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Geschäftszahl an ii4@bka.gv.at zu richten.

Geschäftszahl: BKA-KU24.621/0135-II/4/2018

UNESCO World Heritage Historic Centre of the City of Salzburg State of Conservation Report 2018

Dear Madam,

With reference to Decision 41 COM 7B.41, adopted by the World Heritage Committee in its 41st session in July 2016, the State Party of Austria wishes to submit a report on the current situation concerning the state of conservation of the Historic Centre of the City of Salzburg. The report is based on the information provided by the authorities of the City of Salzburg.

Furthermore, allow me to announce that the City of Salzburg is currently preparing the reissue of the Managementplan containing amendments in accordance with the recommendations stated by the Advisory Mission that took place in 2013. The Managementplan will be submitted to the World Heritage Centre and ICOMOS International as soon as the new edition is available.

Please accept, Madam, the assurances of my highest consideration.

With kind regards

Vienna, 30. November 2018
For the Federal Minister for
EU, Arts, Culture and Media:
Mag. Ruth Veronika Pröckl
Head of Division II/4a UNESCO World Heritage

Attachments
Digital Signature

Republic of Austria

State of Conservation Report 2018

Historic Centre of the City of Salzburg

Executive Summary

As Austria is a federal republic, all provisions related to building legislation, urban development and townscape protection are within sole legal competence of the local authorities; in the respective case the City of Salzburg. Thus, the implementation of the recommendations stated by the Advisory Mission in 2013 as well as by the World Heritage Committee in its decisions in the years after the mission is mainly the task and responsibility of the City of Salzburg. Nevertheless, it has to be stated that important steps were and will be taken in cooperation with the World Heritage Unit in the Federal Chancellery and by involving ICOMOS Austria.

With reference to Decision 41 COM 7B.41, the City of Salzburg informed the Federal Chancellery as follows:

- Concerning the Housing development Dr Franz Rehr-Platz, all requirements as demanded by the World Heritage Committee and ICOMOS International were well noted and implemented. Prof Dr Michael Petzet, who had headed the Advisory Mission in 2013, confirmed by letter that the granted permission for the planning documents is in accordance with the results of the recommended revision process. Due to an appeal against the project by the neighbours to the area, the Federal Court of Administration currently reviews the permission. The decision is still pending. A comprehensive depiction of the project progression including all steps of revision is recorded in the report. As can be seen from the whole process, the City of Salzburg fully noted and implemented all necessary recommendations.
- The high-rise project "Perron / Nelböck Viaduct Rainer Street / Station Square" was revised as well. The Advisory Mission came to the result that the highest point of the newly planned building should remain below the stand height of the adjacent Hotel Europa. The building permission for the project therefore now foresees an eaves-height of 52.9 meters instead of initially 58 meters.
- The criticised glass design of the façade of the new construction of Paracelsus Indoor Swimming Pool will not be implemented. Instead of it, a homogeneously shaped pottery façade shall be realised. ICOMOS Austria classified the building height and cubic capacity as consistent with World Heritage.

Regarding the detailed designing of the pottery façade the City of Salzburg is still in contact with ICOMOS Austria, who had criticised the sampling.

- The housing development Priesterhausgarten shall be examined by a heritage impact assessment. No further steps towards an implementation of the project will be taken before the results of the HIA are available and show that the project is in line with the requirements of World Heritage.
- To meet the recommendations of the World Heritage Committee, the authorities of the City of Salzburg also commissioned a revision of the managementplan dated 2008. The City of Salzburg currently is preparing the reissuing. Further to this, the City of Salzburg commissioned three heritage impact assessments, which were elaborated between 2013 and 2015 (Water Power Plant Lehen; Dr. Franz Rehr-Platz; Bridge near Monikapforte). An additional HIA shall be carried out to the Priesterhausgarten housing project.

To enhance the safeguarding of the World Heritage Property the collaboration with ICOMOS Austria was newly set up; i.a. a second monitor was commissioned by the national ICOMOS committee to advise the authorities of the City of Salzburg. A new project launched by the City of Salzburg in 2017, the so-called “Mülln-Dialogue” involves local residents and people interested in this historic area and encouraged them to express their ideas for its future development. As the “pilot project” was successful, further “quarter-dialogues” shall follow from 2020 to 2028.

Concluding it has to be stated that the authorities of the City of Salzburg considers the safeguarding of the property an important objective in accordance with the regional constitutional legislation as stated in para 3 of the Salzburg municipal law. The City intends to proceed with the implementation of the World Heritage Convention in consultation with the Federal Chancellery, the Federal Monuments Authority and ICOMOS. The authorities of the City of Salzburg together with the World Heritage Unit in the Federal Chancellery of Austria will keep the World Heritage Centre informed about any further development concerning the pending cases.

Response to Decision 41 COM 7B.41:

The World Heritage Committee,

1. Having examined Document WHC/17/41.COM/7B,
2. Recalling Decision 39 COM 7B.76, adopted at its 39th session (Bonn, 2015),
3. Noting that the final plans concerning the proposed new development at Residential Area Dr. Franz-Rehrl Platz (Residential Buildings City Life Rehrlplatz) were submitted to the World Heritage Centre, requests however the State Party to further revise these plans before approval of the project, as long as the recommendations of the 2013 ICOMOS Advisory mission remain unfulfilled;
4. Also noting that a modified version of the development project at Schwarzstrasse 45 / Ernest-Thunstr. 2 has already been built, regrets that the State Party did not provide more detailed information with regard to the implementation of the recommendations of the 2013 mission;
5. Further noting that the construction work of a modified version of the Nelböck Viaduct Rainerstrasse / Bahnhofsvorplatz project has already started, also requests the State Party to provide more information on this project as well as details on the modified project of the Public Indoor Swimming Pool Paracelsusbad, with regard to the implementation of the recommendations of the 2013 mission, and to keep the World Heritage Centre informed on any future developments regarding the halted Residential Building Priesterhausgarten;
6. Reiterates its concern about the apparent lack of adequate legislative and planning mechanisms to protect the property from the various proposed urban and infrastructure developments and further requests the State Party to:
 1. Develop a comprehensive urban land use plan, which includes provisions for protection mechanisms and regulatory measures to ensure the adequate protection and control of the property and its landscape setting,
 2. Strengthen legal mechanisms for the protection of monuments in their setting,
 3. Carry out Heritage Impact Assessments (HIAs) for projects, which may threaten the Outstanding Universal Value (OUV) for the property, in conformity with the ICOMOS Guidelines on HIAs for World Heritage cultural properties, such as the development project at Schwarzstrasse 45 / Ernest-Thunstr. 2, the project at Nelböck Viaduct Rainerstraße / Bahnhofsvorplatz, and the Public Indoor Swimming Pool Paracelsusbad project;
7. Notes that the legal process to harmonize the boundary of the property with the Protection zone I has been completed and strongly encourages the State Party to complete the revision of the Management Plan, including provisions to ensure adequate protection and conservation of all attributes, which convey

the OUV of the property, and its setting and submit it to the World Heritage Centre for review by the Advisory Bodies;

8. Urges the State Party to implement all the recommendations of the 2013 ICOMOS Advisory mission;
9. Requests furthermore the State Party to submit to the World Heritage Centre, by **1 December 2018**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 43rd session in 2019.

Responses:

Ad para 3: Noting that the final plans concerning the proposed new development at Residential Area Dr. Franz-Rehrl Platz (Residential Buildings City Life Rehrlplatz) were submitted to the World Heritage Centre, requests however the State Party to further revise these plans before approval of the project, as long as the recommendations of the 2013 ICOMOS Advisory mission remain unfulfilled:

Concerning the Housing development Dr Franz Rehrl-Platz, the City of Salzburg informed the Federal Chancellery that all requirements and recommendations as demanded by the World-Heritage-Committee and ICOMOS International were well noted and / or implemented. The City of Salzburg wishes to outline the development of the project once again as follows:

- 2011: Information of ICOMOS Austria about the intention to tender an architectural competition for the development of the area Dr. Franz Rehrl-Platz
- In September 2011 Dr Wilfried Schaber, Building-Historian of the City of Salzburg, elaborated a comprehensive study about the historic development of the area; the study was incorporated in the competition.
- November / December 2011: conduct of the competition and jurying of the winning project.
- End of 2011: setting-in of critique of the project.
- Beginning of 2012: presentation of the competition results
- 22nd March 2012: ICOMOS Austria criticised the project
- 6th June 2012: Comment by ICOMOS Austria criticising the concept of the development-plan of the configuration level and requiring modifications in accordance with the comments stated in March 2012
The projected development-plan at the time provided for eaves heights between 6.20 to 21.60 meters for the individual buildings. The censure addressed the eaves heights of 18.50 m, 18.90 m, 20.10 m and 21.60 meters.
- December 2012: The State Party of Austria (in consultation with the City of Salzburg) asked ICOMOS International for an Advisory Mission

to assess the compatibility of the winning-project with the requirements of the world heritage status of the property.

- 2nd to 3rd April 2012: Conduct of the Advisory Mission concerning the housing development of Dr Franz Rehrl-Platz by Dr Michael Petzet. The expert recommended reducing the disturbing height along the entire length by giving up the fifth storey of the building, to arrange the structure into two or three clearly defined main bodies and to adapt the design of the façade and the windows to the formats customary in the place.
- June 2013: Decision 37 COM 7B.72 by the World Heritage Committee in Phnom Penh pointing out that the winning-project would have an adverse effect on the outstanding universal value of the World Heritage Site and hence had to be revised in accordance with the above mentioned recommendations. In particular, the reduction of the building heights and the revision of the façade design was required.
- August 2013: The building-contractors and the commissioned architects presented a modified project, providing reduced building heights and revised designs of the façade design and the main-body shaping.
- As a next step, the Federal Chancellery of Austria commissioned the Danube University Krems to elaborate a Heritage Impact Assessment with the objective to assess the conformity of the revised project with the requirements of World Heritage. The results were available by December 2013 and showed the need for further revisions of the project. Furthermore, the experts of the Danube University Krems recommended recomposing the jury of the competition for this purpose.
- January 2014: Meeting with the experts of the Danube University Krems who had elaborated the HIA, with the aim to assess in detail, which revisions were to be implemented and how this process could be carried out in accordance with the provisions of the World Heritage Convention and the Operational Guidelines. As it was not possible anymore to convoke the Jury of the initial competition, one decided to carry out a revision process in open discussion conducted by ICOMOS International. The objective was to get clarification about the extent of additional revisions of the project.
- The State Party of Austria in consultation with the City of Salzburg therefore asked the World Heritage Centre to commission Dr Michael Petzet (who had already conducted the Advisory Mission in April 2013) to chair the revision process.
- 23rd May 2014: First working session (please note attachment 2)
- June 2014: the planning architects carried out further revisions of the project for assessment in the second working session.
- 11th June 2014: second working session (please note attachment 3). Dr Michael Petzet stated that the height reduction and the arrangement of the building mass was now consistent with the requirements of World

Heritage. Specifically it was stated that the Dr Franz-Rehrl-Platz area is situated at the edge of the core zone of the property and that no attributes are affected, which justified the inscription of the Historic Centre of the City of Salzburg in the World Heritage List. Solely the facades had to be revised again with regard to the formats and detailed design of the windows. One agreed not to discuss this detail in the working session but to hand on the task to the commission of experts in charge for the safeguarding of the historic centre.

- July 2015: Decision 41 COM 7B.41 by the World Heritage Committee in its session in Bonn confirmed the necessity to revise the project until the complete implementation of the recommendations articulated by the Advisory Mission in 2013.
- Subsequently the planning architects revised the design of the facades again. The new design was reviewed by the commission of experts in charge for the safeguarding of the historic centre.
- 17th August 2015: In the course of the building permission procedure, the commission of experts in charge for the safeguarding of the historic centre declares that the project in its revised status meets the requirements of the World Heritage status of the property and insures a harmonious linkup with the townscape and the urban fabric.
- September 2015: Adoption of the development plan on elementary level by the local government. The decision made the building heights and the arrangement of the structural shell in accordance with the results of the above-mentioned working session in June 2014 legal and binding. The principles of the development plan with special regard to the building heights and the arrangement of the structural shell fully meet the results of the revision process.
- 18th November 2015: granting of building permission for the requested project in its revised status. The neighbours to the area appealed against the permission. Currently the Federal Court of Administration of the Republic of Austria reviews the permission; the decision is still pending. One has to state that neither a review by the regulatory body nor an appealing process at the Federal Court of Constitution of the Republic of Austria detected any lack of title by the building authority of the City of Salzburg.
- April 2016: Submission of the accorded planning documents to the World Heritage Centre by the Federal Chancellery (without however the minutes of the revision process in the year 2014; therefore please note attachments 2 and 3).
- 24th November 2016: Dr Michael Petzet states by letter (please note attachment 4) that in accordance with the result of a meeting between Dr Christian Baur and the World Heritage Manager of Salzburg, Mag Alexander Würfl, on 11th November 2016 the granted permission for the planning documents is in accordance with the results of the revision

process. During the mentioned meeting, the granted planning documents were compared with the results of the planning documents according to the revision process.

- July 2017: Decision 41 COM 7B.41 adopted by the World Heritage Committee in its session in Krakow repeated to “request the State Party to further revise the plans before approval of the project, as long as the recommendations of the 2013 ICOMOS Advisory mission remain unfulfilled”.

Regardless of the decision by the Federal Court of Administration of the Republic of Austria, it is out of the hands of the City of Salzburg to halt or to prohibit the project. Even though, as can be seen from the process set out above, the City of Salzburg fully noted and implemented the demands and targets stated by the Advisory Mission in 2013 and by the decisions of the World Heritage Committee. These efforts should be acknowledged in the interest of a successful way forward in safeguarding of the World Heritage Property “Historic Centre of the City of Salzburg”.

Ad para 5: Further noting that the construction work of a modified version of the Nelböck Viaduct Rainerstrasse / Bahnhofsvorplatz project has already started, also requests the State Party to provide more information on this project as well as details on the modified project of the Public Indoor Swimming Pool Paracelsusbad, with regard to the implementation of the recommendations of the 2013 mission, and to keep the World Heritage Centre informed on any future developments regarding the halted Residential Building Priesterhausgarten:

Concerning the *high-rise-project “Perron / Nelböck Viaduct Rainer Street / Station Square* we wish to refer to the documents submitted on 29th June 2015 by letter of the State Party again. In this case, the City of Salzburg met the results of the Advisory Mission by determining two storeys less in the development plan as well as in the building permission. The building permission for the project now foresees an eaves-height of 52.90 meters. The initial project came off with an eaves-height of 58 meters. The Advisory Mission came to the result that this height would negatively affect the property and hence recommended to reduce the height noticeably; the highest point of the newly planned building should remain below the stand height of the adjacent Hotel Europa built in the 1950s.

Project New Construction of Paracelsus Indoor Swimming Pool: We kindly ask to note the already submitted documents and the comments by ICOMOS International from 2016. The project was criticised by the Advisory Mission in 2013, mainly because of a projected glass-façade in the south and with view to the core zone of the World Heritage property. This façade will not be realised. Instead of it a design by Berger + Parkkinen Architects, who ranked on the second place in the architectural competition to the project, will be carried out. In place of the glass-façade, a homogenously shaped pottery façade shall be implemented. ICOMOS Austria

classified the building height and cubic capacity as consistent with World Heritage. Regarding the detailed designing of the pottery façade the City of Salzburg currently is in contact with ICOMOS Austria, who had criticised the sampling. The planning architects did not yet respond to the concerns of ICOMOS Austria.

Project new housing development Priesterhausgarten: to meet the recommendations of the World Heritage Committee the City of Salzburg asked the Federal Chancellery to commission a Heritage Impact Assessment. The objective is to evaluate if the project is consistent with the World Heritage status of the Historic Centre of the City of Salzburg. No further steps towards an implementation of the project will be taken before the results of the HIA are available and clearly show that the project chosen by an architectural competition is in line with the requirements of World Heritage. ICOMOS Austria recommended retaining the zoning classification “Parklands / Recreation Area”.

Ad para 6 and 7: *Reiterates its concern about the apparent lack of adequate legislative and planning mechanisms to protect the property from the various proposed urban and infrastructure developments and further requests the State Party to:*

- *Develop a comprehensive urban land use plan, which includes provisions for protection mechanisms and regulatory measures to ensure the adequate protection and control of the property and its landscape setting,*
- *Strengthen legal mechanisms for the protection of monuments in their setting,*
- *Carry out Heritage Impact Assessments (HIAs) for projects, which may threaten the Outstanding Universal Value (OUV) for the property, in conformity with the ICOMOS Guidelines on HIAs for World Heritage cultural properties, such as the development project at Schwarzstrasse 45 / Ernest-Thunstr. 2, the project at Nelböck Viaduct Rainerstraße / Bahnhofsvorplatz, and the Public Indoor Swimming Pool Paracelsusbad project:*

Notes that the legal process to harmonize the boundary of the property with the Protection zone I has been completed and strongly encourages the State Party to complete the revision of the Management Plan, including provisions to ensure adequate protection and conservation of all attributes, which convey the OUV of the property, and its setting and submit it to the World Heritage Centre for review by the Advisory Bodies:

To meet the recommendations of the World Heritage Committee, the authorities of the City of Salzburg amended the Managementplan dated 2008 as follows:

- *Amendment of the federal legislation concerning environmental compatibility: This amendment ensures that large-scale infrastructure developments (such as railway constructions, tramways, bridges, streets, larger power plants, airports etc.) have to be assessed with regard to their compatibility with the*

World Heritage status by carrying out a Heritage Impact Assessment prior to any building permission. This regulation applies to the whole federal territory and hence also comprises the core and buffer zone of the World Heritage property “Historic Centre of the City of Salzburg”. This ensures that bigger infrastructure projects on the territory of the Federal Republic of Austria also have to be assessed with regard to possible impacts on World Heritage.

- Any large-scale building project that requires a decree according to provision § 50, subparagraph 3 of the regional Spatial Planning Act from 2009 also requires a Heritage Impact Assessment if considered necessary by ICOMOS Austria. This applies to all buildings in the core and buffer zone, which are higher than 25 meters, show a cubic volume larger than 7.000 m³ or foresee for an additional storey of more than 2.000m² surface area. In addition to this all planned buildings in the whole city area, which shall be higher than 35 meters, have to be assessed by a HIA if considered necessary by ICOMOS Austria.
- This self-commitment shall help to comply with para 172 of the Operational Guidelines for the implementation of the World Heritage Convention and thus ensure that all projects, which due to their scale could adversely affect the World Heritage property, will be assessed comprehensively prior to their implementation. The Federal Chancellery as well as the World Heritage Centre will be provided with the respective results.

For the moment, no additional amendments to Managementplan are envisaged. It has however to be stated that the world heritage status of the “Historic Centre of the City of Salzburg” established by law in para one of the Salzburg Old-Town-Protection-Act from 1980, was also anchored in the regional legislation. This happened alongside with the already announced harmonisation of the borders of the core zone of the property with Protection Zone I of the Historic Centre.

With regard to the recommendations of the World Heritage Committee concerning the harmonisation of the borders of the World Heritage property with the Old-Town-Protection zone, the World Heritage Status of the Historic Centre was also established in the preamble to the Salzburg Old-Town-Protection-Act from 1980. Besides the incorporation of World Heritage in the City Constitution, a second regional legal provision was enacted with the aim to enhance the implementation of the World Heritage Convention.

In meeting the recommendations of the World Heritage Committee, three Heritage Impact Assessments were carried out between 2013 to 2015: Water Power Plant Lehen; Project Dr Franz-Rehrl-Platz; Bridge Monikapforte. The Federal Chancellery will commission a further HIA concerning the project Priesterhausgarten.

Besides these measures, the reorganisation of the collaboration with ICOMOS Austria shall also enhance the safeguarding of the property. Since January 2013, the

City of Salzburg provides ICOMOS Austria with every agenda of the Commission of Experts in charge for the Safeguarding of the Historic Centre. This ensures that all projects planned and discussed by the City of Salzburg are announced to ICOMOS as soon as possible. Meetings between the national ICOMOS monitoring expert and the authorities of the City of Salzburg take place regularly. Detailed written minutes are provided for all these meetings. In summer 2018, the national ICOMOS committee commissioned a second monitor to enhance the advisory service for the city authorities.

Further to the implementation of the recommendations stated by the Advisory Mission and the World Heritage Committee, the City of Salzburg in 2017 launched a new process with the aim to foster the involvement of the local communities in the safeguarding of “their” historic quarters. The process started with the so-called “Mülln Dialogue”. It encouraged the local residents as well as people interested in the project to express their ideas for the future development of this historic district in a close dialogue with the representatives of the city administration. A comprehensive data collection concerning manifold aspects of urban development and structure is the basis for this project, for the implementation of its results and the monitoring of the measures going along with it. The city administration reviews all wishes, ideas, concerns and targets expressed by the participants during the process with regard to sense of purpose and feasibility. Part of the requests voiced by the participants during the pilot project in 2017 could already be realised. The evaluation of the process showed a positive response by the local community. The local government therefore plans to provide financial means for follow up “quarter-dialogues” in the historic Kai-District in 2019/2020, in the quarter around Cathedral, Festival Hall, Getreidegasse, Gesättengasse in 2023 to 2025 and in Linzer Gasse, Steingasse, Äußerer Stein in 2026 to 2028.

Concluding it has to be stated that the authorities of the City of Salzburg reassured their commitment for the implementation of the World Heritage Convention in its relation to the safeguarding of the property “Historic Centre of the City of Salzburg”, which shall be realised in consultation with the Federal Chancellery and ICOMOS Austria. The City of Salzburg considers this an important objective in accordance with the regional constitutional legislation as stated in para 3a of the Salzburg Municipal law. The safeguarding of the historic building stock and the townscape, evolved during history according to the regulations of the Salzburg Old-Town-Protection Act and in cooperation with the Federal Monuments Authority since 1967, is a major field of action for the people responsible in the City of Salzburg as well as in the provincial state of Salzburg.



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**The Culture Sector
World Heritage Centre**

Ms Régina Durighello
Director of the World Heritage
Programme
ICOMOS International
49-51 rue de la Fédération
75015 Paris

Ref.: CLT/WHC/7252/AT/AOD

2 April 2014

Subject : Working Group on construction projects in the "Historic Centre of the City of Salzburg"

Dear Madam,

Please find enclosed a letter from our national Focal Point for Austria, regarding a working group for the revision of construction projects within the World Heritage property "Historic Centre of the City of Salzburg".

Following the recommendations of the Heritage Impact Assessment, the City of Salzburg is organizing a working group to review construction projects in the vicinity of the Dr. Franz Rehr Platz. This meeting will convene representatives of ICOMOS Austria, developers and local property owners, and the city would like to invite Prof. Michael Petzet, whose recommendations from the April 2013 Advisory Mission will prove to be important in the revision process.

I would therefore be grateful if you could mandate Prof. Petzet to represent ICOMOS International during this meeting, should you deem it appropriate. We trust that ICOMOS International will make all necessary arrangements directly with the Austrian authorities, and look forward to reading about the outcomes of this consultation.

Let me thank you in advance for your cooperation in this matter.

Kind regards,

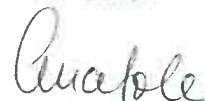
Kishore Rao
Director

cc: Permanent Delegation of Austria to UNESCO
Austrian National Commission for UNESCO

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Antwort bitte unter Anführung der GZ an die Abteilungsmail

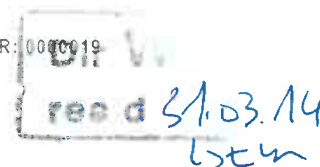
**UNESCO World Heritage property Historic Centre of the City of Salzburg (C 784)
(Austria);
Project Dr. Franz Rehrl Platz; Follow-up of the Advisory Mission 2013
as well the Heritage Impact Assessment of 2013**

Sir,

We refer to our letter BMUKK 24.621/43-IV/3b/2014, dated 5 March 2014. The Heritage Impact Assessment (HIA) of the project Dr.-Franz-Rehrl-Platz recommends inter alia the revision of the construction-project. Therefore, the City of Salzburg in close cooperation with the project-developer, the jury of the architectural competition, ICOMOS Austria and representatives of the neighbouring landowners is going to launch in April the revision procedure. Three sessions of the working group are foreseen.

The authorities of the City of Salzburg would appreciate highly the help of Prof. Michael Petzet, ICOMOS International. His recommendations made in his report to the Advisory Mission of April 2013 are crucial for the implementation of the construction-project in line with the requirements for World Heritage. Therefore, City of Salzburg would very much appreciate inviting Prof. Petzet to the revision procedure.


The State Party of Austria wishes to ask you to confer the mandate to Prof. Petzet, putting him into a position to represent ICOMOS International in the revision-procedure.



Please accept the assurances of my highest consideration.

Vienna, March 25, 2014
On behalf of the Federal Minister:
Bruno Maldoner
(Focal Point Austria)

Elektronisch gefertigt

Signaturwert	Qn8bHskRUf7XRIyyU/7Fy35nVwPNmlfjEx95J3F/oDI7AwePHn01a0ct/lhZm4xX4sG lyE80a0uTqgS0vyH1Y8RqMjTnMIGJbhpheq6GQdobbb8lgHt9JTrqJMr7PSztrdJrxt p033ESffoFKGdUTPh5CBShpctTOEeZjN1ZbVu22+/5qYqyrUNjmF4PcbhrXwPxHgbk mlnULYM/c9HcMeVOKyl2xDuNSszf+5LoDuJ5WVvfQRJOA4VqDB3Q6o2PS75b/g2YiQ0 2L2AgMcWYLMBwXISx/fREAXvM7CGCrXCBPpx+oO89JHvYb2tuodJ/cOdwoEyUWRYLP/ PTqpSVA==	
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Minutes of the first working group meeting on May 23, 2014 (10:00 am to 2:30 pm) concerning the revision of the project Dr.-Franz-Rehrl-Platz in order to achieve a World Heritage-compatible project.

Participants: Prof. Dr. med. Michael Petzet (ICOMOS International) Dipl.-Ing. Dr. Hansjörg Kaiser (ICOMOS Austria) President Dipl.-Ing. Axel Wagner (representative of the *Stadtverein*) architect Dipl.-Ing. Much Untertrifaller (representative of the former jury) architect Dipl.-Ing. Thomas Forsthuber (representative of the former jury) architect Dipl.-Ing. Peter Riepl (representative of the former architectural advisory board) architect Dipl.-Ing. Martin Bockelmann (representative of the planner) architect Dipl.-Ing. Nicole Alpers (representative of the planner) Reinhard Mozigemba (representative of the project operator) Georg Scholz (representative of the project operator) Robert Bukovc (legal representative of the project operator) architect Dipl.-Ing. Erio K. Hofmann (resident representative) Herbert Koutny (resident representative) Michael Mair (moderator) Dipl.-Ing. Dr. Andreas Schmidbaur (department head of MA 5 (Raumplanung und Baubehörde / Building and Planning Department of the City of Salzburg) and former jury representative) Wilfried Schaber (construction historian of MA 5) Petra Pelka (secretary) Mag. Alexander Würfl (World Heritage Site manager for the city of Salzburg)

Dr. Schmidbaur welcomes the attendees and thanks for their coming.

Ma g. Würfl once again sets out the goal of the project revision and the purpose of the working group. In particular, the result of the HIA by the Danube University Krems is summarized.

Clarification - title of the working group – important: this group is not a jury

Dr. Koutny notes that he only came as an neighbour to get information. The same is true for architect Hofmann. The representatives of the city of Salzburg want to clarify that there will not be any official activities coming from this working group, but the only question to be clarified is the compatibility with the World Heritage. Following the result of the HIA, a work assignment shall be formulated in cooperation with the architects, which they must take into account for the project revision.

Dr. Kaiser states that this is a working group and not a jury.

Project presentation and summary of the previous process

Arch. Bockelmann explains the project and the previous project progress.

Mr. Scholz explains the concept of use: smaller apartments, offices (because of court proximity), small shops, cafe, bakery, boarding house for the UKH (emergency hospital), parking garage with short-term parking facilities); good connection to public transport (bus stop); bicycle parking; new Schuchter stairs; barrier-free with lift

Discussion

Dr. Petzet (summarizes the previous position of ICOMOS International): - Giving up the 5th storey -

separation of buildings - no stylish contrast architecture - Charter of Nairobi (Article 27) – fringe areas are important and require special quality and consideration – is the entrance friendly enough? - materials – the HIA expertise is criticized, because it is not concrete enough, reference to the Old Town Conservation Act - harmonious adaptation (heights, eaves, modest architecture) - last revision draft: June 2013 from the perspective of Prof. Petzet it is well under way - ICOMOS Austria - proposals

Dr. Kaiser: - The property itself is to be discussed again – is the neighbouring property park or building land? - objective is an implementable project with regard to urban space (especially park, Ferch property)

Dr. Schmidbauer: - Ferch property is in accordance with the democratic and legal requirements, city has to react to the issues

Pres. Wagner: What is the previous density development?

Arch. Bockelmann: - Numbers are difficult; competition 1.75, now 1.38 (including reserved area) - after last revision June 2013 - 1.24 - from an architectural point of view, a further reduction would no longer correspond to the result of the award of the competition. - The project should also provide an architectural development for the city. - Idea of the project: from the point of view of the architect the different existing structures have to be summarized and newly interpreted, also in terms of design.

Pres. Wagner: - From his point of view, due to its design, the project does not fit into the Protected Zone Area I. The *Stadtverein* sees no way to get this project started. - Clearly defined individual objects can not be seen in the project outline.

Dr. Bukovc / Dr. Schmidbauer: The topic of this meeting is the compatibility with the World Heritage and not the Old Town Conservation Act.

Arch. Hofmann: - A positive development can be seen – the inclusion of the Ferch property into the competition idea was a good step - location emergency hospital? - passages and access routes are important and the block-shape should be less apparent - overall concept?

Dr. Schmidbauer: The idea was to consider an overall solution as far as the Äußere Stein. Since the landowner Ferch did not want to get involved the topic was rejected. AUVA (Allgemeine Unfallversicherungsanstalt = Austrian Social Insurance for Occupational Risks) has not questioned the location of the emergency hospital Salzburg for the moment, but it was considered from the city.

Dr. Koutny: Currently no concrete discussion about changing the location of the emergency hospital. But for economic reasons, even if the plot is put up for sale, it will be difficult to build less.

Arch. Hofmann: The emergency hospital building wears out quickly.

Arch. Untertrifaller / Arch. Forsthuber: Rotten compromises are bad; from Untertrifaller's point of view, the competition was well prepared; the winning project fulfilled the required tasks; the typological differences are well captured for urban space; the quality of the project is very contested by compromises regarding its height development etc. The Ferch family has bowed out of the big solution, which was greatly regretted. In his opinion the project has met the requirements, in terms of the cityscape as well as of the UNESCO regulations. A restart of the project would only cause harm and would not produce anything else. Uniform height damages the project; more structure and a variation in roof height is absolutely necessary.

Mr. Mozigemba: After a 3 ½ year process, a return to the start is not feasible for us; for economic reasons (floor space) another restart is not practicable;

Arch. Riepl: An open discussion is very important; the goal for today is not to get to a concrete plan, but to formulate requests for revision by the architect; the intention of ICOMOS Austria to create a new independent and adjoining urban district was, from my point of view, well accomplished. The quality of the design and the performance of the architects was very satisfactory; no razing off and cutting apart without compromising the quality; the new mixed use in this area is missing (cafes, shops) especially with regard to the villas, this is a very good addition; the ground floor as a new public space has been missing in this district of the city so far;

Dr. Petzet: This is also about the fundamental question, how we will rebuild in the future in the old urban environment (in particular regarding the regulations of the Old Town Conservation Act); idea of traffic (public transport) in the reserved area

Arch. Alpers: Overhangs are supposed to enable the city development (especially traffic).

Arch. Bockelmann: Our architecture has no intention to be fashionable; in our view the architecture was developed in response to the location and the environment; overhangs should continue to have different functions; we have very high standards;

Arch. Forsthuber: Overhangs complement the new function as a public space (especially in the rain).

Arch. Bockelmann: The last revision of the structure, tries to give the whole building a villa-like appearance. Connecting links should seem very transparent. For us the final state is only a compromise; the smoothly plastered facades do not really match our architectural proposal, because we prefer specially treated concrete. The size of the window openings was reduced to the greatest possible extent. From our point of view, the design loses its vitality, but we can justify this so far. The plan is of course not yet finished.

Break

Mag. Würfl: Reminds again the whole purpose of the process and reads out the recommendations of the HIA report of the University of Krems.

Dr. Schaber: Explains the development of historic windows and their location in the facade.

Dr. Petzet: We still talk about the same building site, this is why a project development is possible. We do not have to go back to the beginning, but the harmonic insertion needs to be guaranteed since we do not want a “chic contrast architecture”. This should not be a model, for the future development of the Old Town (I refer to the many other projects that were assessed during the Advisory Mission). A little more attention should be paid to the requirements of the Old Town Conservation Act.

Arch. Bockelmann: From our point of view, the present revised draft but also the result of the competition are the architectural answer to the legal requirements of a harmonious insertion. The location of the windows was chosen deliberately because of the desired liveliness as it is guaranteed by the Old Town Conservation Act. Our architectural model is supposed to reinterpret the old and provide answers to the questions of architecture predetermined by the Old Town and its immediate surroundings (“transformation”);

Dr. Petzet: Entrance building to the square?

Dr. Bukovc: The goal is to define specifications without destroying the prize-winning design.

Dr. Petzet: The harmonic insertion is the most important issue for us. New considerations are necessary here.

Arch. Untertrifaller: From my point of view and also from the point of view of the then jury, the result of the competition already complies with the legal provisions and the specifications of the competition.

Arch. Hofmann: The question of open space design has not been answered satisfactorily;

Arch. Bockelmann: The open space design is not completely open. From our point of view, a bright, newly designed shared space needs to be created; trees can certainly be planted; the parking spaces in front of the hospital should, in our view, be moved to the underground car park so that the space can really be experienced as a square;

Arch. Hofmann: The question is if the free space, as designed in the plan, is feasible;

Mr. Mozigemba: The entrance to the existing underground car park is situated on our property. Originally there was a row of trees on our site. The trees are gone in the meantime. It is still to be clarified, whether the emergency hospital is actually not supposed to plant such a row of trees according to the original design idea.

Arch. Alpers: Negotiations with the emergency hospital about the open space design are ongoing but not yet finalized.

Dr. Koutny: It is true that there are discussions regarding an extension of the underground car park

which would also serve the emergency hospital. The existing barrier-free access has to be kept in mind. On the other hand, there are economic questions to be considered. We have emphasized already that currently the planned tree row is not feasible. The last word has not yet been spoken however. For the emergency hospital, it is important that the existing logistics has to be maintained and/or, if possible, be improved.

Arch. Alpers: The design of the open space should be done for the city of Salzburg. From our point of view, a square is an absolutely necessary requirement for this project, both for the city and for the emergency hospital.

Arch. Bockelmann: From our point of view, the new square would mean a significant improvement for the people in Salzburg. The quality of this area can only be improved. The row of trees is certainly feasible.

Dr. Schmidbauer: The reserved area was agreed on with the Land (Province of) Salzburg and must be reserved for future urban development (traffic). Another use is currently not considered, at least not for the next 2 generations.

Dr. Kaiser: Roundabout?

Dr. Schmidbauer: The roundabout, which was planned by the Land Salzburg, is no longer possible if the current new construction project is realized.

Dr. Kaiser: From the ICOMOS point of view, the tunnel model (as the priority traffic axis), as planned by the Land Salzburg, would go beyond the scope.

Dr. Schmidbauer: The homework is already done. The traffic project as planned by the Land Salzburg is not feasible for the city of Salzburg in its present form, neither for reasons of World Heritage nor for urban planning reasons. From the perspective of the city, a public space for the city is important and conceivable in the medium term - perhaps even in the long term.

Dr. Bukovc: The planned project supports the World Heritage idea because it disables the gigantic transport project.

Mr. Mozigemba: Traffic is not the topic today; he brings up the 3 points Dr. Petzet / ICOMOS respectively the World Heritage Committee.

Dr. Mair: To sum up once again, the height reduction, the transparency and an improved harmonic insertion are the topics of today.

Dr. Schmidbauer: Other locations for new buildings in the Old Town will have to be assessed differently.

Pres. Wagner: For the next meeting a revised model is absolutely necessary.

Dr. Schmidbaur: In order to achieve a harmonious integration into the Old Town ensemble, the following recommendations should be given to the architects: - revision of a differentiated height development is still required, also with regard to levelling - transparency should be enhanced - facade material and opening dimensions have to be better adapted to the existing buildings on site – the realizable ideas for the open space area must be put out on the table - HIA recommendations (ecology, economics and social issues) also need to be brought up clearly.

Dr. Petzet: Also, the location and the design of the front part of the building has to be reconsidered, in particular concerning its visibility.

Arch. Alpers: From our point of view, this front part leads to the (new) square, this is why we chose the location and planned the inclination of the building to the front.

Dr. Schmidbaur: It is precisely because of its visibility in the urban environment that the appearance of the building should be calmed.

Arch. Riepl: This inclination is hardly perceived; once again the constant modification of the award-winning design is heavily criticized. This does not allow a high-quality development.

Pres. Wagner: The Old Town area is fundamentally different. It covers only 5% of the urban area and this is where new constructions should be in scale with existing historic patterns.

Arch. Forsthuber: Question about the effect of the physicality of the front part building?

Dr. Petzet: UNESCO's efforts are preservation and not redesign. UNESCO notes with concern that, in the case of Salzburg, the development around the ensemble creates a contrasting new architecture.

Arch. Bockelmann: Our architecture has been developed precisely for this location. That's why I don't understand the criticism of our entire project. In our opinion, changing the entrance part of the building would change everything.

Dr. Petzet: UNESCO and ICOMOS International are always concerned with the preservation of the OUV.

Dr. Mair: From my point of view, the project has been moving forward since the competition!

Dr. Petzet: This is true, but the statement as well as the HIA show clearly that further movement is required.

Arch. Untertrifaller: I believe that the quality of the project has already deteriorated and is about to deteriorate even more.

Pres. Wagner: The last draft (as of June 2013) should be revised together with facade plans and should be presented again.

Mag. Würfl: Requests a joint text for a short press release

Dr. Mair: It is generally agreed that the architects are given a mandate to prepare a revision in order to achieve a harmonious adaptation to the Old Town ensemble. The following points should be included: reduction of the height, optimization of transparency, checking the opening respectively the window formats, presentation of a realistic open space concept, proof of the sustainability criteria.

Organizational matters

The next meeting will be held on June 11 2014 at 14:00.

Pres. Wagner informs that he is unlikely to attend this date. He will ask a representative of the *Stadtverein*, to replace him at the second gathering.

Minutes of the second working group meeting on June 11, 2014 (14:00 to 17:00) concerning the revision of the project Dr.-Franz-Rehrl-Platz in order to achieve a World Heritage-compatible project.

Participants: Prof. Dr. Michael Petzet (ICOMOS International) Dipl.-Ing. Dr. Hansjörg Kaiser (ICOMOS Austria) President Dipl.-Ing. Axel Wagner (representative of the *Stadtverein*, Salzburg Old Town Association) architect Dipl.-Ing. Thomas Forsthuber (representative of the former jury) architect Dipl.-Ing. Peter Riepl (representative of the former architectural advisory board) architect Dipl.-Ing. Martin Bockelmann (representative of the planner) architect Dipl.-Ing. Nicole Alpers (representative of the planner) Reinhard Mozigemba (representative of the project operator) Georg Scholz (representative of the project operator) Dr. Robert Bukovc (legal representative of the project operator) Dr. Herbert Hübel (legal representative of the project operator) architect Dipl.-Ing. Erio K. Hofmann (resident representative) Dr. Herbert Koutny (resident representative) Dr. Michael Mair (moderator) Dipl.-Ing. Dr. Andreas Schmidbaur (department head of MA 5 (Raumplanung und Baubehörde / Building and Planning Department of the City of Salzburg) and former jury representative) Dr. Wilfried Schaber (construction historian of MA 5) Mag. Alexander Würfl (World Cultural Heritage Site manager for the city of Salzburg)

Dr. Schmidbaur welcomes the attendees and thanks for their coming.

Mag. Würfl informs everybody that the planners as well as ICOMOS Austria have criticised the minutes (both corrections to the minutes were incorporated and ready to be taken, however, nobody took the protocols along which were corrected according to the suggestions from ICOMOS Austria respectively from architect Mr. Bockelmann).

Dr. Mair also welcomes all the participants and summarizes once again the outcome of the working group meeting of May 23, 2014 as well as the amendments as required from the planners.

Architect Bockelmann and architect Alpers explain the changes made by the planners since the last working session:

- The fifth storey is given up, it was, however, not simply “cut off”, but according to the original draft, all storey heights were harmonized and changed altogether. - The height of the first storey was reduced. - It was very important to the planners that the interplay of heights, as planned in the competition project, is still in place. In turn, reference was made to all existing buildings in the neighbourhood. - The individual buildings are set off by the fact that there will be just a one-storey transparent connection between the structures. - Furthermore, the overhangs were reduced so that they appear much more compact now.

- The window formats were changed so that there are no more cross-storey formats and all the windows – although they have different sizes - are to be realized in each floor. - The windows should be operable and reflect the summer and winter use. - Plaster or concrete are both possible as facades materials. - The open space concept projects the creation of a square in front of the UKH. The trees in the original plan should definitely be planted. The exact location of the trees is still to be clarified, and can be done in either case, on the own property. In any case, trees should also be planted vis à vis the Ferch property. The buildings are also to be understood as filters for

the traffic zones of the Dr.-Franz-Rehrl-Platz. - The ground floor is a reference to the existing street line. - The set-back of the front building is also a reaction to the new square. - With regard to ecology, the German office (Janßen, Hannover) is commissioned to draw up an analysis of the required energy indicators, the energy efficiency of the building heights and the heat supply. - From an economic point of view, a durable construction solution is essential, sun protection is important, the maintenance should not be too complex and/or costly. In any case, a solid, thermally insulated construction is planned. - In order to satisfy the social aspects, the apartments meet the technical standards, there will be for example green roof terraces, providing a high living quality. There is good connection to public transport and to the bicycle path network. The quality of the urban space is significantly improved by the new square and the new staircase with a wheelchair accessible elevator. There will be a barrier-free shared space between the new building and the emergency hospital (UKH). An underground car park with public accessibility and public parking spaces is planned. Bicycle parking is to be improved. - From a planner's point of view and with regard to the social aspects, the following features are very important: the high quality of the floor plans (with four types of apartments ranging from 1- to 5-room flats with very flexible uses), the bright staircases and the high-quality energy standards. - The trees and plantations should be sustainable. - The buildings envelopes and the buildings are energy-efficient.

Dr. Mair: Thanks to the planners for the presentation. Are there any questions about the presented project?

President Wagner: How should the trees be planted?

Dr. Schmidbaur: Trees are technically feasible, if necessary in special baskets.

Arch. Forsthuber: Floor space?

Arch. Bockelmann / Arch. Alpers: The floor space should be designed as laid out in the competition: park and green spaces in the area surrounding the Ferch property and paving; the private gardens on the ground floor should not be enclosed. There won't be any private apartments on the ground floor but rather offices etc.

Dr. Kaiser: What about the Ferch view and the distances?

Arch. Bockelmann: Building heights according to the Building Act are respected.

Arch. Hofmann: What are the plans for the use of the single-storey connecting spaces?

Arch. Bockelmann: It is planned to create loggias and winter-gardens.

Arch. Hofmann: Is the floor space ratio still at 1.28 after the last revision?

Arch. Bockelmann: We haven't calculated exactly, but the floor space ratio will now be around 1.20.

Dr. Koutny: The trees remain an issue?

Arch. Alpers: As a replacement for the above ground car park of the UKH, there will be an underground parking garage.

Mr. Mozigemba: Parking space can be moved to the underground car park.

Dr. Koutny: The layout and the design of the square as a shared space is basically okay for the UKH. The planned trees too. The existing soil conditions are to be considered.

Dr. Schmidbaur: The shared space is designed for pedestrians and has - at the same time - to remain accessible by vehicles.

Break

Dr. Mair: Now we get down to business, which is the opinion on the revised draft.

Dr. Petzet: I'm speaking here (again) officially for ICOMOS International. The height development is okay and corresponds to the assessment of the Advisory Mission. The buildings are not single detached villas, but relate to the immediate area. There is no gigantic individual block. From my point of view, the separation of the buildings is fine. Special consideration has to be given to the fact that Dr.-Franz-Rehrl-Platz is located on the edge of the ensemble and not in the area around the cathedral or the historically grown city of Salzburg. It has also to be taken into account that this project has nothing to do with the Old Town.

Also, one can not completely disregard the existing emergency hospital. The green areas around the villa are okay so far. Planting trees both around the villa as well as in the area of the square are considered positive. I still do not quite understand the front part of the building. In any case, there is still a lack of proper planning for the back side. More plans would be desirable.

The project 'Priesterhausgarten' has to be evaluated in a completely different way. There we face entirely different historic specifications and the location is much closer to the Old Town area. But this project should not be discussed here and now.

In my view, the project is on a the right path. I will pass this on to ICOMOS International and also to UNESCO.

Mag. Würfl: The situation here is rather special because of the reserved route for traffic. Remains the question of the reduced overhangs and of the window formats.

Dr. Petzet: How would the entrance building look like if it were not inclined? The view from the Karolinenbrücke is important.

Arch. Bockelmann: The front part of the building has also changed.

Arch. Forsthuber: The design of the front part of the building was already very crucial in the competition.

Pres. Wagner: In my view, the revision is positive. Also, breaking up the building is fine, as well as the heights, including the windows and facades. Remains the question of the inclination. In general, however, the building does not appear so massive any more.

Arch. Hofmann: I see a very significant improvement, for me the project has developed in a positive way.

Dr. Koutny: Personally, the development of the project is very constructive. I also think - without trying to anticipate anything - that the emergency hospital shares this opinion.

Arch. Riepl: I don't see an improvement. The last stage of the project was better, especially in terms of building heights. But the project is still good. I want to take the opportunity to congratulate the architects for their design. There is still an accentuation. It creates a new urban space, which is very positive. The overhangs are important and can be seen as a statement to urban space.

Arch. Forsthuber: Basically, the project is positive. The heights are still good, the overall object still has many points of contact and reference to the immediate surroundings. Now we should let the architects continue their work in peace.

Dr. Kaiser: I would like to thank the builder for his patience. Why wasn't this done right from the beginning. Thanks also to the architects. The development of the project is certainly a positive one, even if only part of the specifications of ICOMOS Austria were implemented. One more question regarding the entrance building: Is a storey about 5 m high? Are there any changes planned?

Arch. Bockelmann: Concerning this matter we currently have no new ideas. Our main interest is the Imbergplatz. A new common urban space is created.

Dr. Mair: One more question for Dr. Petzet: is the project in its modified form now compatible with the World Heritage?

Dr. Petzet: Not all the details are yet on the table. Within the meaning of the Old town conservation Act (AEG) the project still needs to be revised. The materials are very important. Basically, the project should distinguish itself by a modest appearance. Maybe this can be done by installing window shutters?

Overall, however, from a World Heritage point of view, it is in order. The back façade is not an issue for UNESCO any-more. However, this can only be justified because the situation on the edge of the core zone of the World Heritage Protected Area is very particular and there is no specific historical structure. In any case, the details must still be reviewed by the Expert Commission for the old town preservation. This statement can only be preliminary. But I will signal green light.

Dr. Mair: I'm trying to summarize: - The improvements are clearly visible. - Detailed arrangements

are still required. The Expert Commission for the old town preservation will be responsible for this.
- The cultural world heritage is not threatened. This is also true for ICOMOS Austria.

This should also be passed on to the press.

Dr. Kaiser: I request that ICOMOS Austria attend the relevant meetings of the Expert Commission for the old town preservation.

Mag. Würfl: That can certainly be organized.

Dr. Petzet: The views still need to be displayed properly.

Dr. Schmidbaur: The text for the public should 1. refer to the special situation on the edge of the protected zone of the Old Town and the existing heterogeneous development through villas, the closed construction in the area of the Arenbergstraße and the very large structure of the UKH, 2. the recommendations of the Heritage Impact Assessment have undergone further development, 3. the outstanding issues have to be clarified with the Expert Commission for the Conservation of Old Towns and 4. the present ICOMOS representatives no longer see any threat to the World Cultural Heritage and this will be passed on to the World Heritage Committee.

Dr. Emperor and Mr. Mozigemba: What is the next step?

Dr. Schmidbaur: Drafts a possible timetable with a decision in the first council after the summer break.

Mag. Würfl: It is recommended that the necessary coordination with the Expert Commission for the Preservation of Old Town be tackled as soon as possible.

Thanks to all participants for their time and effort.

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Betr.: Historic Centre of the city of Salzburg, State of Conservation

Dear Regina Durighello,
dear Pilar Oraa,

The historic centre of the City of Salzburg, inscribed in the World Heritage List 1996, has been again and again on the agenda of the World Heritage Committee concerning the management plan and different projects. Also concerning the neverending discussions on the development of the project Dr.-Franz-Rehrl-Platz I can refer again to my extensive report of 10. April 2013 on the results of the Advisory Mission (2./3. April 2013) to Salzburg, included by ICOMOS International in the report sent to the WHC for transmission to the State Party (message to Regina Durighello, 25. April 2013).

As follow up of the Advisory Mission I took part in two expert meetings in Salzburg with a working group including ICOMOS Austria discussing the special problems of the project Dr.-Franz-Rehrl-Platz: -see the detailed minutes of the first and second meeting (23.5. and 11.6.2014) with my final statement:

„Im Sinne des Altstadterhaltungsgesetzes soll das Projekt noch überarbeitet werden.....Insgesamt ist es aber aus Sicht des Welterbes in Ordnung.....Die Details müssen über die Sachverständigenkommission für die Altstadtarnierung in jedem Fall noch geprüft werden. Diese Aussage kann nur vorläufig sein. Ich werde aber grünes Licht signalisieren“.

In the later versions of the Franz-Rehrl-Platz project the architects took up in a positive way some recommendations of the Advisory Mission concerning the height

development and the structure of the facades. In a first message for ICOMOS International (message to Pilar Oraa, 24. July 2016) I misunderstood the consequences of inner partition walls and partial gallery levels in the ground floor, which should not be interpreted as a „fifth storey“: In the meantime compared with the competition project (2011) the disturbing height of the buildings has been reduced step by step along the entire lengths by giving up the fifth storey, by separating the structure into clearly defined solitaires and a better orientation of the facades and the windows of the formats found on-site.

Finally some days ago (11th Nov. 2016) Magister Alexander Würfl, World Heritage Coordinator of the City of Salzburg, and Dr. Christian Baur discussed with me in Munich the latest version of the Rehrl-Platz project, as already approved by the Austrian authorities, - a new set of plans (May 2015), that seems to have been sent according to the resolution of the World Heritage Committee (39 COM 7B.76) already in April 2016 to the World Heritage Center. Besides I receive a comprehensive statement (letter of 15.Nov. 2016) of Mag. Alexander Würfl describing the revision process of the project and demonstrating that the city of Salzburg accepted the results of the Advisory Mission 2013 not only concerning the Rehrl-Platz project („Residential Buildings City Life“) but also tries to avoid possible conflicts, with conservation and visual integrity of the World Heritage in other cases described in the report of the Advisory Mission (Priesterhausgarten, Paracelsusbad etc.), and announces more HIA-procedures and proposals for the revision of the Salzburg management plan.

Under circumstances I hope to the Altstadterhaltungsgesetz (Salzburg Law for the Preservation of the Old Town Centre) and the Expert Commission for the Preservation of the Old Town (SVK, Sachverständigenkommission) in cooperation with the Austrian state monument service (Bundesdenkmalamt) and ICOMOS Austria we will soon have acceptable solution for the future of the World Heritage Salzburg.

Krailling, den 24.Nov. 2016

Prof. Dr. Michael Petzet