

# GERMANY

## Hanseatic City of Lübeck

### Brief description

Lübeck – the former capital and Queen City of the Hanseatic League – was founded in the 12th century and prospered until the 16th century as the major trading centre for northern Europe. It has remained a centre for maritime commerce to this day, particularly with the Nordic countries. Despite the damage it suffered during the Second World War, the basic structure of the old city, consisting mainly of 15th- and 16th-century patrician residences, public monuments (the famous Holstentor brick gate), churches and salt storehouses, remains unaltered.

### 1. Introduction

**Year(s) of Inscription**

**1987**

**Agency responsible for site management**

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### 2. Statement of Significance

**Inscription Criteria**

**C (iv)**

### Justification provided by the State Party

Since the Middle Ages, the Hanseatic city of Lübeck has been one of the beautiful German

cities. From the former castle area in the north to the "Domfreiheit", the cathedral close, in the south, the densely built, brick-red middle-class city of free burghers rises above a hill surrounded by water and embankments, the park areas we know today.

The city's industry is located outside the Old Town. The destruction wrecked by the war (1942) affected 20 per cent of the historical Old Town. 25 years later, these affected areas were reconstructed to scale, for the most part using traditional brick material. During the two decades in which the reconstruction work was carried out, the five steeple spires of the large Gothic churches in the town centre, which had burnt in the war, were restored. Thus the construction work in connection with the project "Lübeck steeples", sponsored and financed with the help of a large number of interested citizens, was completed already in 1962. Lübeck had regained its seven steeples. The silhouette of the city was now as it had been for 500 years.

Beginning in 1970, the remaining historical burgher houses were given special attention as a focal programme for the intended restoration of monuments and city planning. Each year almost 100 grants are awarded to the owners of houses under monument protection to contribute to their preservation.

In the Hanseatic city of Lübeck, legally-based monument protection can be traced back to the preliminary stages of assistance specifically aimed at the protection of monuments, in effect as early as 1818.

An outline of the areas of emphasis in preserving the monuments of the city:

Schleswig-Holstein College for Music, integrated into the historical architectural area of the "Petri-Quartier" (sponsor of construction work: Land Schleswig-Holstein, DM 56 million); Burg Monastery: renovation and remodelling to be used as a museum for the history of the city (sponsor: Land Schleswig-Holstein); St. Mary's Church: Renovation costing DM 9 million to date (sponsor: Evangelical-Lutheran Church district); Lübeck Cathedral: a total of DM 16 million (sponsor: Evangelical-Lutheran Church district); all other buildings (sponsor: Hanseatic city of Lübeck) - Hospital of the Holy Ghost, approximately DM 8 million, Holstentor, Burgtor, Saint Anne's Museum, Behnhaus, former armoury, Town Hall - are also under monument protection, as are many privately-owned houses.

Since March 1980, the "secular buildings of the centre of the city of Lübeck, the historical

relationship between the architectural structures and their use" has been the topic of the Volkswagen Foundation's research project on city centres.

Never before has such close attention been given to the historical city in its entirety. Only seldom has the development of a city been examined so closely, both by individuals and by citizens' action groups, institutions, government offices and inter-ministerial and inter-departmental project groups, having recourse to related disciplines and scientific institutes, as has been the case during the past decade.

With its city centre, which has grown organically throughout history, in conclusion, Lübeck possesses an architectural heritage of high quality in its streets and lanes, crossroads and residential passage-ways, squares and courtyards. The careful preservation of that heritage is the foremost task of the Hanseatic city of Lübeck.

#### **As provided in ICOMOS evaluation**

1983: ICOMOS is of the opinion that the radical modification to the urban fabric is incompatible with the criterion of authenticity necessary for all inscriptions on the World Heritage List. Nonetheless, ICOMOS would recommend that a new proposition be studied...

1987: In 1983, the Bureau recommended that the nomination of Lübeck to the World Heritage List be deferred due to the loss of authenticity resulting from reconstruction in an extensive area of the city after World War II. It further recommended that the Federal Republic of Germany study, in conjunction with ICOMOS, the possibility of a new proposal based on the precise demarcation of sectors outstanding for the cohesion of their urban fabric, their well-preserved monuments and the density of their structures, as recent excavations have revealed, contributing much to our knowledge of this Hanseatic city.

When the study was completed in 1984, the new nomination conformed more to the Bureau's recommendations in that it excluded the business area, which had been almost totally demolished by bombs, and concentrated on three zones : to the north and east of the peninsula, the area bordered by the Fischergrube, a short section of the Breitestrasse, the Pfaffenstrasse, the Königstrasse and the Mühlenstrasse; to the southwest, several very old neighborhoods close to the Petrikirche and the Cathedral, the quays along the Trave and, on the left bank, the Holstentor and the Salzspeicher (salt storehouses); and lastly, in the central zone,

the ensemble of monuments comprising the Marktplatz, the Rathaus and the Marienkirche.

The new proposal is satisfactory in form if not in spirit. Omitting those zones which have been entirely reconstructed, it includes several areas of significance in the history of Lübeck.

Zone 1 - - The site of the Burgkloster, a Dominican convent built in fulfillment of a vow made at the battle of Bornhöved (1227), contains the original foundations of the castle built by Count Adolf von Schauenburg on the Buku isthmus. - The Koberg site preserves an entire late 18th century neighborhood built around a public square bordered by two important monuments, the Jakobikirche and the Heilig-Geist-Hospital. - The sections between the Glockengiesserstrasse and the Aegidienstrasse retain their original layout and contain a remarkable number of medieval structures

Zone 2 Between the two big churches that mark its boundaries - the Petrikirche to the north and the Cathedral to the south- this area includes rows of superb patrician residences from the 15th and 16th centuries. The enclave on the left bank of the Trave, with its salt storehouses and the Holstentor, reinforces the monumental aspect of an area that was entirely renovated at the height of the Hansa epoch, when Lübeck dominated trade in Northern Europe.

Zone 3 Located at the heart of the medieval city, the Marienkirche, the Rathaus and the Marktplatz bear the tragic scars of the heavy bombings suffered during World War II.

Having taken note that the new proposal conforms to the wishes expressed in 1983 by the Bureau of the World Heritage Committee, ICOMOS can only give a favorable opinion on the inclusion of Lübeck on the World Heritage List.

Criterion IV (be an outstanding example of a type of building which illustrates a significant stage in history) may be applied to the most authentic areas of a city which, more than any other, exemplifies the power and the historic role of the Hansa.

However, ICOMOS would like to draw the Committee's attention to the inherent dangers of the urban policy in force in Lübeck since the end of the war.

1) Although the layout of the principal thoroughfares of the old sections were respected, no restraint was shown with regard to widening some medieval streets, such as the Mengstrasse, or even in the destruction of historic houses that had survived the war (notably in the Fleischhauerstrasse). Elsewhere, whole rows of houses were "faithfully"

reconstructed (Grosse Petersgrube, Wasserfront, etc.) and retain nothing authentic but the facades on the street side and riverbank side.

2) The policy of Sanierung (slum clearance) in old areas may well guarantee their survival but it gravely modifies their social makeup and tends to standardize them in banal separation of lower class and upper class sections.

3) Archaeological activity appears to be only a superficial concession to curb renewal contractors' appetites. No mention of excavations is made in either the nomination (drawn up by the Amt für Denkmalpflege) or in the bibliography, whereas this work, led by Gcnther Fehring and his team, has received worldwide acclaim. It is therefore the opinion of ICOMOS that the inclusion of Lübeck on the World Heritage List should be accompanied by precise recommendations concerning the need to replace the present, unjustified reconstruction policy with a policy of conservation based on the study and respect of the old structures.

Moreover, ICOMOS should like to draw attention to the modern city of Lübeck, which extends beyond the Trave and the Wakenitz, and expresses the wish that these peripheral areas constitute a buffer zone governed by specific urbanization regulations compatible with those of the historic city.

#### **Committee Decision**

Bureau (1983): The nomination file should be revised as concerns the perimeter of protection. This property could also be included in a global historical perspective of Hanseatic cities.

Session (1987): The Committee recommended that the archaeological exploitation under the historic city of Lübeck be pursued, including in the zones not inscribed on the World Heritage List, and wished to be kept informed.

- Statement of Significance does not adequately define the outstanding universal value of the site
- No text proposed by State Party
- UNESCO official description of site to be improved: photograph does not reflect description, new photograph to be forwarded

#### **Boundaries and Buffer Zone**

- Status of boundaries of the site: adequate
- Buffer zone is adequate: the buffer zone is protected by maintenance statute, monument protection, ground protection

#### **Status of Authenticity/Integrity**

- World Heritage site values have been maintained

### **3. Protection**

#### **Legislative and Administrative Arrangements**

- Land Schleswig-Holstein Law on Monument Protection; Urban planning framework
- Local protection and statute laws are being continued and further developed in line with the needs of the preservation and development of the World Heritage site; Identification of the entire inner city area as an excavation protection area in 1992
- The protection arrangements are considered highly effective

### **4. Management**

#### **Use of site/property**

- Urban centre

#### **Management/Administrative Body**

- Steering group: communicating principles of the maintenance of the Old Town - advising on the conservation of monuments and archaeology in particularly problematic cases
- Steering group is formally constituted
- Management under protective legislation; consensual management
- No site manager
- Levels of public authority who are primarily involved with the management of the site: local
- The current management system is highly effective

### **5. Management Plan**

- Management plan is being implemented
- Implementation commenced: January 1988
- Management plan considered to be adequate to sustain the outstanding universal value of the site
- There are two management tools:
  1. Urban planning framework for the city (implemented in 1980, updated 1988)
  2. Monument plan (implemented 2000)
- Responsibility for over-seeing the implementation of the management plan and monitoring its effectiveness: Hanseatic Town of Lübeck, Senator for Building, Department of Monument Conservation, Department of Archaeology

## 6. Financial Resources

### Financial situation

- Numerous other public and private bodies, foundations, institutions and agencies with different budgets and financial resources
- There is no core funding
- Extra funding drawn through the World Heritage status: archaeology - funds from the Federal Ministry of the Interior since 1990; Funds from the Federal Government Commissioner for Culture and the Media since 2001
- Funding is sufficient

## 7. Staffing Levels

- Number of staff: 32 staff on full-time basis

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

- Good: conservation, management, promotion, interpretation, education, visitor management
- Access to adequate professional staff: archaeology (research project with the Federal Environment Foundation - Deutsche Bundesstiftung Umwelt); University of applied science
- Support form a great number of volunteers

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

- Scientifically qualified staff; further training also on site to ensure a high level of competence and quality in conserving the World Heritage site

## 9. Visitor Management

- Visitor statistics: 10,000,000 (tourist information statistics). Trend: rising
- Visitor facilities: tourist information, railway station and bus stops, hotels/holiday cottages, pedestrian sign-posting, city tours, function rooms, churches, museums, music and congress hall
- Visitor facilities not adequate
- No tourism/visitor management plan

## 10. Scientific Studies

- Archaeological surveys
- Monument plan: complete inventory of the World Heritage site. Research project: secular

buildings in Lübeck inner city - research on the history of Lübeck's townhouses; Archaeology research projects

- Studies used for management of site: archaeology and construction-history in the Hanseatic Town of Lübeck - scientific processing of older archaeological findings and historic sources, Lübeck archaeology, Archaeology of merchant's quarter, medieval house construction in the Hanseatic Town of Lübeck, artefacts from the Middle Ages and the early modern age from the Hanseatic Town of Lübeck (glass, ceramics); a culture bridge across the belt (Interreg III A)

## 11. Education, Information and Awareness Building

- Not enough signs referring to World Heritage site
- World Heritage Convention Emblem used on publications
- Adequate awareness of World Heritage among: visitors, local communities, businesses, local authorities
- Special events: Open Monument Day, held annually World Heritage Parties 1997-1998; Lübeck World Cultural Heritage - Expo 2000 Presented in the cultural programme of the German Pavilion; numerous symposia and meetings; exhibitions
- Facilities available for visitors: tourist information such as flyers, folders, brochures, maps and plans; specialist guides; specialist literature
- Local participation: the local residents and owners are very much involved in the conservation of the World Heritage site and have great economic and social interest in its maintenance (vast majority of World Heritage land and buildings in Lübeck Old Town are privately owned)

## 12. Factors affecting the Property (State of Conservation)

### Reactive monitoring reports

- World Heritage Committee sessions: 17<sup>th</sup> (1993); 25<sup>th</sup> (2001); 26<sup>th</sup> (2002); 27<sup>th</sup> (2003); 28<sup>th</sup> (2004)

### Conservation interventions

- Level of conservation of Lübeck Old Town has improved considerably; rehabilitation and maintenance work on public buildings,

conservation work in and on the major historic churches

- Present state of conservation: adequate

#### **Threats and Risks to site**

- Development pressures

#### **13. Monitoring**

- No formal monitoring programme
- Future indicators to consider: continuity of the urban structure; continuity of the owner structure; level of maintenance of the buildings within the World Heritage site and the buffer zone; level of maintenance of public roads, bridges, paths and squares within the World Heritage site and the buffer zone; level of maintenance of sign-posting infrastructure within the World Heritage site and the buffer zone; shops and businesses in the World Heritage site; infrastructure in the World Heritage site such as kindergartens, schools, doctors, theatres, museums, local agencies, churches, bus stops, courts, parks; number of overnight guests in Lübeck

#### **14. Conclusions and Recommended Actions**

- Main benefits of WH status: conservation, economic and tourism
- Strength: the authenticity and integrity of the World Heritage site has been entirely protected. Many buildings in the World Heritage site have now been granted direct protection by listing them as monuments pursuant to Land Schleswig-Holstein Law on the Protection of Monuments. Using funds from private foundations and individuals as well as urban development assistance, many individual properties could be saved and restored. The general level of maintenance has considerably improved, and so has the level of research. Intensive public awareness work was carried out thus improving the implementation of management goals. Business and tourism have benefited considerably from the positive image
- Weaknesses of management: it is unclear whether the financial resources available for the maintenance of the World Heritage site will remain adequate in the future

#### **Future actions:**

- Awareness building: via representatives in the political bodies at federal and Land level as well as in the municipal representation in the

Schleswig-Holstein and the German Association of Cities and Towns, the Hanseatic Town of Lübeck will clearly formulate the need for sufficient financial resources. By actively working in Land and federal bodies in the sphere of urban planning, monument protection and archaeology, the Hanseatic Town of Lübeck will bring its influence to bear

- Timeframe: on a permanent basis