should be no new plantings in the fort area.

   The plan for the Gdańsk Railroad Station area shall maintain the dominance of the housing function.

3. Mariensztat plan:
   - Maintain the dominance of the housing function,
   - A pedestrian path connection with the Old Town, and
   - Expansion of the tourist service function (pension houses and restaurants).

4. Saxon Axis plan:
   - Maintain the stately character and municipal vegetation function, and
   - All activities shall be subject to functions related to the official and state character of the area.

5. E–W Route plan:
   - Introduction of a ban on highrise buildings that could interfere with the view of the Old Town panorama from the Vistula River,
   - Expansion of traffic functions (parking and below-grade garages), and
   - Expansion of the tourist service function – hotels and pension houses.

Barbican as seen from Freta Street.
6. New Praga II plan:
   - Connection with the Old Town – pedestrian bridge,
   - Expansion of the exposition function of the World Heritage Site,
   - Expansion of restaurant and tourism functions, and
   - Creation of a lookout point on the Vistula riverbank for viewing the Old Town.

7. Praski Port plan:
   - Expansion of the recreation, restaurant, and tourism functions,
   - Water-based transportation link with the Old Town, and
   - Expansion of the exposition function – lookout points.

8. Praga Center plan:
   - Expansion of traffic functions (parking areas and below-grade garages),
   - Expansion of tourism service functions – hotels, pension houses, zoo-related services, and
   - Maintenance of the stately character and municipal vegetation function.

Source: In-house development.
Castle Square, print
Public Consultations

The Management Plan has been subject to wide-ranging public consultation. These consultations were organized by the Heritage Protection Department in collaboration with the Public Information Center of the Public Consultation and Dialogue Department of Warsaw City Hall.

Two information-consultation meetings were held:
1. With inhabitants, businessmen, real estate managers, and other entities from the Old Town, and
2. With inhabitants and businessmen from the buffer zone as well as other residents of Warsaw.

The draft Plan was on public display, while the text of the draft Plan was published on the web pages of Warsaw City Hall. Nongovernmental organizations also took part in the consultations.

All consultation participants were given the opportunity to present their views and forward comments—directly during the meeting as well as electronically and by mail. Many of the comments raised during consultations were incorporated into the final wording of the Management Plan.
Panoramic view of Warsaw's Old Town from the right bank
Bird's-eye view of the Old Town.
The Old Town was rebuilt through the efforts of the entire Nation and is the property of all Polish citizens. Moreover, due to the recognition of its weight by international bodies, it is also the property of citizens of the whole world. The building owners, inhabitants, users, and representatives of the authorities are responsible for caring for its preservation as a public good and a significant element in the continuity of the city's history, as well as for passing it on to future generations in the best possible condition.

The objective of this study is to maintain the existence of the Warsaw Old Town and its buffer zone as the heart of a living, pulsating city, guarantying its inhabitants have all necessary services while simultaneously offering an attractive cultural and tourist program worthy of the rank of the Site.

The fact that the Historical Center of Warsaw has been acknowledged as important to world heritage is a factor fostering harmonious development on the basis of the highest design and material standards so historical heritage can be accessible and friendly to all.

This is an effort to guaranty an appropriate balance between the protection of heritage and sustainable development so that the Historical Center of Warsaw can become an example of the management of municipal historical monument on a world scale.