

**STATE OF CONSERVATION REPORT
HISTORIC CENTRE OF ČESKÝ KRUMLOV
(C 617)**

Property inscribed on the World Heritage List



Respondent:

The town of Český Krumlov
November 2024

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Chapter 1

Executive Summary of the report

The State of Conservation Report on the World Heritage Property, the Historic Centre of Český Krumlov (C 617), was prepared based on Decision 45 COM 7B.182, adopted at the 45th Extended Session of the World Heritage Committee in September 2023 in Riyadh.

The report was compiled in accordance with paragraph 169 of the Operational Guidelines for the Implementation of the World Heritage Convention, as per Annex 13 of these guidelines.

The primary focus is on the current situation concerning the revolving theatre and the overall regeneration of the castle garden.

Additionally, projects that positively influence the overall state/condition of the property as a whole and thus contribute to the protection of its Outstanding Universal Value (OUV) are described.

Supporting documents for this Report were provided by the following institutions and their organizational units:

The Town of Český Krumlov

Municipal Authority of Český Krumlov

Department of Heritage Protection

Department of Urban Planning

Statutory City of České Budějovice

Ministry of Culture of the Czech Republic

Cultural Heritage Section, Department of Heritage protection

International Relations and EU Department, UNESCO Affairs Unit

National Heritage Institute (NHI)

General Directorate, Department of Heritage with International Status

Regional Office in České Budějovice

Chapter 2

Response to the Decision of the World Heritage Committee

Historic Centre of Český Krumlov (Czechia) (C 617)

Decision: 45 COM 7B.182

The World Heritage Committee,

1. Having examined Document WHC/23/45.COM/7B,

2. Recalling Decisions 35 COM 7B.88 and 37 COM 7B.103 adopted at its 35th (UNESCO, 2011) and 37th (Phnom Penh, 2013) sessions respectively,

3. Welcomes the commitment of the State Party to dismantle the revolving theatre from its current location immediately after the expiration of the current lease agreement for its operation in the castle park on 31 December 2023, and requests that this work be accomplished by 30 June 2024;

Ministry of Culture, the South Bohemian Region, the City of České Budějovice, the Town of Český Krumlov, and the National Heritage Institute (NHI) are gradually taking steps to remove the revolving theatre from the castle garden of the State Castle and Chateau of Český Krumlov. In order for the State Party to explain why the revolving theatre has not yet been removed from the castle garden, it is necessary to briefly recall the history of this issue.

The situation has long been influenced by the fact that theatrical performances at the revolving theatre enjoy significant public support, not only at the regional but also at the national level. The position of heritage preservation has therefore been shaped by the fact that the public interest of preserving the valuable Baroque garden as part of the cultural heritage was not opposed by a particular interest, but rather by another public interest—the preservation of a long-standing and strong cultural tradition that is also connected with the castle garden.

As a result of the above, the issue of preserving the revolving theatre in the castle garden has often, to its detriment, been the subject of electoral and political campaigns.

The lack of consensus on an appropriate solution to this conflict has thus created stalemate situations for many years.

However, at the beginning of 2023, this situation changed radically, and all relevant stakeholders committed to a constructive solution. A significant contribution to this change came from the rehabilitation of the Bellarie Pavilion summerhouse, which is located in front of the revolving theatre, and of which the World Heritage Centre was informed in previous correspondence. Although this information might seem less significant compared to the continued existence of the revolving theatre in its immediate vicinity, at the national level, we view the completion of the rehabilitation as an important step toward the gradual reconstruction of the park environment in its wider surroundings, including the removal of the revolving theatre. The restored building has now become an impressive highlight of the castle garden. The renovation process was widely covered in the media, and its significance has been strengthened in the eyes of the general public, who had previously viewed the summerhouse primarily as the backdrop for theatrical productions. However, it must be correctly stated that reaching an agreement on a solution—i.e., the removal of the revolving theatre from the Baroque garden—is a significant step, but it must be followed by a series of other planned actions, considering their feasibility and timeliness.

We regret that we are unable to attach the memorandum between the stakeholders regarding the construction of a new outdoor stage behind the castle garden, as well as the government resolution addressing the financing of the entire construction and the removal of the old auditorium to this Report. These documents were initially planned to be sent in the first half of 2024, however the signing act has not yet been completed. The reason these long-prepared documents have not been finalized is due to ongoing discussions between the state and local authorities regarding the sequence of confirming the commitments. However, we are committed to taking all necessary steps to resolve this matter before the World Heritage Committee session in 2025.

The path that we respectfully propose to the World Heritage Committee involves establishing a clear and realistic schedule of steps (such as changes to the Master Plan, an international architectural competition involving UNESCO and ICOMOS, the project, Heritage Impact Assessment (HIA), and implementation), with the Czech Republic providing a report to the World Heritage Centre on each of these steps.

The current Master Plan dates back to 2006. The decision to prepare a new Master Plan was issued in 2012, and the assignment for the new plan was approved in 2014. The draft was then discussed with the relevant authorities in 2021 and with the public in 2022. In 2024, another round of public consultations took place. The new Master Plan is currently still in the stage of a published draft, to which 220 objections were submitted within the specified deadline. It is expected that the new Master Plan should be approved in 2025. Afterward, necessary supporting documents, development studies, alternative studies, decisions regarding the capacity of the new auditorium, the financial demands of the project, and the permitting process with the building authority will need to be addressed.

The draft of the new Master Plan for the town of Český Krumlov includes a land reserve designated as R300a. This land reserve is intended for the possible location of an open-air natural theatre stage, including the necessary facilities. However, before it will be possible to develop a specific project for the realization of this theatre stage and its facilities, it will be necessary to undertake:

1. To verify the need and spatial requirements for placing this theatre stage with its facilities within the R300a area (a requirement set by the Building Act). Therefore, the draft of the new Master Plan for the town of Český Krumlov ties the location of the theatre stage to the evaluation of an urban-architectural competition. This competition will assess both the form and capacity of the proposed building, as well as the visitor capacity of the monitored location and its technical and transportation infrastructure.
2. Based on this assessment, it will be possible to amend the Master Plan of the town of Český Krumlov to change the land reserve R300a to a site allowing for the use of the intended open-air theatre with supporting facilities (a requirement imposed by the Building Act).
3. Once the amendment to the Master Plan (see point 2) comes into effect, it will be possible to develop and permit the open-air theatre with supporting facilities.

Despite all the challenges and many years of complications surrounding this case, there is now a realistic chance to reach a consensual solution, which the Czech Republic continues to support.

4. Notes that a project to construct a replacement theatre adjacent to the Baroque castle park as recommended by the 2014 joint World Heritage Centre/ICOMOS Advisory mission is included in the National Investment Plan of the Czech Republic until 2050, but that this project is currently not being actively developed, and requests the State Party, should this project proceed, to ensure that the design of a new revolving theatre in the buffer zone is in accordance with the mission's recommendations and to conduct a Heritage Impact Assessment (HIA) of the project, in line with the

Guidance for Impact Assessment in a World Heritage Context, and submit it together with the detailed project documentation to the World Heritage Centre for review by the Advisory Bodies;

The project for the new revolving theatre is being actively developed, with an international architectural competition planned for 2025 and the results expected in 2026. The necessary assessment of the potential impacts of the new revolving theatre on its Outstanding Universal Value can be addressed with financial support from the Ministry of Culture. To this end, the city of České Budějovice will prepare an application under the World Heritage Site Support Program to obtain funding for the proposal's Heritage Impact Assessment (HIA), with a solution proposal divided into two phases (assessment of the competition entry conditions and assessment of the competition results).

The project for the new revolving theatre will comply with the results of the Heritage Impact Assessment (HIA). The design will consider a rational capacity for the revolving theatre, as the number of spectators will influence the requirements for facilities and infrastructure. The project must also be prepared in accordance with the Master Plan of Český Krumlov and be located outside the castle area, which is currently under negotiation.

5. Further welcomes the proposed renovation of the overall historic park within the Framework of the National Investment Plan and the on-going restoration of the Bellarie Pavilion, including the re-landscaping of the adjacent site of the revolving theatre once it is removed; also requests the State Party to seek the advice of the World Heritage Centre and the Advisory Bodies prior to decisions being taken on the overall rehabilitation of the castle park;

In 2024, preparations for the overall rehabilitation of the castle park were continued. This includes the formulation of a brief for the conceptual study of the overall revitalization of the castle gardens. Upon its approval by the Regional authority, an architectural competition for the implementation of the study will be initiated.

In 2024, the overall restoration of a significant part of the castle park – the Baroque summer palace Bellarie Pavilion – was completed. The total costs for the complete restoration of Bellarie Pavilion amounted to nearly CZK 61 million. The grant from the Ministry of Culture of the Czech Republic was nearly CZK 57 million, and the National Heritage Institute contributed almost CZK 4 million to the restoration. The renovation of Bellarie Pavilion, taking four years to complete, was one of the most demanding construction and restoration projects undertaken in the castle complex in the past thirty-five years.

The Bellarie Pavilion summerhouse immediately catches the eye with its new façade color scheme. The emerald green colour was revealed through meticulous restoration and building history survey, not only on the façade but also on other wooden elements, including the shingle roof. The roof is crowned by two decorative vases, one of which conceals a time capsule with a message for future generations and information on how to continue caring for this monument using traditional methods.

The interiors of the Bellarie Pavilion were restored with attention being paid to valuable Rococo period frescoes by František Jakub Prokyš, which decorate the walls of the halls on both upper floors. The Baroque kitchen and the room with the machinery of the so-called Magic Table also underwent complete restoration. This is a world rarity — a functional lift that transported food and drinks from the ground floor to the dining room on the upper floor. Another rarity, which is publicly presented for the first time, is the artificial cave in the lower floor, the so-called Grotto. At the height of its fame, it provided a space for rest for the aristocracy during hot summer days. Its restoration was the most demanding one. The walls were covered with stucco decorations, into which fragments of mirrors, glass, and thousands of mussels shells were embedded.

In the modern premises previously used by the South Bohemian Theatre as dressing rooms, an exhibition area dedicated to the historical development of the castle park and the architectural development of Bellarie Pavilion was created. Significant modifications were also made to the surrounding terrain. The areas in front of Bellarie Pavilion are enlivened by new flowerbeds and grassy areas, while the retaining wall of the lower terrace is covered by a hornbeam hedge.

The Bellarie Pavilion was opened to the public on Saturday, September 28, 2024. Visitors can explore its unique interiors and learn not only about the architecture and history of the building but also about the transformations of the castle park and the celebrations that took place here in the 18th century.

Illustrations of significant restorations are included in the Illustration annex, part A (pp. 13–17).

In addition to the classic guided tours, the Pavilion will be utilized for a variety of cultural and social events, such as chamber concerts, weddings, or presentations of period gastronomy. More information can be found at the following link: [https://www.zamek-ceskykrumlov.cz/cs/informace-pro-navstevniky/prohlidkove-okruhy/106363-letohradek-Bellarie Pavilion](https://www.zamek-ceskykrumlov.cz/cs/informace-pro-navstevniky/prohlidkove-okruhy/106363-letohradek-Bellarie_Pavilion), English version at: <https://www.zamek-ceskykrumlov.cz/en/plan-your-visit/tours>.

6. Further requests the State Party to systematically conduct HIAs as a pre-requisite for all development projects within and around the World Heritage property, in line with the Guidance for Impact Assessment in a World Heritage Context, and to submit them to the World Heritage Centre for review by the Advisory Bodies;

The request of the World Heritage Committee is acknowledged by the State Party, which is prepared to carry out HIA assessments for projects that may have an impact on the Outstanding Universal Value of the property, and to proceed in accordance with the methodology of the *The Guidance and Toolkit for Impact Assessments in a World Heritage Context*, which was translated into Czech language in 2024 for this purpose.

7. Requests finally the State Party to submit to the World Heritage Centre, by 1 December 2024, an updated report on the state of conservation of the property and the implementation of the above, for review by the World Heritage Centre and the Advisory Bodies.

Chapter 3

Other current conservation issues identified by the State(s) Party(ies) which may have an impact on the property's OUV

Currently, no other protection issues have been identified that could have a negative impact on the Outstanding Universal Value (OUV) of the property.

The Historic Centre of Český Krumlov as a whole is in good condition. In recent months, no new developments have been recorded that would negatively affect the integrity and authenticity of the property.

The integrity and authenticity of the property have been further supported by significant actions, such as the restoration of the Bellarie Pavilion (see above) and the restoration of part of the Eggenberg Brewery complex completion in 2023, one of the largest areas within the core of the property. The complex includes the entrance building, the valuable Gothic-Renaissance palace of Anna Rosenberg von Rogendorf, the brewing house, the oasthouse, and the courtyard. At some of the selected buildings, the original brewery technology was preserved and conserved.

A significant ongoing restoration of the Gothic St. Vitus Church, a national cultural monument that dominates the town's skyline when viewed from the south, is currently taking place. In addition to this, repairs and restoration work have been carried out on several historical burgher houses.

A significant activity positively contributing to the protection of the Outstanding Universal Value (OUV) was the restoration of the Lazebnický Bridge over the Vltava River in 2024. The bridge connects the Latrán district with the Old Town. It is a highly valuable and authentically preserved example of a transportation engineering structure that demonstrates architectural qualities as well as construction and engineering technologies. The bridge is a cultural monument, currently in its form from the 1830s, with a cast-iron statue of Saint John of Nepomuk and a cross as additional features.

Illustrations of significant restorations are provided in the Illustration annex, part B (pp. 18–21).

The visual integrity of the property and its panorama is regularly monitored as part of the national monitoring program from designated viewpoints, and has not been disturbed. Authenticity is reinforced by a focus on the use of traditional materials and techniques during the restoration of significant cultural monuments.

Chapter 4

In conformity with Paragraph 172 of the Operational Guidelines, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity

As stated in Chapter 3, the Historic Centre of Český Krumlov as a whole is in good condition.

The rehabilitation and repairs of individual structures within the World Heritage Site and its buffer zone are continuously consulted. The attributes of Outstanding Universal Value (OUV) have been identified and are fully considered when assessing construction activities.

For monitoring the condition of the property as a whole, photographs are regularly taken in the long-term, confirming the stabilization of iconic views, the continued prominence of key architectural landmarks, and their physical condition – see the Illustration annex to this Report – part C (pp. 22-27).

In the buffer zone area, there are places where new buildings could potentially be constructed in the future. Currently, there is no documentation available that can be submitted for consultation under Paragraph 172 of the Operational Guidelines.

Chapter 5

Public access to the state of conservation report

The Czech Republic agrees that this report, including its annexes, be made available to the public through the World Heritage Centre's state of conservation information system (<http://whc.unesco.org/en/soc>).

Signature of the Authority

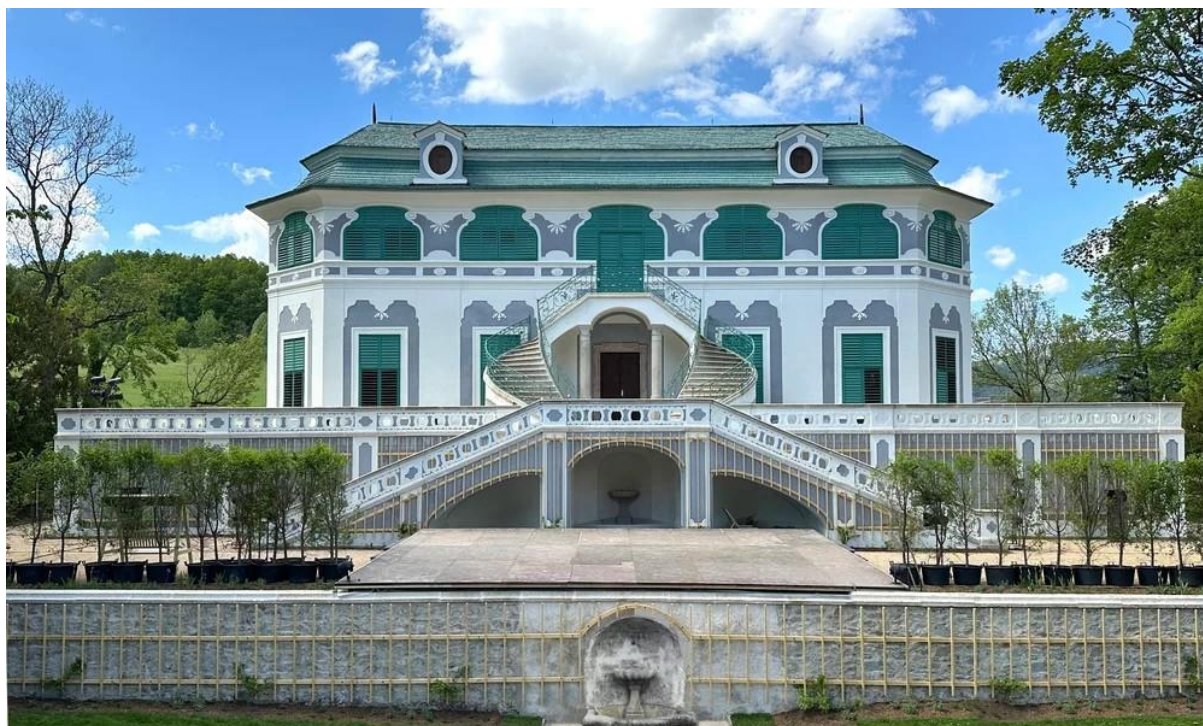
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Alexandr Nogrády, Mayor of Český Krumlov

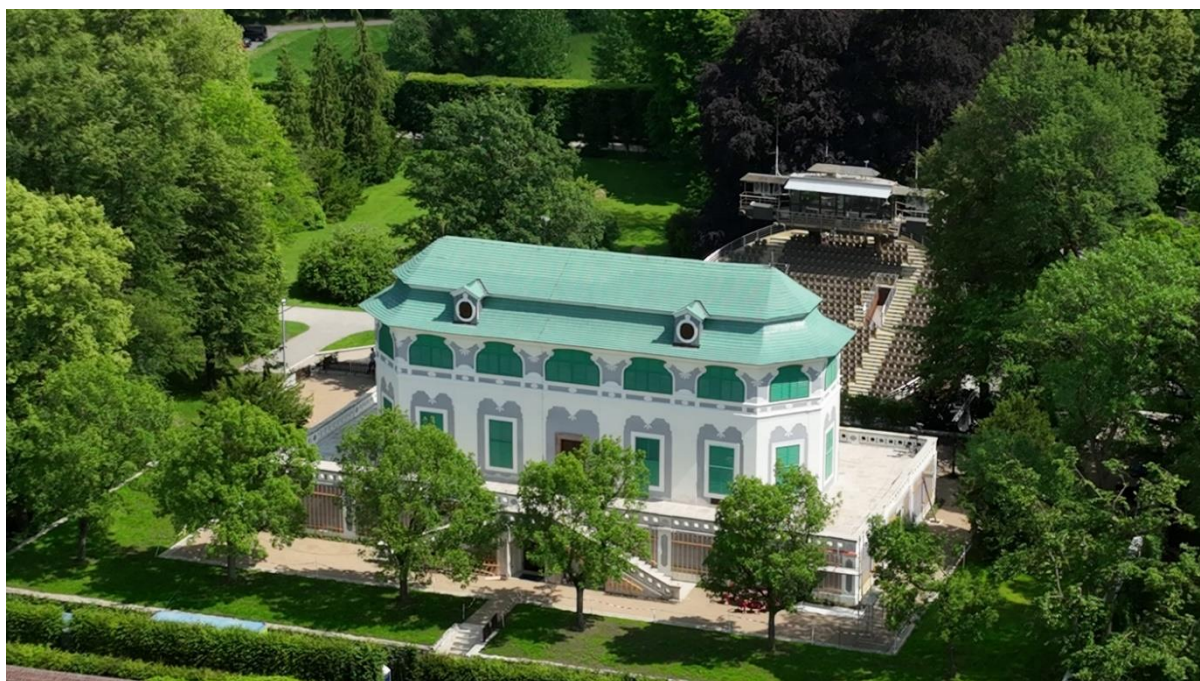
In Český Krumlov, on 2024

ANNEX WITH ILLUSTRATIONS

A. Illustrations – for Chapter 2



Current condition of the Bellarie Pavilion after revitalization (2024, Český Krumlov Municipal Authority archive)



Current condition of the Bellarie Pavilion after revitalization; viewed from the north in the context with revolving theatre (2024, Český Krumlov Municipal Authority archive)



Bellarie Pavilion summerhouse after restoration, aerial view (2024, Český Krumlov Municipal Authority archive)



Baroque kitchen, ground floor of the Bellarie Pavilion (2024, Český Krumlov Municipal Authority archive)



Magic Table in the dining room of the Bellarie Pavilion after revitalization; (2024, Český Krumlov Municipal Authority archive)



Mechanism of the so-called Magic Table, ground floor of the Bellarie Pavilion summer house (2024, Český Krumlov Municipal Authority archive)



Museum exhibition, ground floor of the Bellarie Pavilion summer house (2024, Český Krumlov Municipal Authority archive)



Artificial cave, so called Grotto, ground floor of the Bellarie Pavilion summerhouse (2024, Český Krumlov Municipal Authority archive)



Artificial cave, so called Grotto, ground floor of the Bellarie Pavilion summerhouse (2024, NHI website)



Dining room in the Bellarie Pavilion summerhouse (2024, NHI website)

B. Illustrations – for chapter



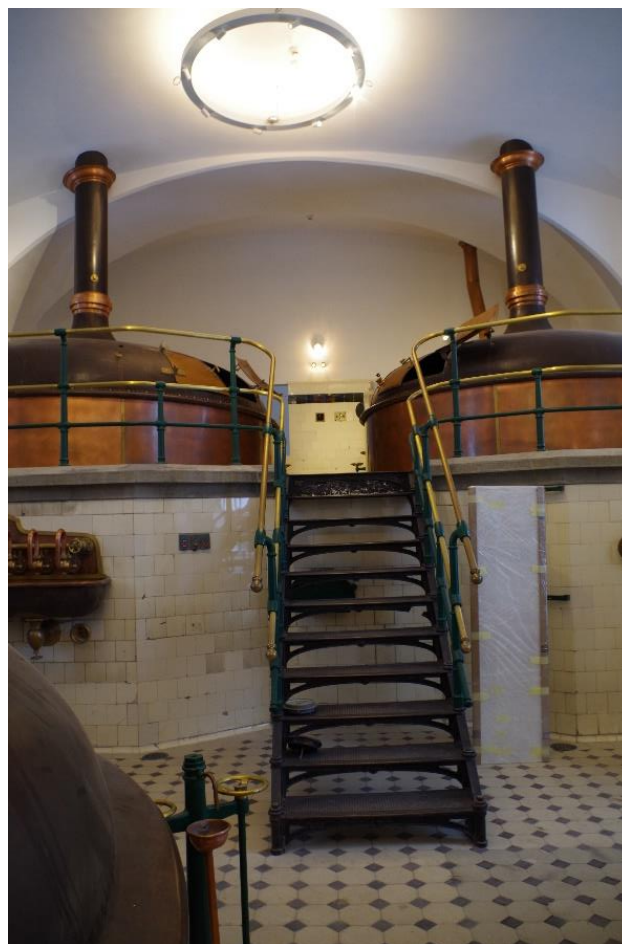
Picture 1, Brewery, Latrán No. 27 – restoration of several buildings (2023, NHI archive)



Picture 1a, Brewery, Latrán No. 27 – restoration, entry building (2023, NHI archive)



Picture 1b, Brewery, Latrán No 27 – restoration of the brewhouse building (2023, NHI archive)



Picture 1c, Brewery, Latrán No. 27 – restoration of the brewhouse building – interior (2023, NHI archive)



Picture 1d, Brewery, Latrán No. 27 – restoration of the malt drying room (2023, NHI archive)



Picture 1e, Brewery, Latrán No. 27 – restoration, the former Gothic-Renaissance palace of Anna Rosenberg von Rogendorf (2023, NHI archive)



Picture 1e, Brewery, Latrán No. 27 – restoration, former palace of Anna Rosenberg von Rogendorf, restoration of a late Gothic hall (2023, NHI archive)



Picture 2, Lazebnický Bridge after repairs, including restoration of the wooden bridge structure (2024, Český Krumlov Municipal Authority archive)

C. Illustrations - Long-distance views, documenting the stability of the World Heritage property as a whole:

For regular monitoring of the World Heritage property at the national level, designated locations/viewpoints for panoramic and long-distance views have been established. Below is an overview of these locations/viewpoints along with maps.

Locations for long-distance views – Legend:

1. Castle Tower
2. Havraní skála (The Raven Rock)
3. Terrace on the eastern courtyard of the State Castle and Chateau complex, Na Baště Garden
4. Terrace behind the Municipal Theatre
5. Castle Supply Gardens
6. Viewpoint below the so-called Friček Court
7. Castle Supply Gardens – Viewpoint near Paraplíčko
8. Křížová hora (Cross Hill)
9. Viewpoint from the eastern courtyard of the State Castle and Chateau complex
10. Paraplíčko - Viewpoint on Špičák
11. Former Vyšehrad Hotel, Terrace

Maps with the layout of locations for long-distance views:





Location 1a: View from the Castle Tower towards the Latrán District with the monastery complexes (2024)



Location 1b: View from the Castle Tower towards the Inner Town, with the Horní Brána District and Plešivec in the background (2024)



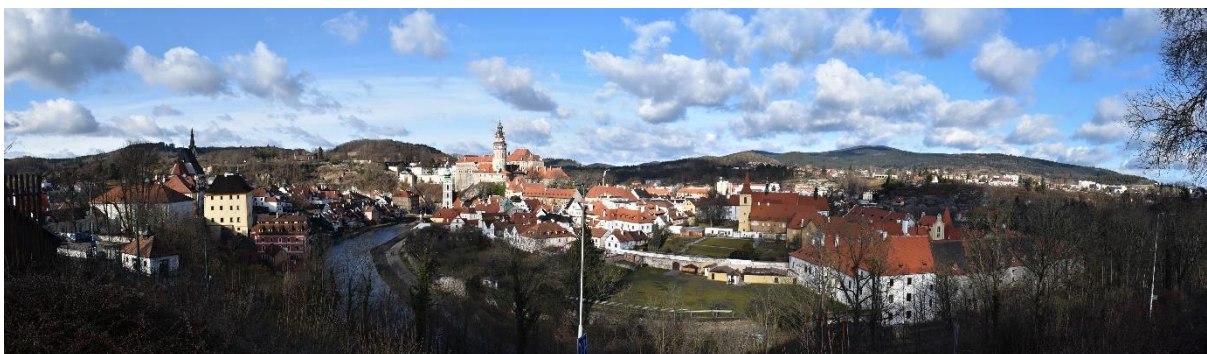
Location 1c: View from the Castle Tower towards the Inner Town, with the slope below the Castle Garden in the background (2024)



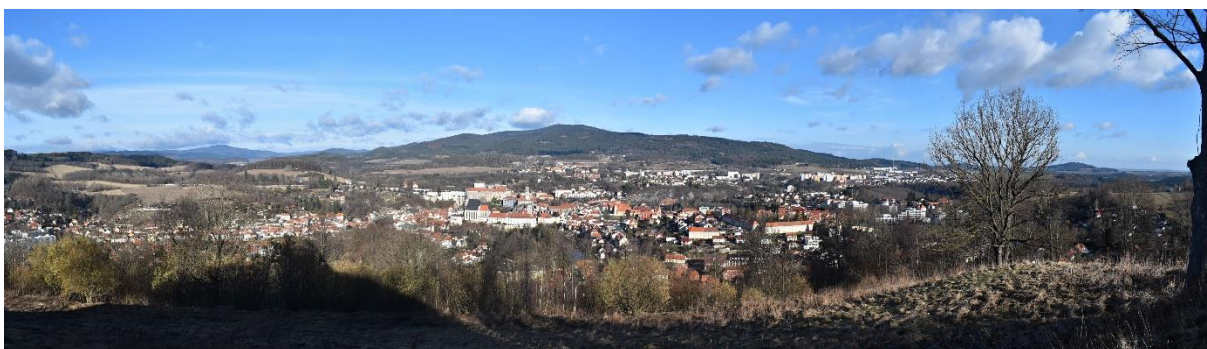
Location 2 2: Panorama of the town from Havraní Skála (The Raven Rock), featuring the dominant towers, with the extensive brewery complex in the foreground and adjoining monastery complexes (2024)



Location 3: View of the Latrán District from the terrace at the Municipal Theatre – Horní Street No. 2 (2024)



Location 4: View of the Historic Centre of Český Krumlov from the viewpoint near Friček Court (Kaplická Street above the bus station), view of Latrán (2024)



Location 5: Křížová Hora (Cross Hill) (2024)



Location 6: Panorama of the town from the viewpoint near Paraplíčko (Míru Square, Špičák District) (2024)



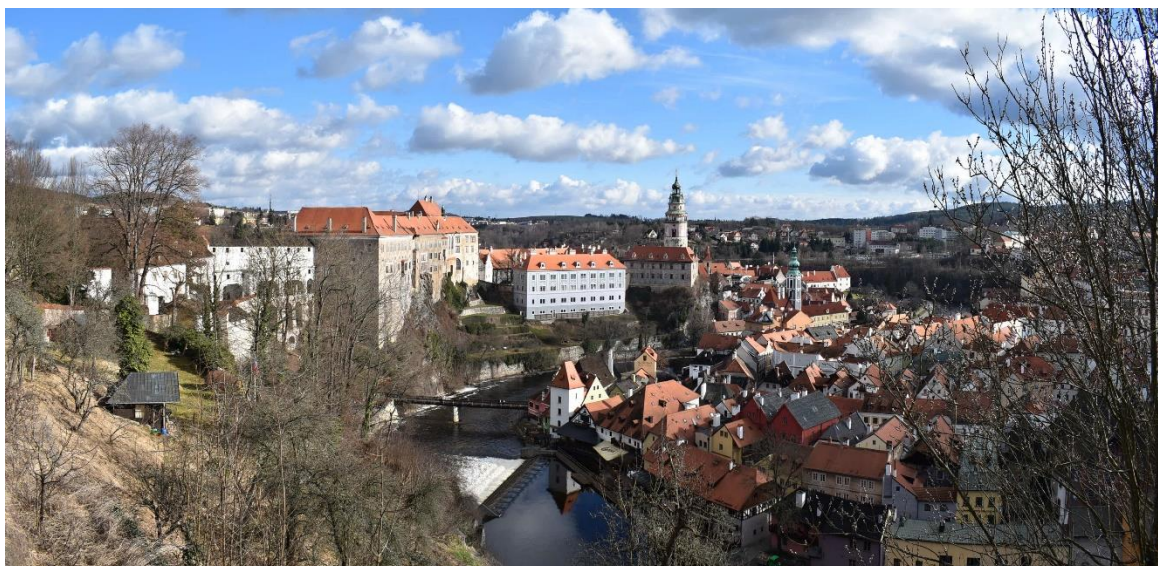
Location 7: Panorama of the town from the northern ground-level terrace of the former Vyšehrad Hotel – Vyšehradská Street No. 172 (2024)



Location 8: View of the Inner Town from the terrace in front of the Castle (Baroque) Theatre at No. 60 (2024)



Location 9: View from the Castle Supply Garden towards the Historic Centre of Český Krumlov, the western meander, and the castle complex with the Horní Brána District on the horizon (2024)



Location 10: View of the Historic Centre of Český Krumlov from the so-called Paraplíčko viewpoint in the Castle Supply Garden (2024)



Location 11: View of the Inner Town from the fifth courtyard of the Castle and Chateau (2024)