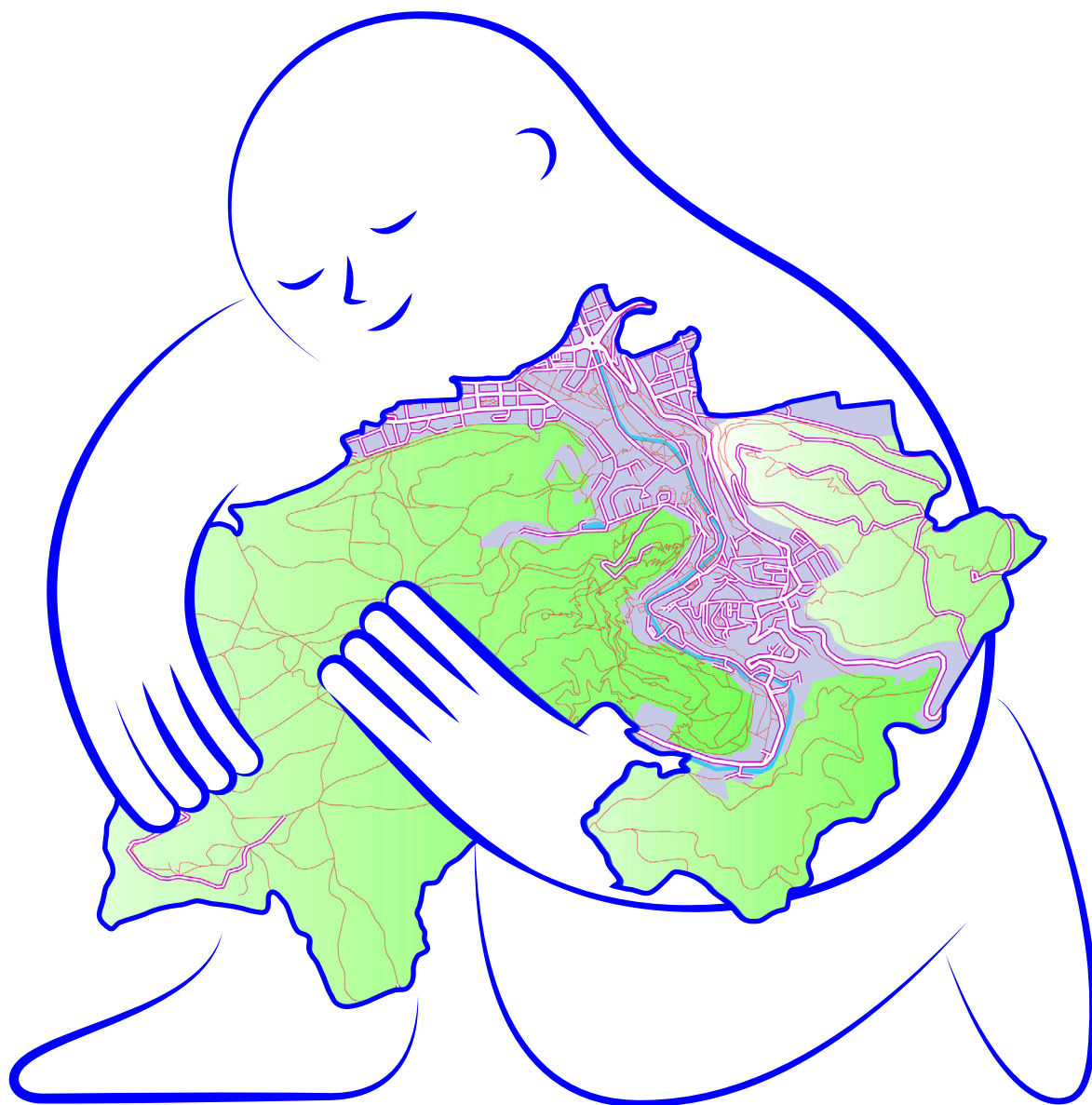


**Protect our cultural heritage
and your money.**

Information leaflet
for urban monument
reserve residents

Karlovy Vary
World Heritage
UNESCO



**We care about
your heritage.**

I live in an urban monument reserve. What now?

Karlovy Vary is unique in the world. It belongs among the best-preserved examples of valuable historic urban development in the Czech Republic that has been handed down to us from previous generations. Buildings, parks, and other infrastructure intertwine gracefully to create a tranquil spa environment that impresses hundreds of thousands of visitors every year. Yet, not only entrepreneurs and visitors benefit from our beautiful spa town. You, the residents, spend most of your time here and the genius loci is with you literally each day.

From time to time, there comes a moment when a house or a space in the heart of the town require our care. A renovation of the facade, a reconstruction of the interiors, or an alteration of the property to better serve your needs. For such cases, we have prepared this guide that will help you understand the rules to observe when adapting or improving your property..

If you have received this brochure, it means that you reside or run your business in the urban monument reserve.

UNESCO and Karlovy Vary

From summer 2021, Karlovy Vary, Mariánské Lázně, and Františkovy Lázně are a part of the World Heritage Site entitled “*Slavná lázeňská města Evropy / Great Spa Towns of Europe*” together with 8 other European spa towns and cities in Italy, France, the United Kingdom, Belgium, Germany, and Austria.

Prior to the inscription on UNESCO’s World Heritage List, the protected conservation area was expanded and an urban monument reserve (UMR) was declared in Karlovy Vary. This means that since 2018, additional land and buildings, namely the villa colonies in Tuhnice and Drahovice, have been included in the UMR and are newly subject to heritage protection. No other bureaucratic or restrictive rules are brought about by UNESCO or the Great Spa Towns of Europe. For the sustainable development of the World Heritage Site, two management plans have been drawn up – one for the entire community of 11 towns and cities and one specifically for Karlovy Vary.

Each World Heritage Site must demonstrate its exceptional value that no other site in the world has. The value of the Great Spa Towns of Europe lies in the whole phenomenon of balneology, which reached its greatest development between 1700 and 1930. The essence of all spa towns are mineral springs with specific urban development built around them – drinking halls, treatment facilities, and colonnades, which have always served for baths and drinking cures. Cultural events and activities were another essential component adding to the spa atmosphere. Theatre visits, walks in the park or outings in the surrounding therapeutic landscape with a funicular ride were a matter of course.

With the inscription on UNESCO’s World Heritage List, we commit ourselves to maintain and further develop these values for future generations.

I want to carry out my project. How should I proceed?

The rights and obligations of the owners of cultural monuments and real property situated in protected conservation areas, i.e. also monument reserves, are generally stipulated by Act No. 20/1987 Coll., on State Monument Care. As the first step, we recommend that you contact representatives of state monument care authorities, whereas the expert body for consulting your plan is the National Heritage Institute, namely the Specialist Regional Office in Loket (NHI), and the executive body is the Heritage Department of the Municipal Authority of the City of Karlovy Vary, which will conduct your administrative proceedings.

After consulting your plan with the NHI, you should file an application for the award of a binding opinion to the Heritage Department of the Municipal Authority of the City of Karlovy Vary. In the two-page application form, you will provide your contact information, describe your plan and, based on the nature of your intended alterations, you will likewise append photos / a study / project documentation. A binding opinion (BO) is required when you wish to change anything in or on your property or land. The form is available on the website of the Municipal Authority of the City of [Karlovy Vary](#).

As a rule, a binding opinion is awarded within one month from the date of the application filing. You may be contacted by an NHI expert during this time period. A binding opinion is also required for intended interior reconstruction. It is possible that there are valuable architectonic elements (paving, plasterwork, lining, etc.) in your building.

If you are not satisfied with the statement of the monument care authorities, you may lodge an appeal against the awarded decision.

Since you have chosen to live in an urban monument reserve, we believe that you have a positive attitude to the values characterising it. Keep in mind that premature commencement of work (both construction and demolition work) prior to the decision of the relevant authority may result in damage to the heritage values of the properties and the environment of the urban monument reserve and consequently also lead to a sanction.

It is crucial not to forget to consult your plan at an early stage. Otherwise, you risk losing your funds expended on a designer if it is later ascertained that the proposed changes are not in compliance with the requirements of the monument care authorities. The option of a free consultation with an expert is an advantage that can save you time and money.

How can I receive funding?

City of Karlovy Vary

Urban Monument Reserve and Urban Monument Zone Regeneration Programme

This is a subsidy programme of the Ministry of Culture of the Czech Republic, from which funds may be drawn by owners of cultural monuments located in the territory of an urban monument reserve or an urban monument zone. The owners can be natural or legal persons, churches, or towns and cities.

The subsidy is primarily intended to cover increased costs associated with the preservation and restoration of authentic elements and structures of a cultural monument – most often for window, roof, facade, and portal repairs.

Subsidy for Monument Restoration and Preservation

The subsidy aims to provide financial support to cultural monuments and protected properties in the territory of the city of Karlovy Vary. The granting of the subsidy is conditioned by co-funding on the part of the owner of the relevant cultural monument or property of heritage value.

In the event of your interest, contact Vladimíra Kalvodová from the Department of Culture, Education and Physical Education of the Municipal Authority of the City of Karlovy Vary (v.kalvodova@mmkv.cz).

Karlovy Vary Region

Programme for the Support of Monuments Inscribed on UNESCO's World Heritage List

The programme aims to improve the quality of tourism infrastructure in line with the Concept of Tourism Development in the Karlovy Vary Region, the Karlovy Vary Region Development Programme 2021-2027, and the local management plan of Karlovy Vary. The subsidy can be used for the preliminary preparation of infrastructure projects in the area of tourism or for the execution of an infrastructure project in the same area.

Subsidy Programme to Support the Preparation of Projects for the Renovation and Utilisation of Cultural Monuments and Properties of Heritage Value

Funds may be drawn for the preparation of projects for the renovation or utilisation of not only cultural monuments, but also of properties of heritage value situated in the territory of Karlovy Vary. The assessment of the applications takes into account the heritage value, the structural and technical condition of the property, its attractiveness for tourism, and the degree of its accessibility to the public.

Programme for the Restoration and Utilisation of Cultural Monuments, Properties of Heritage Value, and Movable Things

Once again, subsidies may be applied for in connection with the renovation or utilisation of not only cultural monuments, but also of properties of heritage value situated in the territory of Karlovy Vary. The subject of the application may be the preservation or restoration of only one property. Moreover, funds can be used to purchase material that will be demonstrably used to renovate the property in the given calendar year, in which the subsidy was granted.

Ministry of Culture

Programme for Monuments in Disrepair

Financial support can be drawn for the preservation of immovable cultural monuments, the technical condition of which is in a state of disrepair, in particular for securing structures in terms of their statics and general construction, including restoration work, and for the repair of trusses and roofs (including repair, external plumbing and locksmith work, chimney or building cornice repairs).

Support for World Heritage Sites Programme

The purpose of the programme is to support projects that further develop the value of the property, for which it has been inscribed on the World Heritage List. In case of buildings, funds may be drawn for archival research, as well as construction and historic surveys.

Programme for the Preservation of Architectonic Heritage

The programme provides financial contributions to cover the costs associated with the restoration of immovable cultural monuments that form the most valuable part of our cultural heritage, such as castles, chateaus, monasteries, palaces, churches, fortified systems and other large structures, national cultural monuments, as well as UNESCO heritage sites. The programme is intended for owners of immovable cultural monuments who can be both natural and legal persons.

Frequently asked questions

Why is particularly my property protected?

Browse through the monument catalogue where everything is clearly described: www.pamatkovykatalog.cz

What is a cultural monument?

Properties of significant historical, artistic, scientific, or technical value are declared a cultural monument by the Ministry of Culture. In Karlovy Vary, there are approximately 120 immovable cultural monuments and they can include various properties or complexes, such as the Friedrich Schiller Memorial, Cheb Bridge, the Golden Stag House, or the central cemetery.

Am I required to apply for a binding opinion even if my property is not a cultural monument?

Yes, if your plan involves the following types of construction work (a detailed list is provided in Section 14(1) and (2) of Act No. 20/1987 Coll., on State Monument Care):

- intended construction, alterations to structures, landscaping, building maintenance;
- installation or removal of fixtures, removal of structures;
- maintenance of woody plants or maintenance work in public areas.

What colour can my property be?

If you wish to change the colour of the facade of your property, including gutter elements (roof gutters, conductors) or garden plot fencing, etc., you need to apply for a binding opinion of the Heritage Department. Keep in mind that even though you are repairing the facade and intend to re-apply a coat of the same colour tone, you need to apply for a BO. The final colour will be decided based on field research and design (e.g. pattern – underlying surface, method of coat application, and colour tone).

Can I have plastic windows?

Some properties in the UMR territory date to the period of panel building construction, others are from the 1990s. In these cases, an exception is possible. As regards historic buildings built before 1945, the use of plastic windows is not feasible from the point of view of conservation interests. Nevertheless, it is possible to draw funds for window repairs, e.g. from the regeneration programme or from the regional subsidy programme.

Can I have solar panels on my property?

The installation of photovoltaic systems is assessed individually and their visibility from the streets and surrounding vista points is particularly examined. It is necessary to apply for a permit in the same manner as for any other project, i.e. by applying for the award of a binding opinion.

Whom should I contact?

The Specialist Regional Office of the National Heritage Institute in Loket
Tel.: +420352684796 E-mail: sekretariat.loket@npu.cz

The Heritage Department of the Municipal Authority of the City of Karlovy Vary
Mgr. Jana Srvátková E-mail: j.srvatkova@mmkv.cz

Up-to-date information is always available at
www.mmkv.cz and www.npu.cz.



List of streets included in the Karlovy Vary urban monument reserve

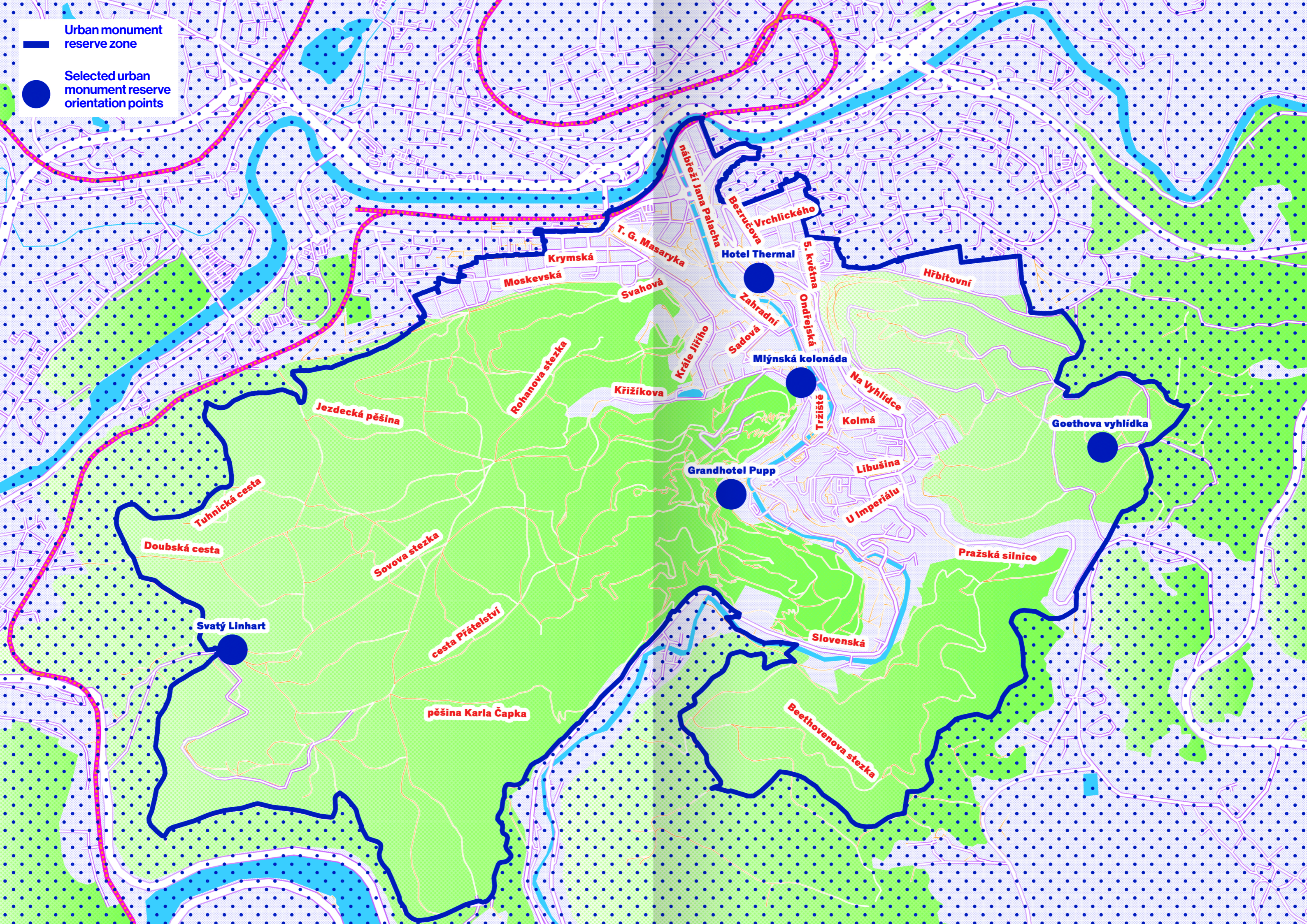
5. května
Alšova
Americká
Anglická
Balbinova
Bezručova
Bělehradská
Boženy Němcové
Brožíkova
Bulharská
Charkovská
Chelčického
Divadelní
Divadelní náměstí
Dr. Davida Bechera
Dr. Engla
Dr. Janatky
Dvořákovy sady
Foersterova
Fügnerova
Goethova stezka
Havlíčková
Hálkův vrch
Horova
Hřbitovní
Husovo náměstí
Hynaisova
I. P. Pavlova
Italská
Jaltská
Jarní
Jateční
Jindřicha Konečného
Jiráskova

Jízdárenská
Jugoslávská
Karla IV.
K. Čapka
K Letišti
Kolmá
Koptova
Krymská
Krále Jiřího
Křížikova
Kvapilova
Lázeňská
Libušina
Lidická
Luční vrch
Mariánskolázeňská
Mariánská
Máchova
Mírové náměstí
Mlýnské nábřeží
Moravská
Moskevská
Mozartova
Myslbekova
Na Hůrkách
Na Milíři
Na Vyhlídce
Nad Vyhlídkou
Nábřeží Osvození
nábřeží Jana Palacha
náměstí Dr. M. Horákové
náměstí Republiky
náměstí Svobody
Nebozízek
Nová louka
Ondřejská
Ondříčkova
Palackého náměstí
Petra Velikého

Petřín
Pod Jelením skokem
Poděbradská
Polská
Pražská silnice
Raisova
Rumunská
Sadová
Scheinerova
Slovenská
Sládkova
Smetanovy sady
Sovova stezka
Stará Louka
Stezka Jeana De Carro
Svahová
Škroupova
Šumavská
T. G. Masaryka
Tržiště
Tržnice
Tylova
Tyršova
U Imperiálu
U Solivárny
U Tří křížů
Varšavská
Vítězná
Vrch přátelství
Vrchlického
Vrázova
Vřídelní
Vyšehradská
Wolkerova
Zahradní
Zámecký vrch
Západní
Zbrojnická
Zeyerova

Urban monument reserve zone

Selected urban monument reserve orientation points





GREAT
SPA TOWNS
of Europe

KarlovyVARY°



Kancelář architektury
města KarlovyVARY°

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More info available at www.slavne-lazne.info
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