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E-Mail-Antworten sind bitte unter Anführung der  
Geschäftszahl an [ii4@bka.gv.at](mailto:ii4@bka.gv.at) zu richten.

Geschäftszahl: 2020-0.036.056

## **UNESCO World Heritage Historic Centre of the City of Salzburg State of Conservation Report 2020**

Dear Madam,

With reference to Decision 43 COM 7B.80, adopted by the World Heritage Committee in its 43rd session in July 2019, 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 has successfully completed the reissue of the management plan containing amendments in accordance with the recommendations stated by the Advisory Mission 2013. Please find a digital copy of the management plan annexed to the SOC report for review by the Advisory Bodies. Printed copies will be distributed to the World Heritage Centre and ICOMOS International by mail.

Concluding I wish to confirm that all documents submitted along with this letter are clear for publication on the website of the World Heritage Centre.

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

With kind regards

Vienna,  
For the Federal Minister for Arts, Culture, Civil Service and Sport  
Mag. Ruth Veronika Pröckl  
Head of Division IV/A/4a – UNESCO World Heritage

### Attachments

Digital Signature



**Republic of Austria**  
**SOC Report**  
**Historic Centre of the City of Salzburg**

**Executive Summary**

Austria welcomes and fully supports the Decision by the World Heritage Committee adopted at its 43<sup>rd</sup> session 2019. We are happy to report about the successful implementation of the measures to meet the requests and recommendations stated by the World Heritage Committee and its Advisory Bodies.

The City of Salzburg successfully revised the Management Plan (MPL) for the property. The new MPL includes the recommendations stated by the ICOMOS Advisory Mission and is available to the public. Among the newly implemented measures, we wish to emphasise a comprehensive monitoring-process involving ICOMOS Austria, clearly defined regulations for Environmental and Heritage Impact Assessments and a newly developed digital, 3D city model.

In addition to this in November 2019, the City Council adopted special regulations for the implementation of building projects in “sensitive areas” outside the boundaries of the legally protected zones according to the Conservation Act for the Historic Town. The latter constitutes a major instrument within the management-system of the World Heritage property.

Heritage Impact Assessments (HIA) are carried out regularly in accordance with the newly adopted management plan. The latest HIA deals with the housing project in the so-called “Priesterhausgarten” as reported in para five. The results are provided along with this report and clear for publication on the website of the World Heritage Centre.

The implementation of a World Heritage Visitors and Information Centre is work in progress and is prepared by a working group exclusively established for this task and for the support of the further process.

## Response to:

The World Heritage Committee,

1. Having examined Document WHC/19/43.COM/7B,
2. Recalling Decision **41 COM 7B.41**, adopted at its 41st session (Krakow, 2017),
3. Notes the State Party's efforts to implement the ICOMOS Advisory mission recommendations and the World Heritage Committee decisions concerning the development at Residential Area Dr. Franz-Rehrl Platz (Residential Buildings City Life Rehrlplatz, and requests the State Party to submit the latest version of the project, which takes into account Decision **41 COM 7B.41**, to the World Heritage Centre for review by the Advisory Bodies;
4. Welcomes the State Party's statement that the design for the Nelböck Viaduct Rainerstrasse / Bahnhofsvorplatz project and the design for the new Paracelsus indoor swimming pool project have been revised according to the previous Committee Decision, and also requests the State Party to submit to the World Heritage Centre, with urgency and by **1 December 2019**, and before final construction approvals are granted, the following *items* for review by the Advisory Bodies:
  1. Visuals of the Nelböck Viaduct Rainerstrasse / Bahnhofsvorplatz project, including its total projected building height,
  2. Total heights of all the high-rise buildings in the vicinity of the Nelböck Viaduct Rainerstrasse / Bahnhofsvorplatz project,
  3. Further details of the Paracelsus indoor swimming pool, including visual documentation, with regard to the revision of the projects;
5. Also notes the State Party's commitment that a Heritage Impact Assessment (HIA) will be carried out concerning the new Priesterhausgarten housing project, and reminds the State Party to submit to the World Heritage Centre, for review by the Advisory Bodies, the details of the project and the results of the HIA, including a section on the potential impacts of the project on the Outstanding Universal Value (OUV) of the property, as soon as they are available, and before any irrevocable decisions are taken concerning this project;
6. Reiterates its regret that the development project at Schwarzstrasse 45 / Ernest-Thun-Strasse has already been built, and further requests the State Party to submit the information of the final construction concerning its visualization by **1 December 2019**;
7. Also welcomes the progress in legislative and planning mechanisms, the constructive dialogue with the local communities and heritage experts as well as the commitment to revise the Management Plan, however 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. Requests furthermore that the State Party develop a comprehensive urban Land Use Plan, which suitably responds to the property's status and includes provisions for protection mechanisms and regulatory measures, to ensure the adequate protection and control of the property and its landscape setting, as previously requested;
9. Requests moreover the State Party to carry out HIAs, including visual impact assessments, for projects, which may threaten the OUV of the property, in conformity with the 2011 ICOMOS Guidance on HIAs for Cultural World Heritage properties, before any irrevocable decisions are taken concerning the projects;
10. Finally requests the State Party to submit to the World Heritage Centre, by **1 February 2020**, 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 44th session in 2020.

#### **Responses to:**

##### *Para 1 to 4 and 6*

We kindly ask to refer to the information provided in December 2019 as requested by the World Heritage Committee. The City of Salzburg noted that the projects "Paracelsus Bad, high-rise building Perron and the housing project Ernest-Thun-Straße 2 and 2A were finalized. The façade of Paracelsus-Bad was modified in consultation with the ICOMOS monitoring expert for the property. The result is a compromise that is not entirely satisfactory according to ICOMOS Austria who requested a less shiny version. Even so, with regard to the overall appearance of the property, the impact can be classified as "minor negative".

##### *Para 5*

The Heritage Impact Assessment (HIA) was carried out in summer 2019 by order of the Federal Chancellery of Austria in close cooperation between expert Prof. Dr. Uta Hassler

(ETH Zurich / ICOMOS Switzerland) and all local stakeholders involved in the project. The results were available in late autumn 2019 and showed that the project in its current version would adversely affect the OUV of the property. At present, the developers did neither apply for an alteration of the zoning plan nor for a building permission. Should there be an application for the implementation of the project the HIA (and certainly the results of a related technical review by ICOMOS International) will be part of the information necessary for the legal procedure. The complete HIA is annexed to this report and clear for publication on the website of the World Heritage Centre (please note: maps and visuals are only included in the German version).

#### *Para 7*

The City of Salzburg in cooperation with ICOMOS Austria successfully revised the Management Plan (MPL) for the property. The new MPL includes the recommendations stated by the ICOMOS Advisory Mission and is available to the public. A digital copy in English language is annexed to this report. Among the newly implemented measures, we wish to mention a comprehensive monitoring-process involving ICOMOS Austria, clearly defined regulations for Environmental and Heritage Impact Assessments and a newly developed digital, 3D city model. It shall be used for the assessment of all building projects and allow for better visuals for HIAs as well as for the regular monitoring; test operation will start in February 2020.

#### *Para 8*

The City of Salzburg noted that the core instrument for the protection of the property is the “Salzburger Altstadterhaltungsgesetz 1980” (Conservation Act for the Historic Town) in its current version. It applies to the area of the property and a large part of the buffer zone and thus plays a major role in the World Heritage management-system. Digital maps show the complete protected area including the World Heritage property and are available to the public. Complementary to this in November 2019 the City Council adopted special regulations for large-scale developments outside the boundaries of the protection zone. Project dossiers for “sensitive areas” (e.g. near the buffer zone or with possible impacts on vistas with historic significance) have to include analyses about the surrounding historic building stock and structures for revision by the decision bodies. Therefore, for this part of

the town, a comprehensive land use plan does not seem to be a practicable and sufficient instrument.

#### *Para 9*

Heritage Impact Assessments are carried out in accordance with the newly adopted management plan. The latest HIA deals with the housing project in the so-called “Priesterhausgarten” as reported in para five.

#### *Additional Information on current developments*

The implementation of a World Heritage Visitors and Information Centre is work in progress and prepared by a working group including representatives from the Austrian UNESCO Commission, the Federal Chancellery<sup>1</sup>, the University of Salzburg, the Town Association, the Salzburg Museum and independent experts in the field of heritage conservation. Currently the working group defines the legal provisions with the aim to enable the City Council to confirm the implementation of the Visitors Centre. Role models for this new facility are similar ones in the World Heritage properties of Bamberg and Regensburg

The so-called “World Heritage Quarter Dialogues” established in 2016 will be continued. In 2019 and 2020 in the Inner Nonntal and in the Quai Quarter, the local residents are invited to participate in this open-dialogue process. The main objective is to locate good practice models, wishes and ideas as well as concerns with the aim to enhance the awareness for the World Heritage status and to train the sensitivity for what it means to live in a World Heritage site. The project is highly successful and welcomed by the local community.

Two current building-projects are under critical supervision by ICOMOS Austria: the restauration and extension of the Mozarteum-Foundation that shall allow for a newly built annex to the connecting wing in Schwarzstraße No. 26 – 28 and the reshaping of an object in the ownership of the Salzburg Festival Fund on Herbert-von-Karajan square No. 9. As soon as

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<sup>1</sup> Since 29<sup>th</sup> January 2020: Ministry for Arts, Culture, Civil Service and Sport, who is responsible for the implementation of the World Heritage Convention in accordance with the program of the newly constituted Federal Government.

valid information on both projects is available, it will be presented in accordance with the regulations of the new management plan to the World Heritage Centre for review.

Concluding we wish to thank the representatives of the World Heritage Centre and ICOMOS International for their support in the implementation of the World Heritage Convention.

This State of Conservation Report is clear for publication on the website of the World Heritage Centre.

#### Annexes

A handwritten signature in blue ink, appearing to be 'Ruth Veronika Proeckl', written in a cursive style.

Ruth Veronika Proeckl

Federal Ministry for Arts, Culture, Civil Service and Sport

Head of Unit II-4a UNESCO World Heritage

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Director  
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E-Mail-Antworten sind bitte unter Anführung der  
Geschäftszahl an [ii4@bka.gv.at](mailto:ii4@bka.gv.at) zu richten.

Geschäftszahl: BKA-KU24.621/0146-II/4/2019

**UNESCO World Heritage**  
**Historic Centre of the City of Salzburg**  
**Reports and informations about current projects**

Dear Madam,

with reference to para 4 and 6 of decision 43 COM 7B.80 please find the requested visuals  
enclosed to this letter as provided by the City of Salzburg.

An updated report on the state of conservation of the property, including the latest design of  
the residential project in the area of Dr. Franz-Rehrl Platz and a Heritage Impact study  
concerning the Priesterhausgarten housing project, will be submitted by 1st February  
2020. The report is based on the information provided by the authorities of the City of  
Salzburg.

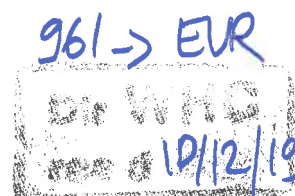
Please accept, Madam, the assurances of my highest consideration.


With kind regards

Vienna, 10. December 2019  
For the Federal Minister for  
EU, Arts, Culture and Media:  
Dr. Elsa Brunner  
Head of Division II/4

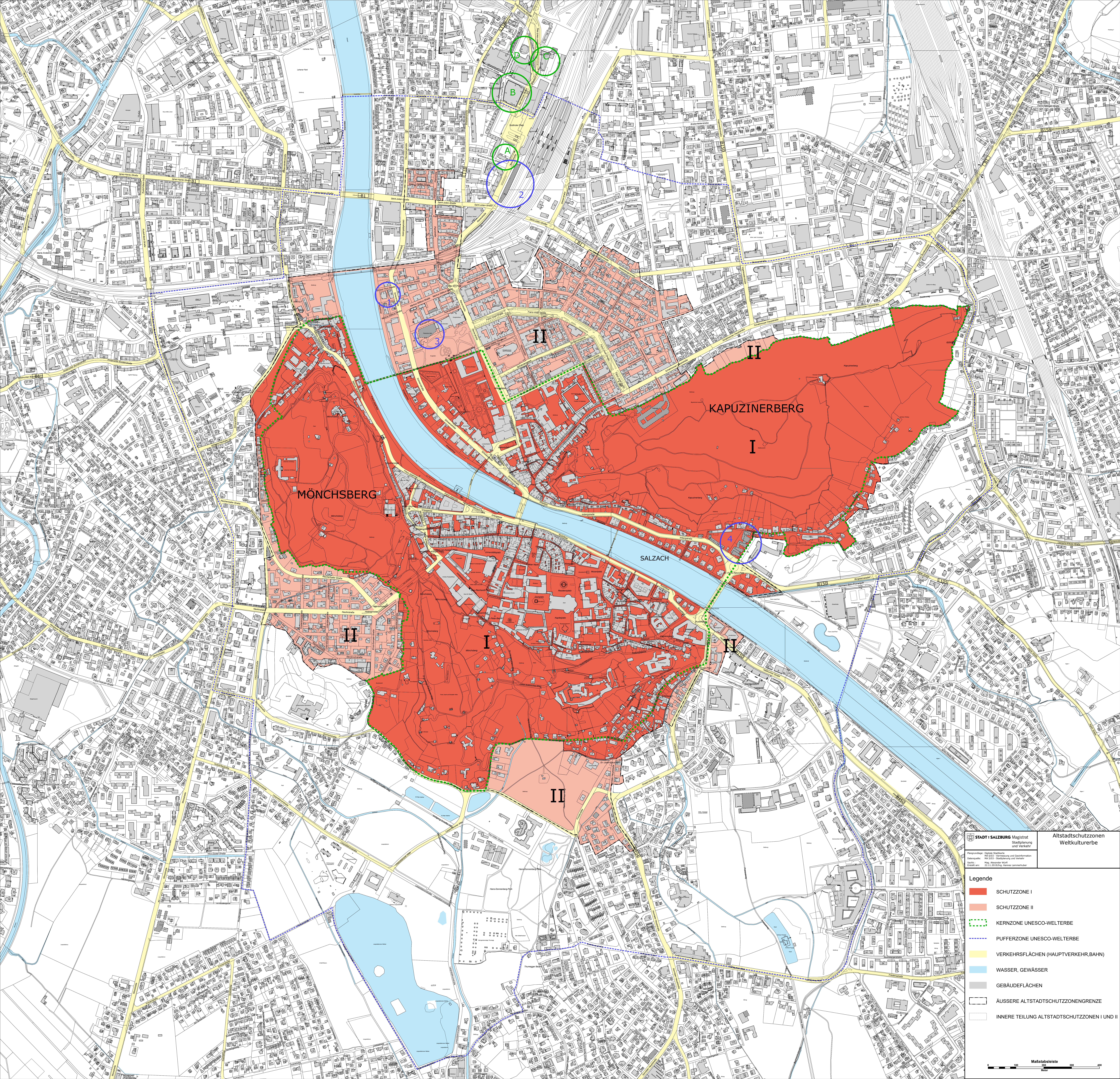
Attachments

Digital Signature



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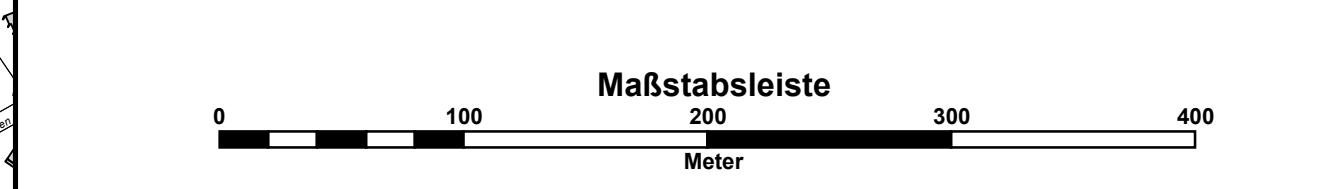


**STADT · SALZBURG** Magistrat  
Stadtplanung  
und Verkehr

Handgezeichnet · Digitale Gestaltung  
Datenquelle: MA 013 – Stadtplanung und Verkehr  
Stand: 2013  
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Altstadtschutzzonen  
Weltkulturerbe

- Legende**
- SCHUTZZONE I
  - SCHUTZZONE II
  - KERNZONE UNESCO-WELTERBE
  - PUFFERZONE UNESCO-WELTERBE
  - VERKEHRSFLÄCHEN (HAUPTVERKEHR,BAHN)
  - WASSER, GEWÄSSER
  - GEBÄUDEFLÄCHEN
  - ÄUSSERE ALTSTADTSCHUTZZONGRENZE
  - INNERE TEILUNG ALTSTADTSCHUTZZONEN I UND II







Bau- und Feuerpolizeiamt

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Bearbeitet von  
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Zahl (Bitte bei Antwortschreiben anführen)  
05/02/20906/2018/002

20.11.2019

Betreff  
Weltkulturerbe Objektdatenliste

## **OBJEKTDATENLISTE**

Für die im Altstadtschutzzonen- und Welterbezonenplan gekennzeichneten Bauprojekte (blau) und Bestandsobjekte (grün).

### **Bauprojekte:**

#### **1 Ernest Thun Straße:**

Adresse: Ernest-Thun-Straße 2a  
Baujahr: 2016  
Höchsthöhe: 22,50m  
Bezugshöhe: 419,10m ü.A.  
Grundlage: Bebauungsplan Aufbaustufe v. 16.6.2012

Ansicht von Mülln



#### **2 Perron:**



Adresse: Rainerstraße 28  
Baujahr: 2019  
Höchsthöhe: 52,90m  
Bezugshöhe: 420,50m ü.A.  
Grundlage: Bebauungsplan Aufbaustufe v. 1.6.2017

Ansicht von der Rainerstraße



### 3 Hallenbad:

Adresse: Auerspergstraße 2  
Baujahr: 2019  
Höchsthöhe: 27,50m  
Bezugshöhe: 420,10m ü.A.  
Grundlage: Bebauungsplan Grundstufe v. 1.11.2016

Ansicht vom Kurpark (nicht realisiertes Siegerprojekt)



Ansicht vom Kurpark (realisiertes Projekt)



### 4 Rehrlplatz:

Adresse: Dr.-Franz-Rehrl-Platz 4  
Baujahr: Baubeginn 2019  
Höchsthöhe: 17,90m  
Bezugshöhe: 421,20m ü.A.  
Grundlage: Bebauungsplan Grundstufe v. 1.10.2014

Projektpläne werden gesondert vorgelegt

### **Bestandsobjekte:**

#### **A Hotel Europa:**

Adresse: Rainerstraße 31  
Baujahr: 1957  
Höchsthöhe: 58,90m  
Bezugshöhe: 419,70m ü.A.  
Grundlage: Daten Vermessungsamt v. 22.11.2019

Ansicht von der Rainerstraße



## B Forum 1:

Adresse: Fanny-v.-Lehnert-Straße 2  
Baujahr: 1974  
Höchsthöhe: 48,60m  
Bezugshöhe: 419,60m ü.A.  
Grundlage: Daten Vermessungsamt v. 22.11.2019

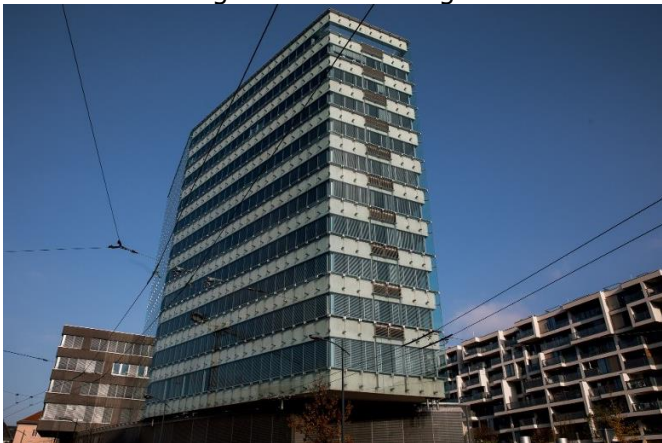
Ansicht vom Bahnhofsvorplatz



## C Gebietskrankenkasse:

Adresse: Engelbert-Weiß-Weg 10  
Baujahr: 2007  
Höchsthöhe: 47,50m  
Bezugshöhe: 420,00m ü.A.  
Grundlage: Bebauungsplan Aufbaustufe v. 16.11.2016

Ansicht vom Engelbert-Weiß-Weg

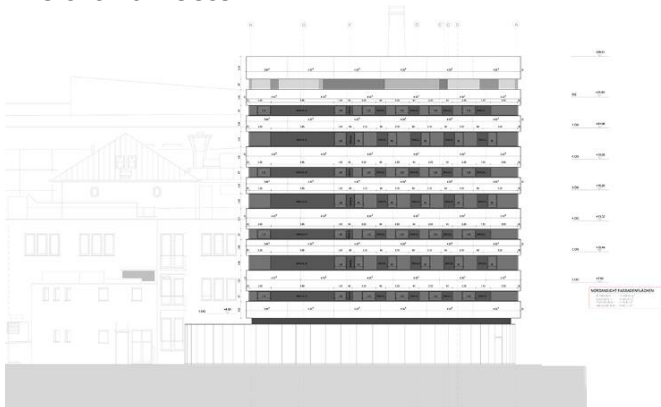


## D B+P Hotel:



Adresse: Fanny-v.-Lehnert-Straße 8  
Baujahr: 2019  
Höchsthöhe: 29,00m  
Bezugshöhe: 420,00m ü.A.  
Grundlage: Bebauungsplan Aufbaustufe v. 15.7.2017

Ansicht von Osten



## Übersicht

Ansicht vom Mönchsberg



Ing. Harald Falkner

Elektronisch gefertigt

# Priester

Position statement on the planned development

# haus

of Priesterhaus Fund plots

# garten

Paris-Lodron-Strasse, Salzburg

# Salzburg

Prof. Dr.-Ing. Uta Hassler, September 2019

# **PRIESTERHAUSGARTEN SALZBURG**

## **POSITION STATEMENT ON THE PLANNED DEVELOPMENT OF PRIESTERHAUS FUND PLOTS PARIS-LODRON-STRASSE, SALZBURG**

Prof. Dr.-Ing. Uta Hassler, September 2019

On behalf of the Federal Chancellery of the Republic of Austria, a position statement is requested in the scope of a heritage impact assessment. Accordingly, a development of the Priesterhausgarten [Presbytery Gardens], which has been planned for several years, shall be assessed in terms of consequences and potential impacts on the World Cultural Heritage status of the Salzburg historical center. A competition resulted in a project proposal in 2011; the procedure was conducted under the leadership of *Heimat Österreich*. Position statements of the *ICOMOS Österreich* (2012) monitoring group and a report of the Advisory Mission on the Historic Old City of Salzburg World Cultural Heritage Site (2013) regarding the project proposal are available, as are individual findings from diverse archeological soundings.

The report addresses the following points:

1. Urban development situation, significance of the Priesterhausgarten plot in the history and city topography of Salzburg
2. The plot, surroundings, and existing buildings in the neighborhood
3. Requirements and discussion of the competition program
4. Architectural result
5. Risks and conceivable consequences of an implementation (scale of the city and feasibility of the project)
6. The garden as a monument
7. Construction measures in the "buffer zone"
8. Alternative scenarios of a use of the Priesterhaus Fund and Press Association (*Press-Verein*) properties
9. Compromises regarding the future handling of the plot
10. Recommendation, proposals for future courses of action

### **1. Urban development situation, significance of the Priesterhausgarten plot in the history and city topography of Salzburg**

The competition was opened with a call for tenders for the development of two plots in Salzburg on Paris-Lodron-Strasse, just behind the city wall adjacent to the Loretokloster monastery – a property that has remained undeveloped since the founding of the city, in which (still walled but also partially characterized by garden complexes) "Baroque Salzburg" unfolds before the Mirabell Gardens and the broader plain at the foot of the Kapuzinerberg hill (**Figs. 1 and 2**). The plots were part of the Priesterhaus complex and its large Baroque-style buildings (including the famous Holy Trinity Church (*Dreifaltigkeitskirche*) designed by Fischer von Erlach). The nearby Loretokloster monastery is not accessible to visitors due to its structural-spatial configuration. However, like the Priesterhausgarten itself it is also part of an ensemble of open gardens and courtyards that also encompasses the adjacent cemetery complex and is situated along the periphery of narrow townhouse structures, some of which likely pre-date the Baroque era. Facing Paris Lodron Strasse and the corner of the Mirabell Gardens, a peripheral development consisting of late 19<sup>th</sup> century style houses encloses an open courtyard; garage entrances, wall remnants and terraces define the transition to the Priesterhaus Fund plots.

The plots are categorized as "Old City Protection Zone I" (*Altstadtschutzzone I*) and are currently designated as "parkland" (the possibility of authorization for residential use has been discussed and was the basis of a competition).

In the announcement of the competition, it states that a use of the open garden plots for parking places for the adjacent enterprises of the Salzburg Press Association (*Salzburger Pressverein*) had been approved in the 1970s "under pressure from the public". Following construction measures by the church-owned Pustet Verlag publishing company, the Press Association complex is now no longer needed for newspaper printing and the buildings have since been leased to new users. However, the parking place use remains unchanged. The Priesterhaus Fund earns around 80,000 euros annually from the parking places. The Press Association is a legally registered association with the aim of sponsoring Catholic media activities and public relations work. The Priesterhaus Fund belongs to the Catholic Church.

On the property currently being used by the Press Association, specifically on the southern part thereof facing Bergstrasse, there is a high-quality concrete construction which fits well into the street front of Bergstrasse. Northwards towards the former garden plots on the other hand, the image is characterized by heterogeneous individual roof styles and structures of a temporary nature. The use for newspaper printing is responsible for wide thoroughfares; the roadside development on the Press Association property is heterogeneous and not of good architectural or structural quality. The recently renovated buildings of the Salzburg Medical Association (*Ärztchamber Salzburg*) are likewise rather uninspiring; an underground garage entrance is less than ideal in this location and testifies to the unfortunate multiple usage of the former garden areas for car traffic. There are also problematic sections and details associated with the location and layout of the access ramps.

The bus terminal built by the Stadt Salzburg Tourismus GmbH for bus tourism is located directly in front of the city wall, in the right-hand region of the old city. Tourist groups disembark here on Paris-Lodron-Strasse, hence the interest of the city in building a toilet facility in direct proximity to the bus stop (**Figs. 3 and 4**).

## **2. The plot of the competition procedure and the environment, qualities of the existing buildings in direct proximity**

The plot under discussion in the scope of the competition procedure comprised the premises of the present parking place, the parking garage entrances and the wall in the Paris-Lodron-Strasse direction, but not the premises and building complex of the Press Association and the regions used by the Medical Association (but definitely all entrances to the onsite parking garage and the accesses to the Press Association buildings (**Fig. 5**)). A direct connection of possible structures to the end wall of the corner house development in the Dreifaltigkeitsgasse direction was deemed conceivable in the procedure. The city wall, the Loretokloster wall and the local niche architecture were assessed as historically valuable property in statements by the monument protection authority and the municipal offices. Small soil soundings were taken in the former garden grounds (it was not evident to the consultant whether signs of historical garden use or older relics were being searched for, **Fig. 6**).

The city wall dating back to the 15<sup>th</sup> century on Paris-Lodronstrasse surmounts a difference in level; the street level is lower than the present-day level of the Priesterhausgarten grounds. The sloped access road to the plot currently serving as a parking place is near the fire protection walls of the 19<sup>th</sup> century corner house development; the ramp is accessible via an opening in the city wall and is divided from the garden grounds by a retaining wall (**Figs. 7 and 8**). The coping of the city wall is protected by a temporary protective roof structure, the green summit of the Kapuzinerberg hill and

the picturesque roof landscape of the Loretokloster are visible over the wall to pedestrians on Paris-Lodron-Strasse (**Fig. 9**).

The undeveloped open areas are evidence of a Baroque era city structure for “loosening up” the fortification lines of the city; reorganized open spaces and garden complexes laid out in clear geometrical patterns were defined by the large solitary buildings of the Baroque period (**Fig. 10**).

The site of the former Priesterhausgarten is currently a disorganized parking place with asphalt and gravel surfaces; remnants of hedges and small trees are scattered haphazardly on the site (**Figs. 11, 12**). Barriers and parking signs define the character of the area. In the old city and Kapuzinerberg hill direction, the border is characterized by haphazardly arranged buildings and structures. Measures were implemented to adapt the buildings of the former newspaper printing plant for new leases. However, these measures were of a makeshift nature and the buildings were basically neither reorganized nor architecturally redesigned (**Fig. 13**). Although the building complex used by the Medical Association was recently renovated, there are new signs of damage to the eaves and façades (**Fig. 14**).

The adjacent Loretokloster complex is impressive. However, only the interior of the church is accessible to visitors. Although the cemetery complex with the Sebastianskirche is in direct proximity, it is not directly accessible from the Priesterhausgarten. A beautiful expressionist-style solitary building adjoining Paris-Lodron-Strasse to the north defines the streetscape. This building is well-proportioned and is also visible from the garden grounds (**Fig. 15**).

The location of the bus terminal on Paris-Lodron-Strasse is problematic. The makeshift bus stop is only a few steps away from Mirabellplatz; a makeshift box marks the bus stop and the buses stop directly in front of the wall of the Priesterhausgarten property.

At the present time, the Priesterhausgarten premises can be reached from the parking place by going through the buildings belonging to the Press Association. The façade and structure of the Press Association building facing Bergstrasse are of good quality and sound (**Fig. 16**).

### **3. Project history, requirements and discussion of the competition program**

The premises were redesignated as parkland in the late 1980s. In the scope of renewed efforts to contest this designation and make more of the property available for economic use, a competition (under the direction of Heimat Österreich) was organized in 2011: the program envisaged a mixed use consisting of a residential development, an underground garage, a toilet facility to meet the needs of growing tourism, and an urban cinema. The complicated program definition evidently arose from the fact that a quarter of the dwelling units to be built on the property were to be rented as limited-profit housing, whereas three quarters (ca. 45 units) were to be built for free sale or rental.

A size was not specified for the cinema use. A maximum size of 12,000 m<sup>2</sup> was specified for the parking place and underground parking facilities. In the call for bids, the need for addressing hydraulic engineering issues associated with the one- to four-story underground construction was pointed out, namely that “substantial impacts on the groundwater” should be expected. Consequences for the “structural integrity of the existing properties” in the neighborhood should not be ruled out.

It was pointed out in the competition program that the city wall and the grotto niche were to be preserved, even though it would be necessary to enlarge the wall opening to accommodate trucks.



The construction measures were to include the toilet facility of the bus stop. The above-ground construction was to be as loosely structured and spacious as possible. As much of the desired construction volume as possible was to be underground.

A southward connection of the plot and its use to the present-day Press Association complex was not demanded. Needs for onsite parking were to be fulfilled solely by the underground garage. Garage parking places for the planned cinema use were not required.

The competition was launched purely as an architectural competition (with the involvement of a landscape planning consultancy). Emphasis was placed on the structural-spatial implementation of the program, but not on the calculation of the anticipated costs of the measures themselves, namely for the construction of underground garage stories, entrances, cinema, toilet facilities, apartments, engineering structures for groundwater conservation, short-term stabilization of historical assets, creation of access routes for construction equipment, etc.

The initial cost planning was evidently very cursory. There is no cost calculation for the winning project of the competition, and it remains unclear which financial considerations were taken into account in the splitting of the various subsections (apartments, municipal use, underground garage, entrances, renovation of the existing old buildings and adaptation of the traffic infrastructure). The consultant has requested documents numerous times but has yet to receive any information.

Former position statements by the monument authority and by the archeological specialist authorities focused chiefly on the assessment of structural-material relics, and to a lesser extent on the fundamental question of the “development potential” of the garden plot. Consequently, the competition result was assessed by an ICOMOS monitoring group in 2012. Although this assessment sparked a revision of the competition project, it was somewhat vague regarding a preferable “holistic, coherent urban development scheme”. The expert commission on historic preservation did not in principle negate the possibility of development. However, it did suggest that attention should be given to a “public thoroughfare in the area between Bergstrasse and Paris-Lodron-Strasse” and to a “remediation of the problems associated with the esthetic appearance of the art district buildings by visual integration in new construction to the greatest possible extent”. Accordingly, the area should “be developed with the existing urban morphology in mind”.

Back in 2013, the ICOMOS Advisory Mission Report on the World Cultural Heritage Site Historic Center of the City of Salzburg (Austria) (C 784) raised fundamental objections to the competition project. Accordingly, it is crucial to rethink the “designation” of the Priesterhausgarten area; i.e., the area must be preserved as parkland. The criticism that the proposed sentences in the competition “disavow the historical features of the site” is now being raised. A trend toward “aggressive urban redevelopment” is being bemoaned; the Priesterhausgarten development project is mentioned among the trends seen as critical. The Advisory Mission recommends that the site be redesignated as parkland.

A position statement in May 2019 by the Austrian National Committee ICOMOS once again emphasizes the necessity of maintaining the area free of development. The intactness of the World Cultural Heritage Site and a development of the Priesterhausgarten plot are not compatible.

In the draft of an agreement between the city and Priesterhaus Fund Salzburg (and Heimat Österreich), it was stated at the start of the project that the City of Salzburg would not obligate itself to provide any services. There was merely talk of a “non-binding” planning of a use change of the core zone to construction land, and evidently there is still no obligation. As a consequence, the site is still parkland. For 11 rented apartments that are to be built under the Housing Construction

Subsidy Act, the prospect was tentatively held out for the city to receive right of first refusal for the corresponding property.

The jury report on the meetings and the decision in 2012 noted that it was unclear whether the cinema was even still planned in the scope of the competition. The discussion of alternative projects did not stray from the formulated program points as formulated and apparently did not give rise to any substantial new arguments.

The winning project picked by the jury planned for an overall development of the plot, which would consist of four underground garage levels (to a depth of 13 meters underground) and five above-ground multi-level rows perpendicular to the city wall; the cinema was planned as a fifth sublevel in the “underground construction area” (**Fig. 17**). The four underground garage levels are only illustrated schematically in cross section, the exact layout of accesses and ramp systems is not described in detail. Part of the site surface in the area of the necessary ramp systems is even shown as parkland, nor are there any specifications on the vertical profiles of the ramps. The late medieval-style city wall would be leveled in order to create a larger opening in the vicinity of the entrance and of a new access way.

#### **4. Outcome of the competition procedure, architecture and criticism of the program**

The project does not adhere to the traditional urban morphology of the Old City of Salzburg, nor to the existing cubic construction style of the large buildings. Instead, it is based on ‘contrast’ in the sense of the designs of the 20<sup>th</sup> century. It deliberately departs from the solutions of the environment, conforming neither to the ‘individual block buildings’ nor to the block perimeter structures of the environment.

The representation of grassy areas on the site surface between narrow building rows is not in keeping with the conceivable outcome of an implementation, as only grassy surfaces over garage substructures would be conceivable here.

The end buildings of the building rows show room-high, large-size window openings, flat roofs planted with vegetation and angular edges. The building structures extend roughly 10 meters outwards in the vicinity of the city wall. While this would create a spacing to the city wall, it would also create dark alleys. The planned heights of the eaves are 18 to 19 meters.

The authors speak of a “continuation” of the existing structures of the urban landscape. Nevertheless, they are proposing completely new building typologies with in some cases open access corridors between the planned building rows. The original cross structure of the Priesterhausgarten could not be preserved in the project. The axis ending in the grotto abuts on the broadside of one of the building rows in a preliminary version of the project and on the access ramp side in a revised version (2013). The grotto structure and the design of the garden would thus turn into fragments and showpieces.

The winning project proposes comparatively small residential units which would presumably be more suited as second residences than as homes for families in the city. The representation of grassy areas between the structures puts the massive underground construction of the overall plot into perspective. Although the layout of the necessary toilet facility is ingenious, it comes at a considerable cost to the historic city wall.

The winning project and the results of the other competitors show that the program is too large for the complex. In the area of the planned underground garage levels and in the area of the other uses, the construction volumes are much too large for the location and situation within the immediate core zone, i.e., within Protection Zone I.

## **5. Risks and possible consequences of an implementation (scale of the city and feasibility of the project, traffic infrastructure)**

A comparison of the cubic volumes for the planned garage levels, cinema use and the few remaining residential units that may arise through subsidization reveals a serious imbalance between the original project goal and a possible implementation of the winning project. The project of an additional large underground garage in the very center of the inner protected zone of the old city of Salzburg is not in keeping with the World Cultural Heritage protection concept. The same holds true for urban planning and transport trade-offs for the planning of future infrastructure (the underground garage would soon result in a substantially greater volume of personal vehicle traffic).

From an advisory standpoint, locating the bus terminal directly in the environment of the Mirabell Gardens is not a good choice. Reorganizing all of the feeder traffic from tourist groups around shuttle services and not allowing large buses to drive directly into the historic center would be preferable. Doing so would also negate the necessity of constructing toilet facilities on such a historically important and sensitive site.

The ratio of enveloping volumes to usable areas in the area of the planned residential development is less than ideal. Maintaining a green area over a large garage plateau would be difficult and expensive. The awarding authorities may have made initial profitability assessments with mixed financing between the city (cinema) and future returns from a garage in mind.

The structure of the late medieval city wall may not have been sufficiently examined at the foundation level. According to the plans, extensive portions of the garage levels will be built in proximity to the foundation level. The possibility of preserving the structure of this one visible remaining portion of the late medieval city fortification is therefore questionable from an advisory standpoint. The same applies to the Loretokloster areas.

The risks posed to the historical structure of the city (World Cultural Heritage) as well as risks inherent to the project itself, which would render a sustainable handling of the Priesterhausgarten situation questionable, therefore speak against an implementation of the project. Of note at critical points of the project are:

- Cultural dimension: Role of the open structure of the city in a central zone of the heart of Salzburg's old city, in the zone of the garden grounds in front of the late medieval city fortification
- Technical risks of a construction measure (for both the existing property and the environment, water table)
- Economic project risks: Funding and potential mid- and long-term returns of the planned project (cost-related consequences of the initial investment, building maintenance, reparability of the components)
- Tourism infrastructure: Location of the bus station as a critical point for future management of large tourist groups

## **6. The garden as a monument**

In their position statements, the archaeological departments and the monument authority repeatedly point out the possibility of finding relics of the garden complex. The grotto is definitely a significant part of the former complex. However, the importance of the Priesterhausgarten site must not be established on the basis of (still conceivable) isolated material relics and evidence of the historical appearance, but on basis of the fact that the property has been on the land in an

undisturbed state as a garden plot since the founding of the city and the construction of the city wall (**Fig. 18**). The deplorable neglect of the site in the last three decades must not obscure the fact that the Priesterhausgarten has still survived in a virtually undeveloped state.

Presumably, large-scale excavations could still provide evidence of the historical design phases. However, the available city plans suggest that the garden was in fact a simply structured, symmetrical complex with paths and kitchen garden plots laid out more or less at right angles to each other, typical of the walled-in gardens of baroque-era Salzburg (**Fig. 19**). Priesterhaus documentation might provide details concerning historical uses. However, it is rather unlikely that further excavation measures would lead to the discovery of larger artefacts. The archaeological measures thus far have simply consisted of test pits in small areas of a few square meters. Roman artefacts (if they were being searched for) would be found at greater depths.

From an advisory standpoint, further excavation measures are therefore unnecessary - the importance of the 'undeveloped site' lies in the many centuries of use as the Priesterhaus garden rather than in landscape architectural themes. In 1631, the complex with a grotto (!) and a pleasure pavilion laid out in 1606 by Archbishop Wolf Dietrich for his brother Hannibal was incorporated as the so-called Hannibal Garden in the Primogenituralpalast erected by the successor archbishop Paris Lodron (the present-day Mozarteum University in Dreifaltigkeitsgasse and the Hotel Bristol, Makartplatz 4). With the establishment of the Priesterhaus in 1694, which was completed along with the associated Holy Trinity Church (*Dreifaltigkeitskirche*) in 1702 according to plans drawn up by Baroque architect Johann Bernhard Fischer von Erlach, the area was converted into a garden complex of this adjoining institution.

The grotto is definitely one of the key items of physical evidence of the historical garden complex and of the overall layout: it was formerly on the central axis of a symmetrically structured 'square'. Like the older Hellbrunn garden complex, it too is adorned with stalactites and calcareous tufa, isolated metal remains are indicative of an early Baroque-style garden complex. The literature (Friedl) mentions remnants of a pool, and there were evidently lower ground levels in the interior area of the complex as well. Similar grottos were also constructed in many other places and are known in the literature, although there has been little historical research on the picturesque relics of earlier water features and fountain complexes until relatively recently. The grotto in the Priesterhausgarten is obviously only effective in conjunction with an open overall complex – it could serve as a starting point for the restoration of a redesign of the garden complex (and as intra-urban reference to the famous Hellbrunn grottos and their water features).

In Harpff's "Salzburg von Norden" perspective drawing of 1643, which was published in Friedl, the garden site is still depicted with a small central structure in the central axis of the complex, presumably a garden pavilion as was common in gardens of those times. The location of the structural complexes on the immediate border of the Priesterhausgarten, the strongly defined location of the gatehouse on the border of the future Mirabellplatz, the open border toward the present-day Dreifaltigkeitsgasse, and the view of the rounded backsides of the building rows of the present-day Bergstrasse are also noteworthy in Harpff's drawing. Apparently, there was a spatial unity here even before Fischer von Erlach's redefinition of the urban environment around the Dreifaltigkeitskirche; the garden site is clearly a 'symmetrical garden within the city' rather than a garden outside the city.

## **7. Construction measures in the core zone and in the "buffer zone"**

In the Advisory Mission's report of 2013 on the most recent measures in the Salzburg World Cultural Heritage area, reference was made to some rather rigid new construction projects in the buffer zone area: large-scale new construction measures that were definitely not in harmony with

the granularity of the historic urban structure. In the report, it was reiterated that the quality of Salzburg is a “prime example of a European ecclesiastical residential city”, and that “there is no other example of this type of historical political structure that has been so perfectly preserved and that has maintained its urban structure and its unique buildings to such a remarkably high degree like Salzburg.”

This point applies especially to the areas of the city around the Mirabell Gardens and to the adjacent garden complexes and open spaces. The Priesterhausgarten site lies in the center of the transition from the walled-in late medieval city complex to the new solitary buildings and the new dominant features of early Baroque Salzburg.

The massive new buildings, which have drawn criticism in recent years, and the plans for the Priesterhausgarten affect the integrity and unique character of the traditional, regionally distinct structures – they follow international architectural models without regard to the topography of Salzburg. From an advisory standpoint, it is also questionable whether measures in the buffer zone have been adequately manageable thus far and whether the further development can succeed with the present land attributions and within the existing institutional regimes. The core zone encompasses the Baroque city but not the area of the former fortifications. From an advisory standpoint, this is very limited. Measures and architectural concepts equally suited to other locations have been implemented often within the buffer zone. However, they obviously also pose risks to the preservation of the protected structures in the core zone, as the current discussion concerning the Mozarteum shows.

## **8. Alternative scenarios**

The Priesterhausgarten properties and the ones used by the Press Association are linked by easements; users of the Press Association properties are still allowed to park on the provisional parking place of the Priesterhausgarten grounds. This poorly organized situation is very much in need of rectification. The same is true for the buildings on the north side of the heterogeneous “Salzburg art district” complex (with its bins and staggered structural masses). Nor does the block of buildings used by the Medical Association fit well into the environment.

It is suggested that the layout of the site be rethought in the scope of a restructuring of the entire area. The complex of buildings used by the Press Association cannot be used sustainably, especially in the rear area. The need for further renovation or reconstruction will eventually be inevitable here.

A test planning, which could cover the entire district, might result in a solution. With a new roadside development in lieu of the “art district” components, such a solution could not only redefine the town perimeter but also enable the still undeveloped grounds of the former Priesterhausgarten to remain so.

## **9. Compromises**

From an advisory standpoint, it is urgent that the present plans not come to fruition. Finding new methods of sustainable planning based on altered assumptions is recommended.

From a World Cultural Heritage classification standpoint, it is essential that the still undeveloped land of the former Priesterhausgarten site remain so. A temporary use must not have any further impacts on the land.

An interim use as an above-ground parking place can be tolerated until the entire area between Bergstrasse and Paris-Lodron-Strasse is restructured. The city and the Priesterhaus Fund

must jointly work out the details. From an advisory standpoint, it would be less harmful to allow the present situation to continue for a while longer than to pursue the concepts on which the competition procedure was based any further.

An underground garage and sacrificing the open land are unthinkable. Consolidating the construction mass on the already developed art district land seems acceptable. However, what is needed in this area is a structural division corresponding to the volumes of the traditional building blocks rather than a large volume of new construction. The access to the existing residents' garage under the building used by the Medical association is unsatisfactory in its present form. Perhaps a new, improved solution could be found here. The present bus terminal on Paris-Lodron-Strasse should be relocated further outside the historic downtown area as soon as possible.

## **10. Recommendation**

- The program of the 2011/12 competition should not be pursued any further.
- The still undeveloped land of the former Priesterhausgarten should remain that way.
- From an advisory standpoint, it can be negotiated with the Priesterhaus Fund whether and if so, for how long (timeframe of 2 to 3 years), the temporary use as a parking place can be tolerated until a solution is found for the entire property up to Bergstrasse.
- The relocation of the bus terminal for tourist buses is urgent.
- An improved management of measures in the buffer zone of the World Cultural Heritage area is worth considering.

**Fig. 1**

*The map of the Mirabell Gardens shows how the developed edges of the squares alternated with the open edges of the squares. The large complex designed by Fischer von Erlach is on Dreifaltigkeitsgasse*

**Fig. 2**

*The Priesterhaus gardens are situated diagonally across from Mirabellplatz on "Loretta Gasse"; the southward-facing wall of the square is still closed*

**Fig. 3**

*Tourist bus stop in front of the wall*

**Fig. 4**

*Tourist bus stop on Paris-Lodronstrasse  
(in front of the wall)*

**Fig. 5**

*Site plan*

**Fig. 6**

*Priesterhausgarten I sole 4,000 m<sup>2</sup> archaeological excavation site (19 NOV 2017) of the Austrian Federal Monuments Office (BDA)*

**Fig. 7**

*Entrance to the parking place*

**Fig. 8**

*View of the fire protection wall of the corner development on Mirabellplatz*

**Fig. 9**

*View of the monastery and the hill*

**Fig. 10**

*Salzburg in the 18<sup>th</sup> century, Baroque gardens are located at the foot of the Kapuzinerberg hill, in front of the fortifications*

**Fig. 11**

*The parking place*

**Fig. 12**

*Parking place with grotto on the wall by the Loretokloster monastery*

**Fig. 13**

*'Art District', the components of the facilities formerly used by the Press Association, with the Kapuzinerberg hill in the background*

**Fig. 14**

*The block of buildings used by the Medical Association (Ärztchammer)*

**Fig. 15**

*View of the other side of the wall on Paris-Lodron-Strasse*

**Fig. 16**

*The piecemeal roadside development on Bergstrasse*

**Fig. 17**

*Planning depth of the underground garage ca. 13 meters below the surface*

**Fig. 18**

*The grotto*

**Fig. 19**

*Harpff*

*City map (Georg Mayr, 1841). Excerpt from the "Plan und Ansichten von Salzburg K.K. Kreis-Hauptstadt" steel engraving (Orig. Matern). The site plan shows the unity of the city complex nestled between the Mönchsberg and Kapuzinerberg hills. The city fortifications lacking in the log sheet, in particular the striking fortification system in northeastern Salzburg, are also shown schematically.*







# Editorial

Salzburg’s unique World Heritage ensemble, which is located on both sides of the Salzach river and surrounded by the city’s hills, consists of centuries-old ecclesiastical and secular buildings. UNESCO inscribed Salzburg’s historic centre on its World Heritage List in December 1996. The property comprises 237 hectares and is protected by a buffer zone amounting to 467 hectares. Overall, this area contains close to 1,000 buildings dating back as far as the Middle Ages, half of which are listed monuments.

Even back in the 1960s, the City of Salzburg was already aware of its responsibility to preserve its architectural heritage. Ultimately, it was thanks to the dedication of both the citizens and politicians of Salzburg that the city’s Old Town Preservation Act – the first of its kind in Austria – became a reality in 1967. Since then, the preservation of the city’s World Heritage has become enshrined in its constitution. And in 2017, the historical monument protection zone, including the *Gründerzeit* areas dating back to the mid-19th century, was legally adapted to correspond with the World Heritage property.

In addition to the statutory provisions, the City of Salzburg has also introduced structures to ensure the effective preservation of its Old Town: The Expert Commission for Old Town Preservation is responsible for reviewing planned renovations and conversions and provides advice in close collaboration with the City’s Building Regulation Department and, if applicable, with the Federal Monuments Authority. Subsidies from the Old Town Preservation Fund ensure that building owners can enlist the services of the best specialists for their construction and renovation measures.

Last but not least, it is very important to us to encourage the people of Salzburg to see their city’s World Heritage not only as a historically valuable tradition, but as part of their vibrant present-day reality. The city’s World Heritage officer, who is not subject to directives, was appointed in 2013. Together with his team, he has established a number of initiatives and projects for education and reflection – from open days, which afford visitors a glimpse behind the facades of newly restored World Heritage buildings and are complemented by a bibliophile booklet series, to participation in the creative competitions organised by the OWHC, and the long-ranging participatory dialogue series with residents and business owners in the World Heritage districts of Salzburg.

This World Heritage Management Plan provides a comprehensive view of the beginnings, the current status and the effectiveness of the activities carried out by the City of Salzburg for the preservation and protection of our World Heritage. “I regard the regions of Salzburg, Naples and Constantinople as the most beautiful on earth.” Although it is highly unlikely that the globetrotting scholar Alexander von Humboldt ever really uttered these famous words attributed to him, they never fail to motivate us.

Dipl.-Ing. Harald Preuner, Mayor of the City of Salzburg

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## The outstanding universal value of Salzburg

*Salzburg is an outstanding example of an ecclesiastical city-state, peculiar to the Holy Roman Empire, from Prussia to Italy. Most disappeared as political and administrative units in the early 19th century and adopted alternative trajectories of development. No other example of this type of political organism has survived so completely, preserving its urban fabric and individual buildings to such a remarkable degree as Salzburg.*

*Salzburg is the point where the Italian and German cultures met and which played a crucial role in the exchanges between these two cultures. The result is a baroque town that has emerged intact from history, and exceptional material testimony of a particular culture and period. The centre of Salzburg owes much of its baroque appearance to the Italian architects Vincenzo Scamozzi and Santino Solari.*

*The Salzburg skyline, against a backdrop of mountains, is characterised by its profusion of spires and domes, dominated by the fortress of Hohensalzburg. It contains a number of buildings, both secular and ecclesiastical, of very high quality from periods ranging from the late Middle Ages to the 20th century. There is a clear separation, visible on the ground and on the map, between the lands of the Prince-Archbishops and those of the burghers. The former is characterised by its monumental buildings – the Cathedral, the Residence, the Franciscan Abbey, the Abbey of St Peter – and its open spaces, the Domplatz in particular. The burghers' houses, by contrast, are on small plots and front onto narrow streets, with the only open spaces provided by the three historic markets.*

*Salzburg is rich in buildings from the Gothic period onwards, which combine to create a townscape and urban fabric of great individuality and beauty. Salzburg is also intimately associated with many important artists and musicians, preeminent among them Wolfgang Amadeus Mozart.*

UNESCO bases its selection of World Heritage sites on ten criteria.  
Salzburg fulfils three of these requirements:

**Criterion 2** Salzburg played a crucial role in the interchange between Italian and German cultures, resulting in a flowering of the two cultures and a long-lasting exchange between them.

**Criterion 4** Salzburg is an exceptionally important example of a European ecclesiastical city-state, with a remarkable number of high-quality buildings, both secular and ecclesiastical, from periods ranging from the late Middle Ages to the 20th century.

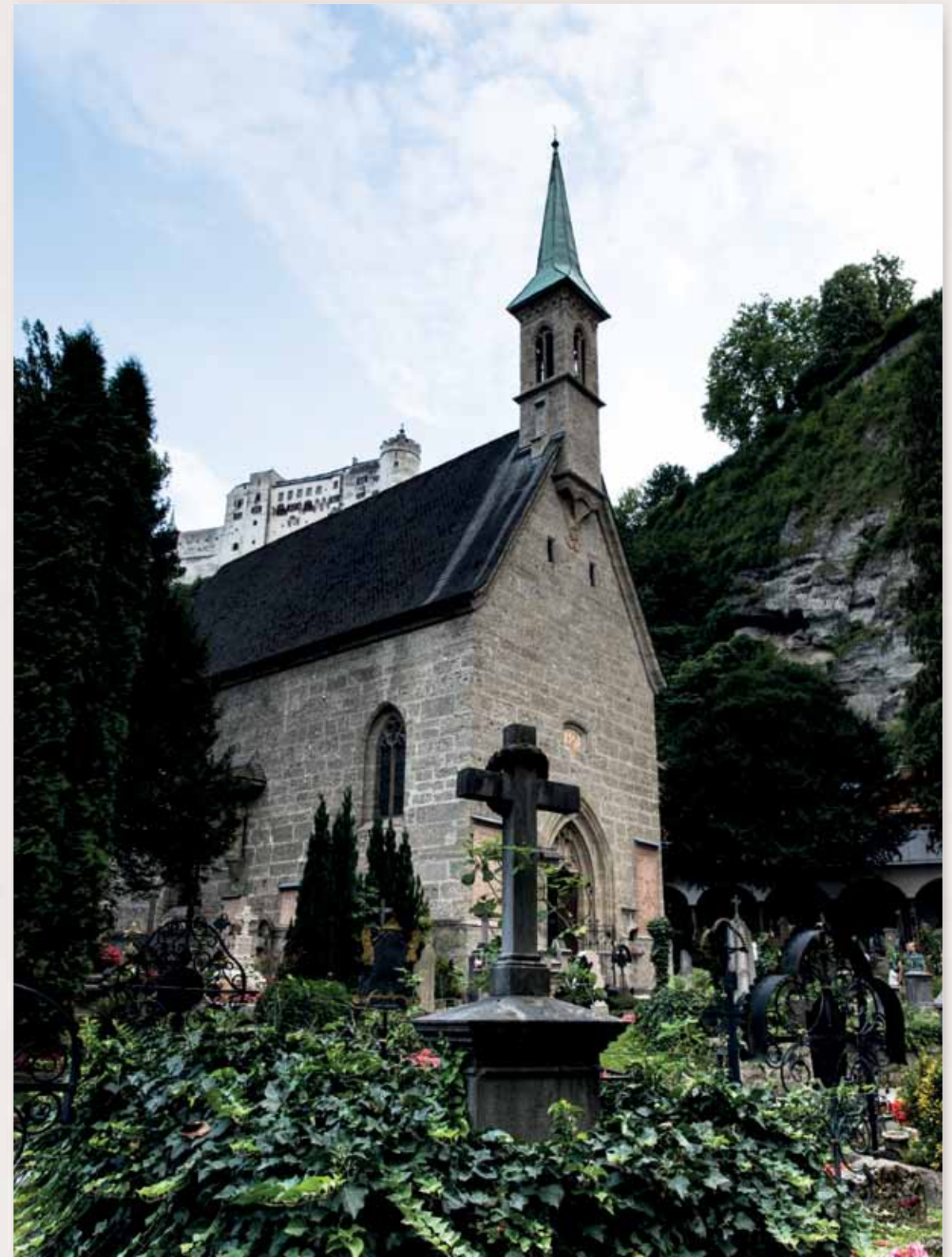
**Criterion 6** Salzburg is noteworthy for its associations with the arts, and in particular with music, in the person of its famous son, Wolfgang Amadeus Mozart.







4 Church of Nonnberg Abbey, gothic ribbed vaulting  
5 View of the chancel



6 St Peter's cemetery, gothic St Margaret's Chapel at the heart of the ensemble surrounded by arcades

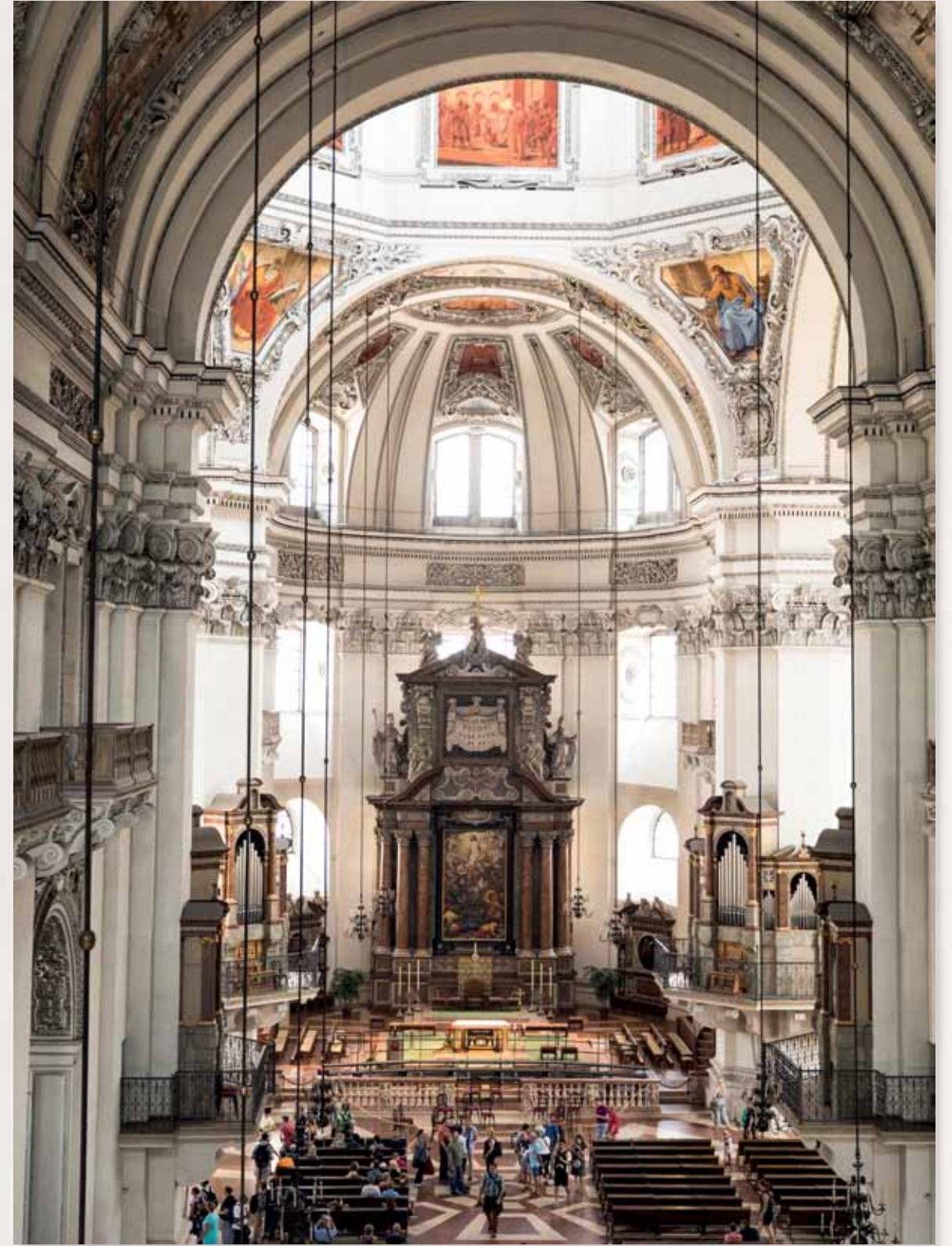








8 Franciscan Church, portal with trefoil frieze detail  
9 View of the gothic choir with baroque apse chapels



10 Salzburg Cathedral, early baroque monumental building (1614–28)  
by Santino Solari at the behest of Prince-Archbishop Markus Sittikus





11 Cathedral, view of the dome above the crossing  
12 Rosette stucco detail 13 Section of the ceiling fresco

14 Cathedral facade with the towers, which were only completed in 1652–55  
15 Triumphal arch in front of the choir





16 Panorama view of the left Old Town with the cathedral district and citizens' district; the fortress, Mönchsberg and Untersberg in the background





17 Residenzplatz, view of the cathedral and the Alte Residenz  
18 View of the square, which was modelled on a baroque Italian *piazza*



19 Collegiate church, high baroque facade, 1696–1707,  
designed by Fischer von Erlach, commissioned by Prince-Archbishop Ernst Thun



# Research and ongoing documentation

UNESCO's assessment and criteria are based, on the one hand, on the intact mediaeval town characterised by baroque elements and, on the other hand, on the unusually comprehensive scientific treatment of Salzburg's architectural history. Salzburg is one of Austria's best documented cities in terms of art and architecture history. The following works, in particular, should be noted:

## Geschichte der Stadt Salzburg (History of the City of Salzburg)

Between 1885 and 1890 Dr Franz Valentin Zillner, a physician, historian and ethnographer, wrote the first comprehensive history of Salzburg in two volumes comprising a total of 788 pages: Geschichte der Stadt Salzburg (History of the City of Salzburg). He was also the author of *Salzburgische Culturgeschichte in Umrissen* (A summary of Salzburg's cultural history), which was published in 1871.

## Österreichische Kunsttopographie (Austrian art topography by the Federal Monuments Authority)

No fewer than six volumes of the Federal Monuments Authority's *Österreichische Kunsttopographie* (Austrian art topography) are dedicated to the historical monuments and art collections of the City of Salzburg. These volumes, which were published between 1911 and 1919, contain not only descriptions, but also archival research. They focus on the following landmarks: Historical monuments of Nonnberg Abbey in Salzburg (1911), ecclesiastical monuments in the City of Salzburg (1912), historical monuments of St Peter's Benedictine Abbey in Salzburg (1913), historical monuments of Salzburg judicial district, Volumes 1–3 (1913–1916), secular monuments in the City of Salzburg (1914), art collections of the City of Salzburg (1919).

## Inventory of Salzburg's castles and palaces

The inventories of Mirabell Palace, Hohensalzburg Fortress, Hellbrunn Palace, the Residenz and the episcopal seat Chiemseehof were published between 1989 and 1993.

## Österreichische Architektur des 20. Jahrhunderts (Austrian architecture of the 20th century)

In 1980 the Austrian architect and architecture critic Friedrich Achleitner documented Salzburg's 20th-century architecture in his book *Österreichische Architektur des 20. Jahrhunderts* (Austrian architecture of the 20th century).

## Historischer Atlas der Stadt Salzburg (Historical atlas of the City of Salzburg)

The monumental work *Historischer Atlas der Stadt Salzburg*, which was published in 1999, provides a comprehensive overview of the city's architectural history, art history, the development of society, trade, transport, visual and planning documents from its very beginnings up to the time of publication. The historical atlas is a joint work with contributions from numerous experts from the Old Town Department, the City Archive, Salzburg Museum, the university and other institutions.

## Building records

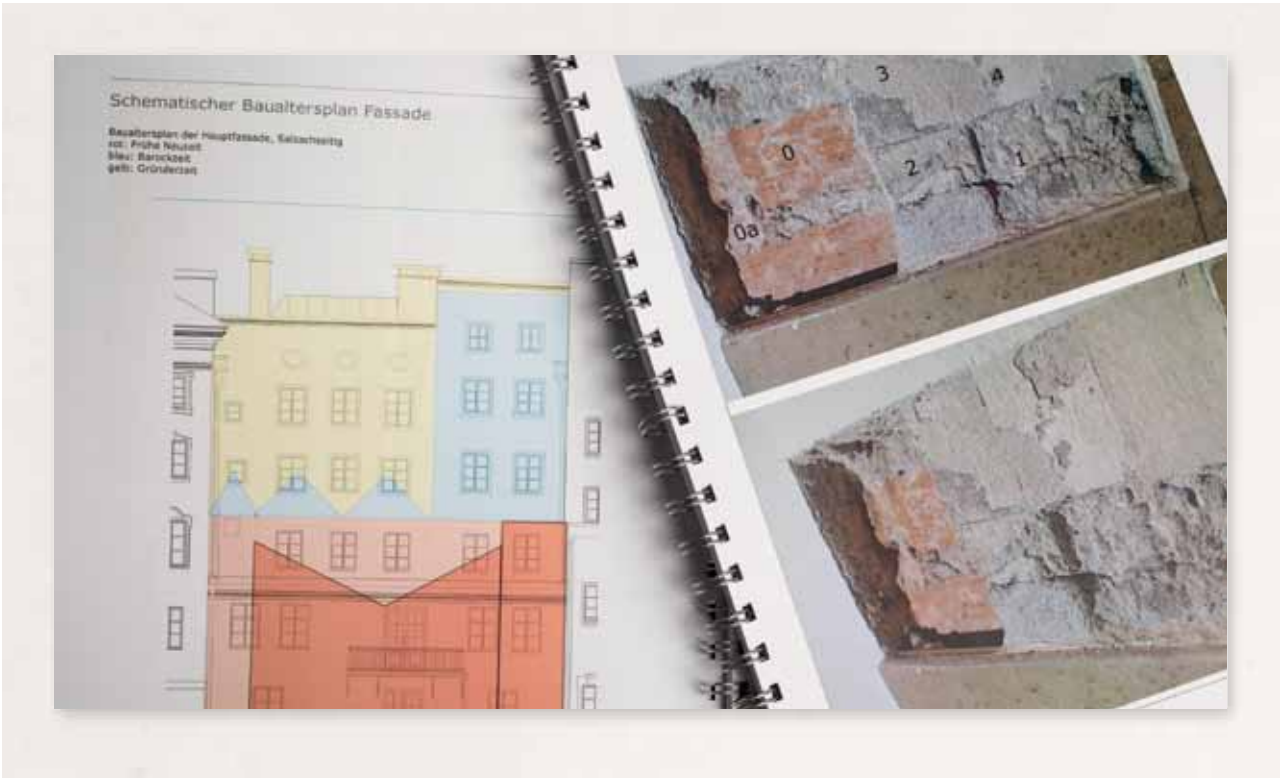
The City of Salzburg provided the financial means to draw up building records of most of the buildings in protection zone I that are classified as characteristic in accordance with the Old Town Preservation Act (provided that they are not public property).

## Room books

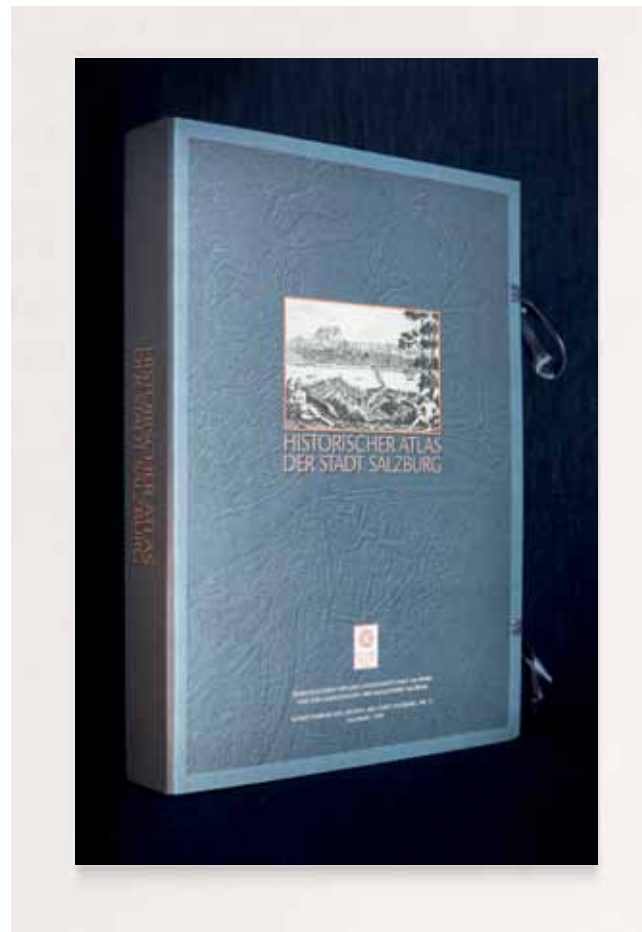
Before the general renovation of an object with extensive, exceptional finishing details can commence, the Building Authority creates room books in collaboration with restorers.

## Files

Any changes made to buildings within the World Heritage property (characteristic buildings and new buildings) are always documented. The Building Authority maintains files (records, database) for all objects in the historical monument protection zone and continually adds photos, planning permissions and documentations.







22 Room book, building record with plan showing construction periods of the building  
23 Folder with ground plans 24 Historical atlas on the urban development of Salzburg

25 Facade of the Posthof in Kaigasse, residential building designed by Martin Knoll, a student of Otto Wagner, 1930-32







# Organisation & management of the World Heritage

## Protection in the universal context of history

The designation as a World Heritage site (cultural or natural) is a distinction the UNESCO World Heritage Committee bestows on properties that have universal value by virtue of their uniqueness, authenticity and integrity. The guiding principle of the World Heritage Convention is to consciously place these sites in the universal context of the history of humanity and to work together to protect them.

World Cultural Heritage includes monuments, building ensembles and cultural landscapes, as well as industrial monuments and works of art. World Natural Heritage includes geological formations, fossil sites, natural landscapes and nature reserves for endangered fauna and flora.

### The World Heritage Convention

In 1972 the international community adopted the convention for the protection of the cultural and natural heritage of humanity (World Heritage Convention). This is a legally binding instrument under international law that has universal validity and 193 contracting member states. The Convention's guiding principle is to see the outstanding cultural and natural sites of the world, which are inscribed on a list, not as the property of one nation, but of humanity as a whole.

The World Heritage Convention took effect in Austria on 18 March 1993, has been a binding part of federal legislation since then and, as such, must be complied with. By ratifying the Convention, Austria made an international commitment to protect and conserve the World Heritage sites located within its borders.

## World Heritage at international level

### UNESCO

UNESCO stands for United Nations Educational, Scientific and Cultural Organisation. It is one of the 16 legally independent organisations of the United Nations and is based in Paris.

UNESCO's aim is to contribute to lasting peace and security through international cooperation in the areas of education, the sciences, culture, communication and information. In its Strategic Objectives for the future of the World Heritage, the World Heritage Committee sums up the responsibilities and goals of the World Heritage sites in the so-called 5 Cs:



**Credibility** Strengthen the Credibility of the World Heritage List, as a representative and geographically balanced testimony of cultural and natural properties of outstanding universal value

**Conservation** Ensure the effective Conservation of World Heritage properties

**Capacity** Promote the development of effective Capacity-building measures for the understanding and implementation of the World Heritage Convention and related instruments

**Communication** Increase public awareness, involvement and support for World Heritage through communication

**Communities** Enhance the role of Communities in the implementation of the World Heritage Convention

### Operational Guidelines

UNESCO compiled Operational Guidelines for the Implementation of the World Heritage Convention. These guidelines aim to facilitate the implementation of the Convention by setting forth procedures for:

- the inscription of properties on the World Heritage List and the List of World Heritage in Danger
- the protection and conservation of World Heritage properties
- the granting of International Assistance under the World Heritage Fund
- the mobilisation of national and international support in favour of the Convention

### The World Heritage List

To date, more than 1,090 natural and cultural sites in 167 countries have been inscribed on the World Heritage List. Austria currently has 10 World Heritage properties, of which Salzburg, which was inscribed in 1996 along with Schönbrunn Palace and Gardens, was the first Austrian site to make it onto the World Heritage List.

A property's inscription on the World Heritage List is both a distinction and an obligation. An appropriate management and protection system, depending on the type and characteristics of the site, must be in place to ensure it is conserved for future generations.

### Inscription on the World Heritage List

If a state party would like a site to be inscribed on the World Heritage List, it must submit a nomination. The state party submits its nomination to UNESCO, after which the World Heritage Committee examines the nominated property and decides whether it will be inscribed on the World Heritage List.





**The World Heritage Committee**

The World Heritage Committee is an intergovernmental representative body that is part of UNESCO and manages the list of the World Cultural and Natural Heritage of humanity. The Committee consists of experts from 21 states parties to the Convention. These representatives are elected for a term of six years and meet at least once a year to decide whether the nominated properties will be inscribed on the World Heritage List. They also decide on the deletion of properties and the inscription of endangered properties on the List of World Heritage in Danger. Deliberations of the Committee are aided by ICOMOS (as well as by the International Union for Conservation of Nature, IUCN, when deciding on natural heritage). The Committee examines whether the properties nominated by the states parties meet the criteria of the World Heritage Convention.

The World Heritage Committee is assisted by a Secretariat, the World Heritage Centre in Paris, which also coordinates the NGOs that actively support the World Heritage.

**What does ICOMOS stand for?**

ICOMOS stands for International Council on Monuments and Sites. It is an international organisation for monument protection that was founded in Warsaw in 1965 and is today an NGO with some 10,000 members in 120 countries. ICOMOS evaluates the states parties’ nominated properties for the World Cultural Heritage List and creates expert reports and recommendations on which the World Heritage Committee then bases its decision. ICOMOS also provides expertise in the following ways:

- Works towards resolving conflicts and provides advice on avoiding any negative impact on the outstanding universal value of the World Heritage sites (Advisory Mission)
- Evaluates the state and development of conservation at the World Heritage sites (Reactive Monitoring)
- Generally promotes the idea of UNESCO World Heritage by facilitating reflection and carrying out public relations work



**World Heritage at national level**

**Management of World Heritage in Austria and Salzburg**

In addition to the international structures, the individual states parties also have their own authorities and bodies that are responsible for managing the World Heritage properties.

**Republic of Austria, Federal Government**

When the Republic of Austria joined the World Heritage Convention, it became an official state party and, as such, undertakes to protect the World Heritage properties located within its national borders. As a state party, the Republic of Austria must ensure that all legal, administrative, financial, technical and scientific framework conditions for the protection and conservation of the World Heritage sites are met. The Austrian Parliament is also responsible for the Environmental Impact Assessment Act and the Monument Protection Act.

**Federal Chancellery, Art & Culture Department II/4**

The Art & Culture Department’s tasks include protecting and preserving historical monuments and World Heritage properties and taking care of legal matters regarding subsidisation, as well as matters of architectural and archaeological heritage, cultural landscapes and the Federal Monuments Authority.

**Federal Monuments Authority**

The Federal Monuments Authority is responsible for monument protection and conservation in Austria. Its responsibilities include protecting buildings in World Heritage sites. The Federal Monuments Authority has departments in the various federal states. There are more than 700 listed properties in the City of Salzburg. These are immovable structures as well archaeological monuments.

**Austrian Commission for UNESCO**

The Austrian Commission for UNESCO is organised as an association and is the national liaison for UNESCO in Austria. It provides advice on UNESCO-related matters, helps with the implementation of the programmes in Austria, informs the public of its work and connects institutions, specialist organisations and experts with UNESCO. In addition, the World Heritage Conference office is installed at the Austrian Commission for UNESCO. The World Heritage Conference is a voluntary platform for the preservation of the Austrian World Heritage properties and is presided over by the World Heritage department at the competent Federal Ministry.

**National ICOMOS Committee**

The national committee of the International Council on Monuments and Sites is also organised as an association and currently has about 80 members in Austria. These serve as voluntary advisers with regard to cultural heritage in Austria.

**Salzburg Regional Parliament and State Government Office**

The Salzburg Regional Parliament passes legislation and amendments relating to the Old Town Preservation Act. The office of the Expert Commission for Old Town Preservation is located in the State Government’s Department 6/04 for Old Town Preservation, Expert Service and Townscape Protection.

City of Salzburg, Municipal Department 05

The first point of contact for issues relating to the *Historic Centre of the City of Salzburg* World Heritage property is the World Cultural Heritage representative in the Municipal Department 05/01 – Regional Development Planning and Building Department / Building Regulation Department – of the City of Salzburg. His responsibilities include implementing, together with the Federal Monuments Authority, the requirements of UNESCO and the World Heritage Committee for the conservation and management of the World Heritage property. This includes:

- periodic reporting in accordance with the Operational Guidelines of UNESCO
- organising and carrying out heritage impact assessments (HIAs)
- correspondence and communication
- informing the political decision-makers of the City of Salzburg

In accordance with the Operational Guidelines of the World Heritage Convention, Salzburg has voluntarily committed itself to inform ICOMOS of all significant construction measures and projects in the World Heritage area. For this reason, standardised meetings are held with ICOMOS Austria.

Objective

Standardised

ICOMOS monitoring

In accordance with Sec 172 of the Operational Guidelines of the World Heritage Convention, Salzburg has committed itself to report major new constructions, especially within the property, but also within the buffer zone. “Major new constructions” refers to buildings with a gross floor area exceeding 2,000m<sup>2</sup> or a gross building volume of more than 7,000m<sup>3</sup>, or a building height of more than 22.5m in the property or 35m in the buffer zone. If it is deemed expedient to carry out a heritage impact assessment (HIA) within the scope of joint preliminary discussions with ICOMOS Austria, the implementation of a HIA will be recommended to the Federal Chancellery and the findings then reported to the World Heritage Centre. Before work on the project can commence, it is necessary to wait for the World Heritage Committee’s decision. The aim of a HIA is to assess any positive or negative effects intended construction projects may have on a World Heritage property. At the same time proposals for the minimisation or avoidance of any negative impact on the World Heritage can be developed. The World Heritage Committee has repeatedly encouraged the City of Salzburg to carry out HIAs at the earliest possible stage of a project. Three HIAs have been carried out in Salzburg to date.

Objective

Execution of

HIAs



# Value of the World Heritage for the City of Salzburg

## Protection enshrined in law

In Salzburg the World Cultural Heritage has been enshrined in the objectives of the municipal constitution since 2008 (introduction of Sec 3a). This means that the protection of the World Cultural Heritage is binding legislation.

### Salzburg municipal law

Sec 3a Protection of the City's World Cultural Heritage

*The outstanding objective of the City of Salzburg's activities is the protection of its World Cultural Heritage, in particular the protection of the historically significant Old Town and the cultural landscapes that characterise the city's appearance. This is of overriding public interest and therefore taken into account in all actions of public bodies.*

The integration of World Heritage protection in municipal law shows how seriously Salzburg takes the preservation of its Old Town. Long before Salzburg was inscribed on the World Heritage List, the city's citizens recognised their cultural responsibility for architectural heritage. As the first city in Austria to introduce an Old Town Preservation Act, in 1967, Salzburg can now look back on over 50 years of protection, maintenance and conservation measures for its historic centre.

Objective

Protection under law

The city's Old Town is not a museum, but a vibrant, inhabited area. It is necessary to preserve and further develop the various urban functions. At the same time, the utmost effort must be put into preserving the architectural heritage. The great challenge in daily life is therefore to balance the interests of conservation and utilisation, of preservation and modernisation, and of historic monuments and new constructions. In order to rise to this challenge, the City of Salzburg is working on various projects to further develop the *Historic Centre of the City of Salzburg* World Heritage site. This is coordinated with ICOMOS and UNESCO and executed together with the Federal Government, the Federal State of Salzburg, the Expert Commission for Old Town Preservation, as well as various research institutions and museums.

## The World Heritage site “Historic Centre of the City of Salzburg”

### World Heritage property

The World Heritage property comprises an area of 237 hectares (of a total city area of 6,568 hectares) and 786 characteristic buildings (508 of which are monuments). Essentially, this is the area of the late mediaeval, baroque-impacted town within the historic city walls.

Ever since the Old Town Preservation Act took effect in 1967, long before UNESCO defined the World Heritage property, an Old Town protection system has been in place in Salzburg. On 1 January 2017 the World Heritage property was fully integrated into historical monument protection zone I. This clarifies and standardises the legal provisions and enforcement within the property.

Objective

Adaptation of the protection zone

### Salzburg Old Town Preservation Act 1980, amended on 25 January 2017

Sec 1 Protection of Salzburg's Old Town and *Gründerzeit* areas

*The appearance and arrangement of the historically significant Old Town of Salzburg is urban architecture of the highest order. The inscription on the UNESCO World Heritage List underlines the great responsibility for this city district and its surrounding areas. It is of overriding public interest that comprehensive urban planning focus on the preservation and care of its appearance, architectural structure and constitution, as well as the preservation and development of its diverse urban functions within the city. This district of the City of Salzburg, which is particularly worthy of preservation by virtue of its unique appearance so typical of Salzburg's urban development that characterises the cityscape and urban fabric, is subject to protection under this law, in particular its first section.*

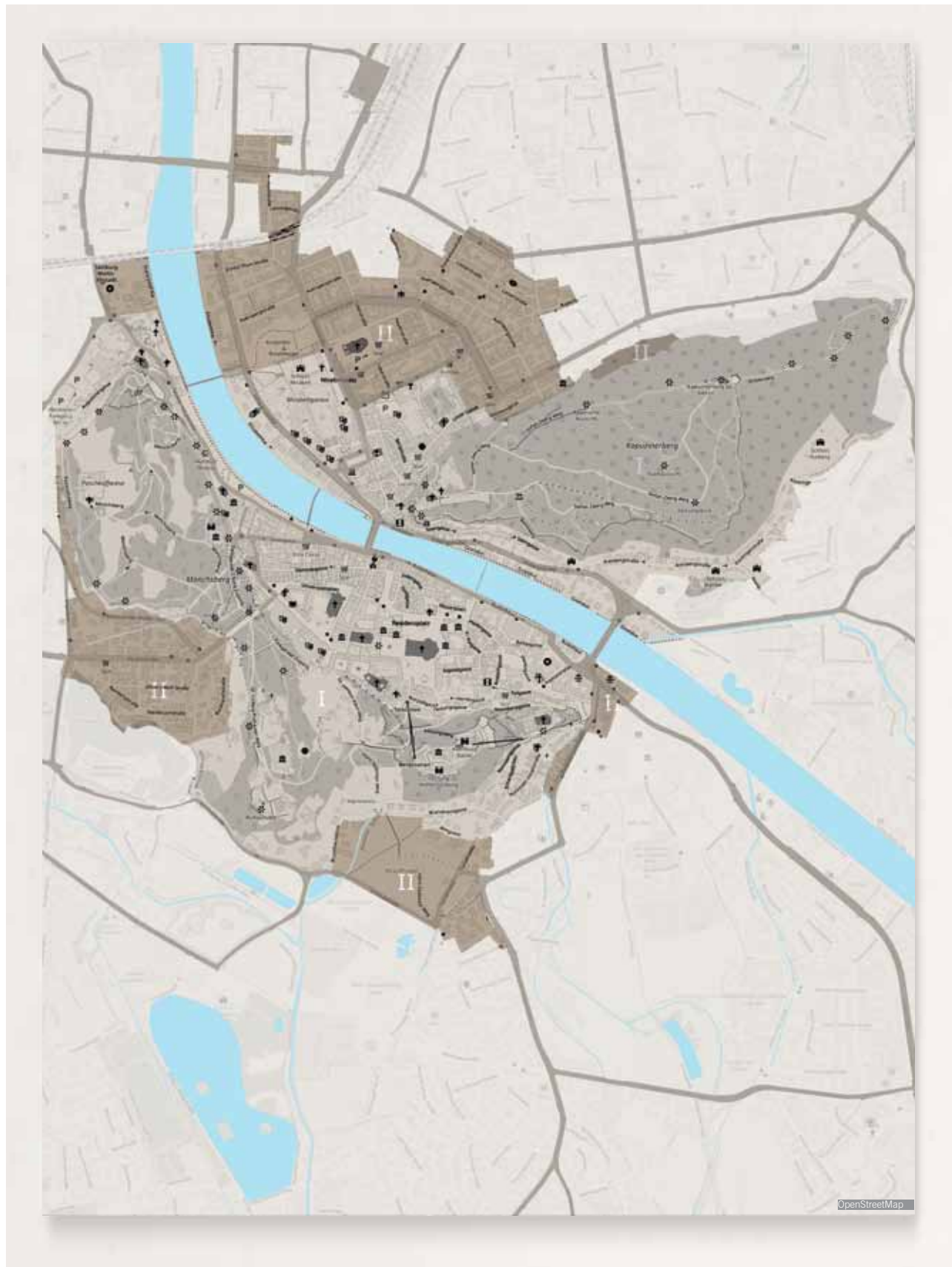
The World Heritage idea is therefore also enshrined in the Old Town Preservation Act. In addition to the provision under Sec 3a of the Salzburg municipal law, there is therefore a second provincial regulation.

### World Heritage buffer zone

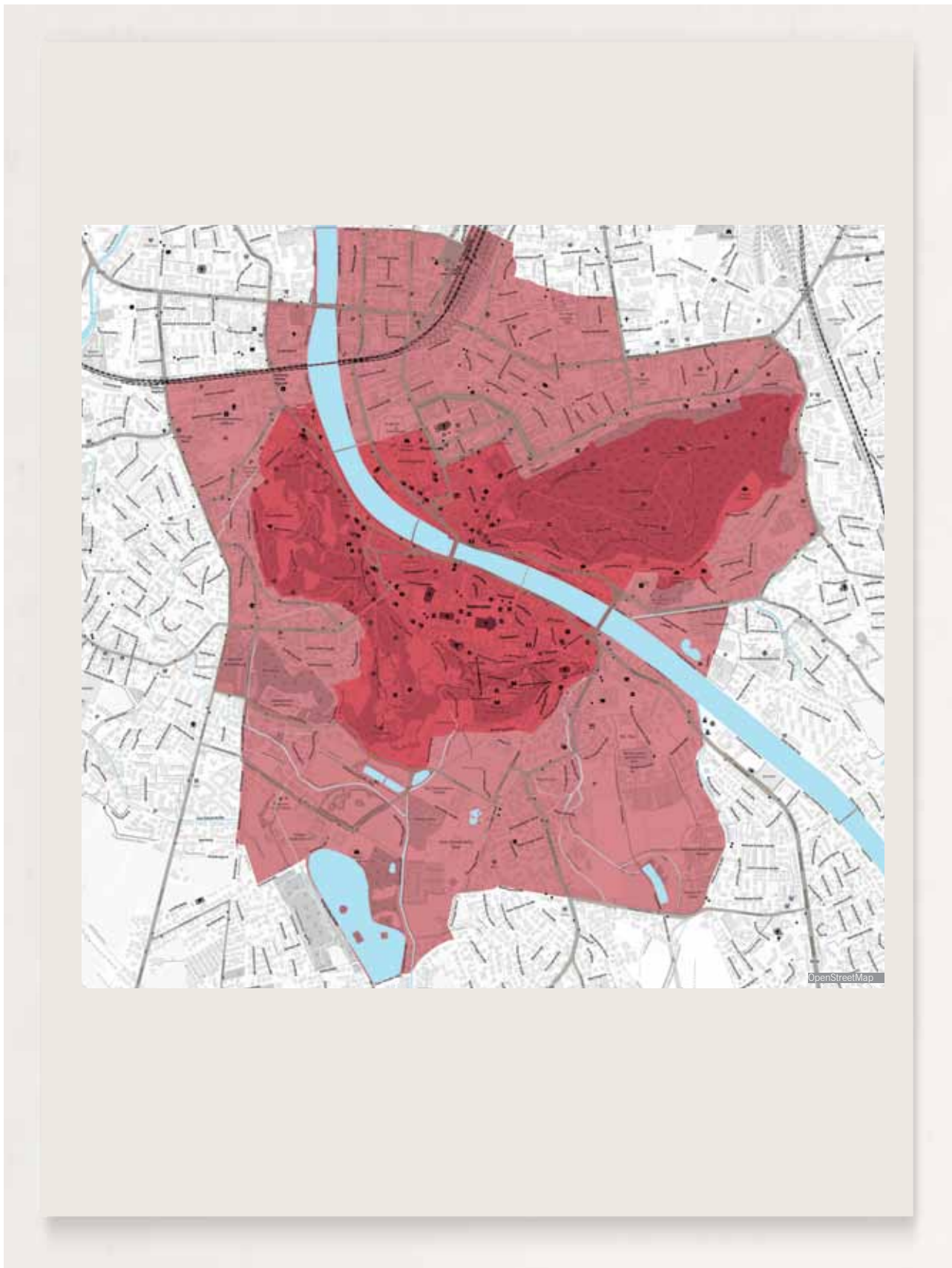
The buffer zone comprises 467 hectares and is defined as a protective area around the World Heritage property in the Operational Guidelines of UNESCO. It surrounds the property and helps to preserve the property's visual axes and relationships by ensuring that developments keep the existing buildings in mind. Historical monument protection zone II forms the major part of this zone, with special statutory provisions for the 315 characteristic buildings as defined in the Old Town Preservation Act as well as all the other buildings in zone II.

Historical monument protection zone II includes the historically significant area outside the historical centre that is worthy of protection and is characterised by buildings from the second half of the 19th century (*Gründerzeit*) and from the first three decades of the 20th century.



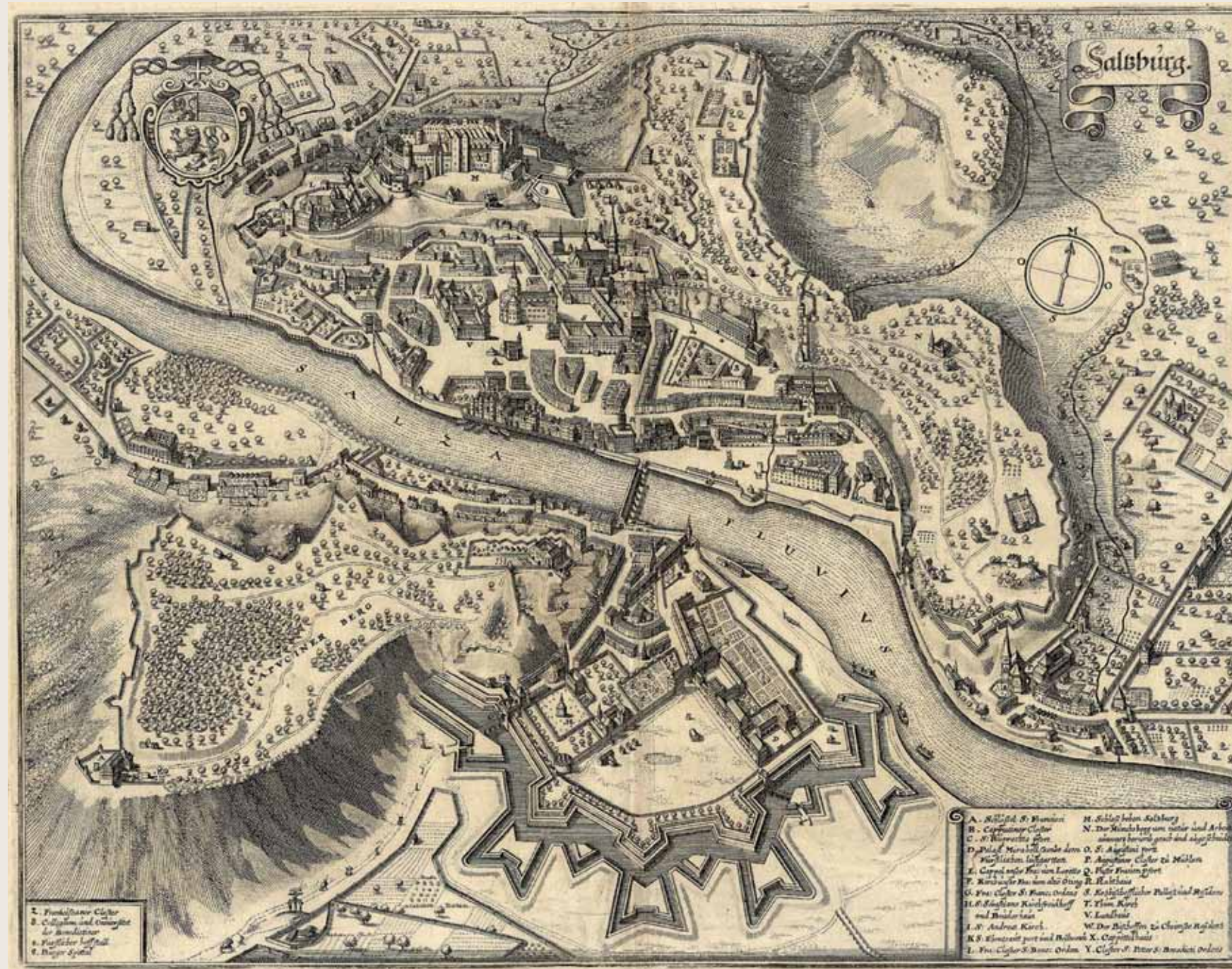


29 Old Town zone plan  
with protection zones I and II



21 UNESCO World Heritage "Historic Centre  
of the City of Salzburg", property and buffer zone





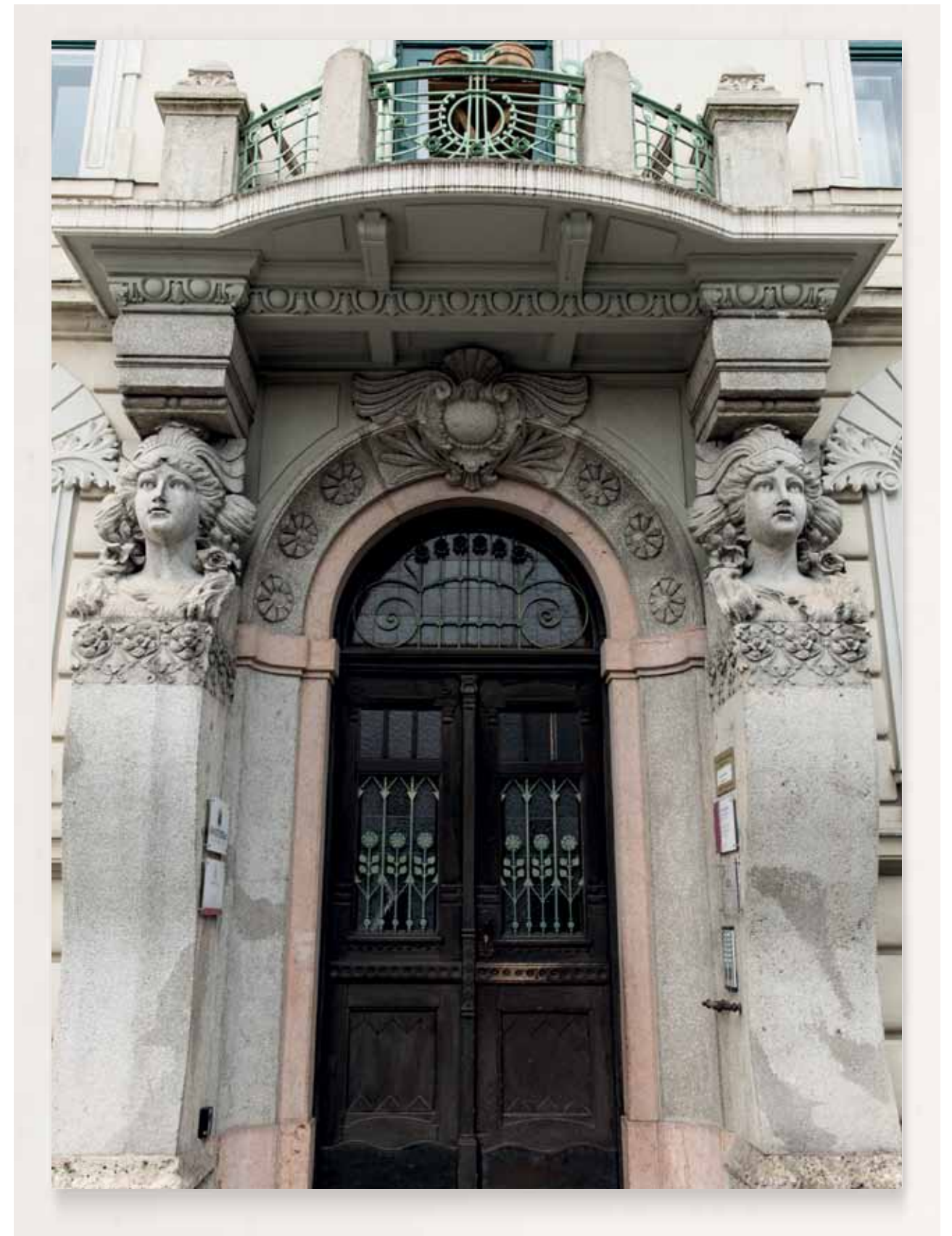
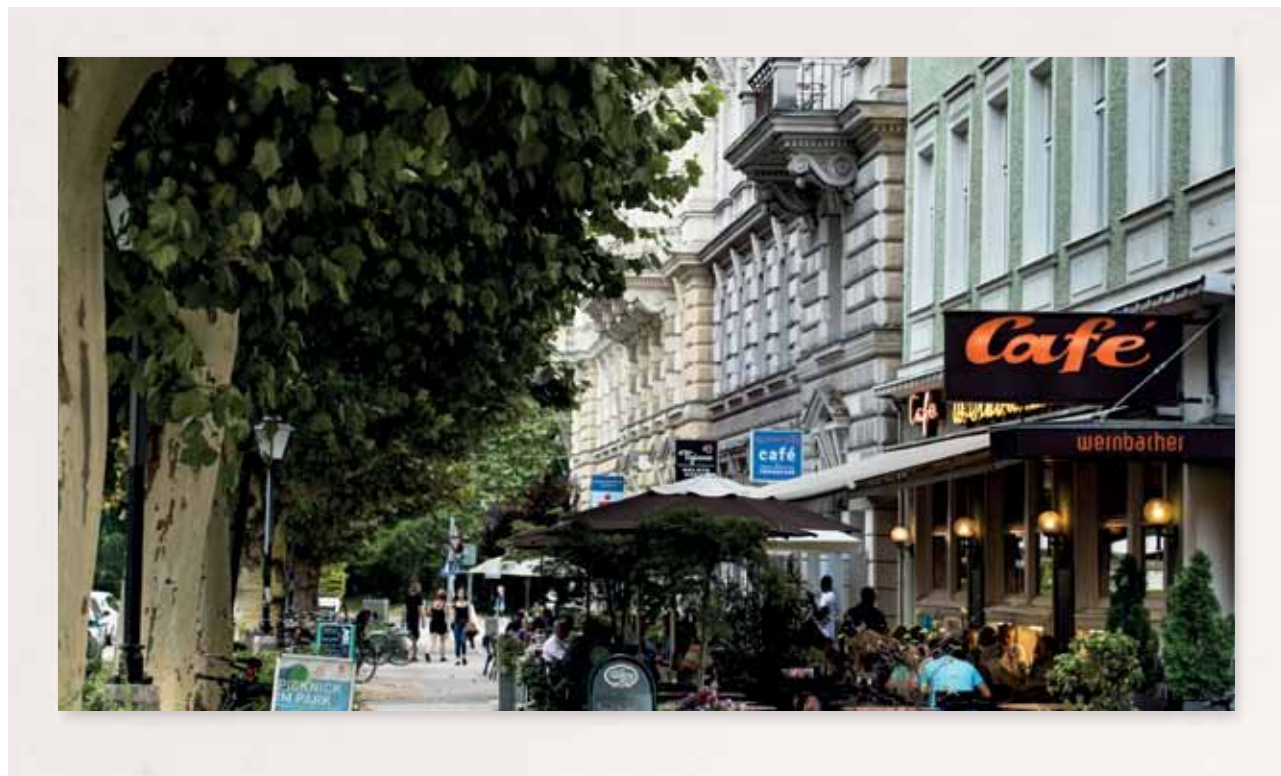




32 Left Old Town, Getreidegasse  
33 Burghers' houses at Alter Markt

34 Gstättentor with tower in the left Old Town





35 Right Old Town, Makartsteg bridge with a so-called "Kai Villa" in the background  
36 Franz-Josef-Strasse, Gründerzeit boulevard

37 Jugendstil entrance at the corner of Haydnstrasse 5  
in the right Old Town



# Protective mechanisms of Old Town preservation

## Salzburg Old Town Preservation Act 1980

The Salzburg Old Town Preservation Act 1980 is a law coordinated at the federal, provincial and municipal levels for the protection of building ensembles. It is one of a kind in Austria.

Its central general and specific provisions are:

- In Salzburg it is prohibited to demolish characteristic buildings within the protected area
- In protection zone I it is mandatory to design new constructions in such a way that they blend in with the cityscape and urban fabric in accordance with the principles of the characteristic buildings
- The facades and characteristic roof shapes of characteristic buildings must be preserved in accordance with their original appearance
- Protection of the historically valuable inner structure and architectural details
- Protection of the residential function
- Special preservation and architectural requirements for historical structures and areas
- Special permission and architectural regulations for facades, advertising and lighting installations
- In protection zone II new buildings must be designed in such a way that they blend in with the cityscape and urban fabric

## 3 pillars for the protection and development of the Old Town preservation



### 1st pillar – Legal provisions and directives

- Salzburg Old Town Preservation Act 1980
- Old Town Preservation Directive 1982 (*Altstadterhaltungsverordnung – AStEVO 1982*)
- 2nd Protection Zone Preservation Directive (*II. Schutzzonen-Erhaltungsverordnung – SchEVO*)

### 2nd pillar – the Expert Commission

Before a regulation or decree is issued, the authorities must obtain an opinion from the Expert Commission for Old Town Preservation. This independent committee consists of five experts in the areas of historic monument preservation, architecture, urban conservation, art history and the building industry. The main members and their substitute members are appointed for a term of five years. Two members are elected by the municipal council, two by the Salzburg State Government, and one by the president of the Federal Monuments Authority. These persons represent their institution within the Expert Commission.

Besides providing expert opinions and compiling expert reports, the Commission also advises people applying for building permissions and planners. In this way, procedures are shortened significantly and problems can be resolved in the interests of both the Old Town preservation and of the applicants. The Commission guarantees a shared responsibility for the Old Town and thus also for the World Heritage property. Every year the Commission reviews between 300 and 400 construction and legislative procedures.

### 3rd pillar – the Old Town Preservation Fund

Measures for the preservation and care of the appearance, architectural structure and constitution of characteristic buildings in the Old Town and *Gründerzeit* areas may result in additional costs that exceed those required for the general, professional preservation of a building. The Old Town Preservation Fund was established to cover these costs and thus contribute to the preservation and development of the various urban functions in the city. When a construction project is completed, the developer can apply to the fund for a subsidy. 60% of the fund's financial resources come from the City and 40% from Salzburg State.

The fund is managed by a board of trustees. During the period from 1970 to June 2017, some EUR 45.3 million in subsidies were paid out to the owners of properties in the Old Town. Currently, the fund has EUR 1 million at its disposal each year. Properties that are owned by local authorities are not eligible.

## Legal provisions at federal level

### Environmental Impact Assessment Act

If measures requiring approval under the Environmental Impact Assessment Act are planned, a heritage impact assessment (HIA) must be carried out in accordance with Annex 2 of the Environmental Impact Assessment Act. This applies, in particular, to large-scale infrastructure projects such as the construction of railroad facilities, bridges, major roadworks, power plants, etc.

#### Objective

2009 Amendment of the Environmental Impact Assessment Act

**Monument Protection Act**

If any changes are to be made to historic monuments, a monument protection procedure is also carried out. Moreover, the provisions pertaining to archaeological monuments must also be observed.

Protection of green spaces

**Green Space Declaration, nature and tree conservation**

The protection of green spaces is also unique to Salzburg. Green and open spaces comprise 77.8% of the overall municipal area. These include public green areas and parks, private green areas, sport facilities, cemeteries, forests and bodies of water. The publicly accessible green areas comprise 270 hectares, of which 175 hectares are on the city hills located within the World Heritage property and Hellbrunn Park. The Green Space Declaration is a municipal council resolution that prohibits any changes from being made to the green areas in the south of the city without a prior referendum. Further, the city hills are subject to the Nature Conservation Act and are designated conservation areas.

The city's precious tree heritage is protected by the municipal council resolution of 1992 (*Salzburger Baumschutzverordnung*).



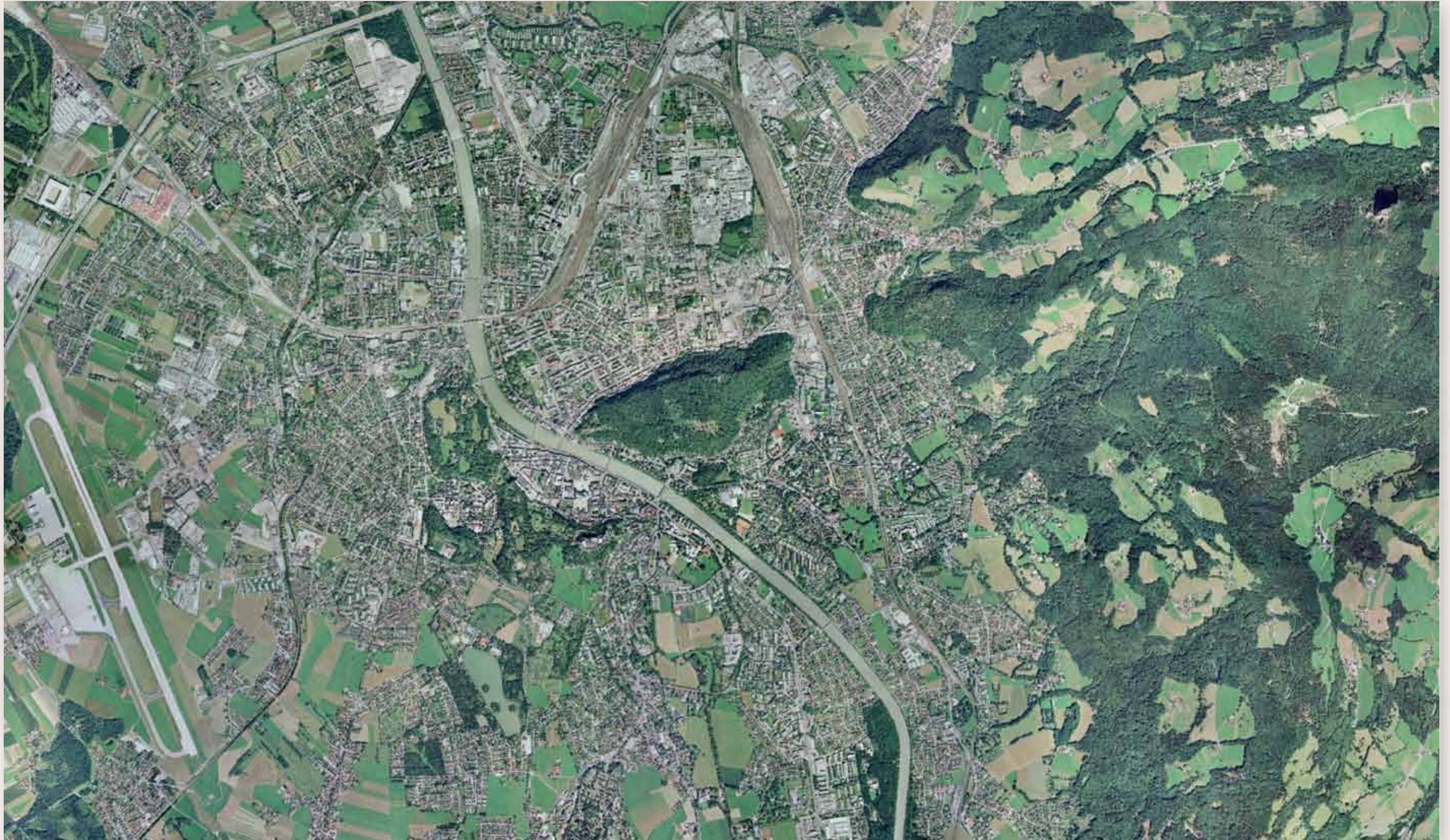
**Old Town Preservation Act**

The Salzburg Old Town Preservation Act has succeeded, within the framework of the Austrian Federal Constitution, in making the system of Old Town preservation a common goal on three levels:

- Federal Government (historical monument protection)
- State of Salzburg (Expert Commission and its office in the Salzburg State Government; contributes 40% of the financial resources of the Old Town Preservation Fund)
- City of Salzburg (urban planning, construction procedures, construction research, records management, contributes 60% of the financial resources of the Old Town Preservation Fund and management)









# History of Old Town preservation



41 Anton Reiffenstühl, view of Salzburg from the Kapuzinerberg, around 1830



42 Jedermann (Everyman) in front of Salzburg Cathedral, Salzburg Festival 1920

Around 1800  
First endeavours to protect and maintain the Old Town in the early 19th century; Romantic artists discover the outstanding architectural value of Salzburg and are the first to champion the preservation of the city.

1917  
Establishment of Salzburg Festival, which creates a new focus on culture and art

1862  
Establishment of the Salzburg City Association

1923  
Austrian Federal Monument Protection Act





43 The cathedral dome, demolished by bombs, 1944



44 Salzburg Law Gazette of 1967 (excerpt)

World War II  
After the war the damage caused by bombs is repaired, taking into account the city's geometry

1967  
Salzburg Old Town Preservation Act

1965  
Art historian Hans Sedlmayr calls for the rescue of Salzburg's Old Town

1967  
Establishment of the Expert Commission

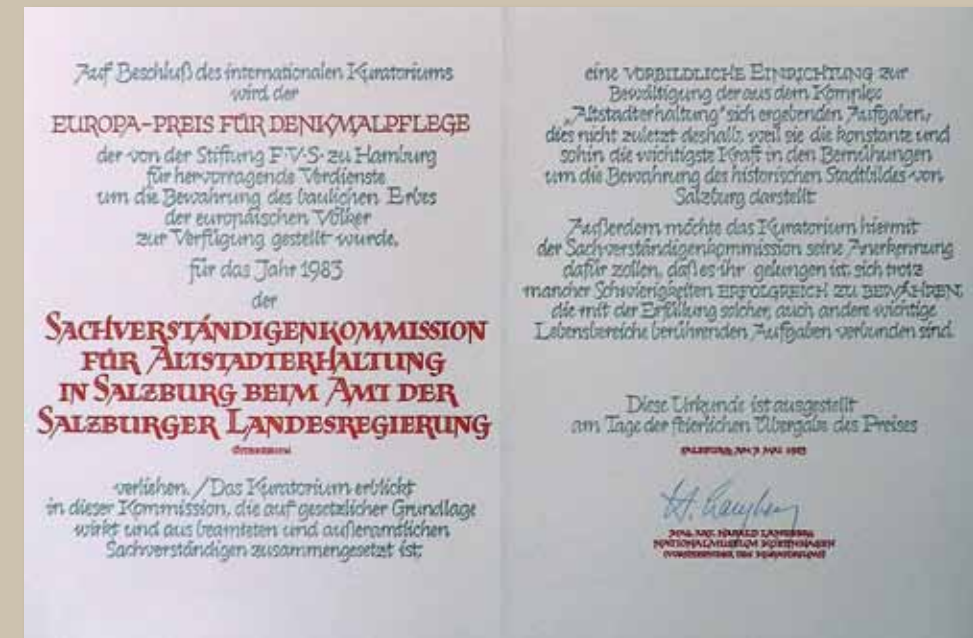


### Altstadtmarketing (Salzburg Old Town Marketing Agency)

Altstadt Verband is an association representing 2,100 Salzburg-based businesses. These include retail, hospitality, the food service industry, through to trades, creative industries and service providers in protection zone I. This area includes the right and left Old Town from Mirabellplatz and Mülln to Nonntal.

Altstadt Verband promotes the advancement of Salzburg as a modern business location and of quality and cultural tourism, as well as the preservation of the diverse functions and industries in the city centre. The main priorities are year-round accessibility in the Old Town, the renovation of streets and squares, urban diversity and a resident-oriented focus on quality.

This institution, which was established in the 1970s, is the oldest of its kind in Austria. Altstadtmarketing is funded by the Salzburg Municipality together with the business owners and invests about EUR 1.5 million each year in stimulating the Old Town.



45 Certificate, European Award for the Protection of Historical Monuments

1970s  
Establishment of Altstadtmarketing

1983  
Salzburg's Expert Commission for Old Town Preservation receives the European Award for Historical Monument Preservation

1980  
Protection is expanded to include building interiors, promotion of residential use and inclusion of open spaces

1983  
The Architectural Committee is founded





46 Generali-Palais in Rainerstrasse, around 1908



47 UNESCO emblem on Mozartplatz

1992  
Austria joins the World Heritage Convention

1996  
Salzburg is the first Austrian city to be inscribed  
on the UNESCO World Heritage List

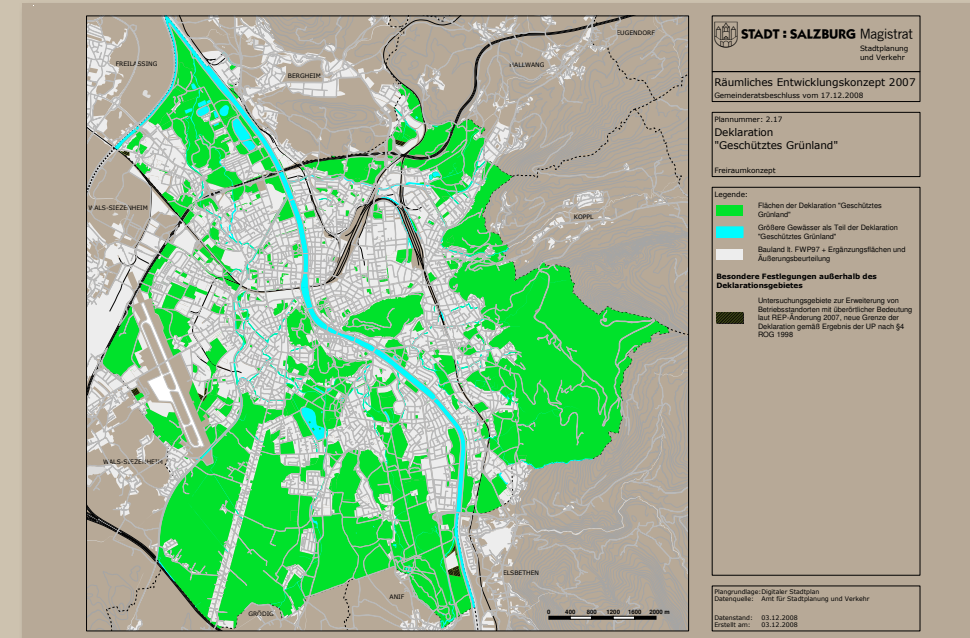
1995  
Protected area is expanded to include the *Gründerzeit* areas  
surrounding the mediaeval centre

2000  
Austrian Federal Environmental Impact Assessment Act  
(*Umweltverträglichkeitsprüfungsgesetz – UVP*)





48 Zoning plan, Old Town



49 Green Space Declaration

2004  
Specialist committee for art in public spaces is established

2007  
The municipal council concludes the Green Space Declaration

2007  
Spatial development concept

2008  
A management plan for the World Heritage property  
Historical Centre of the City of Salzburg is developed





50 World Heritage celebration in 1997

2017  
50 years' Old Town Preservation Act and 20 years' UNESCO World Heritage



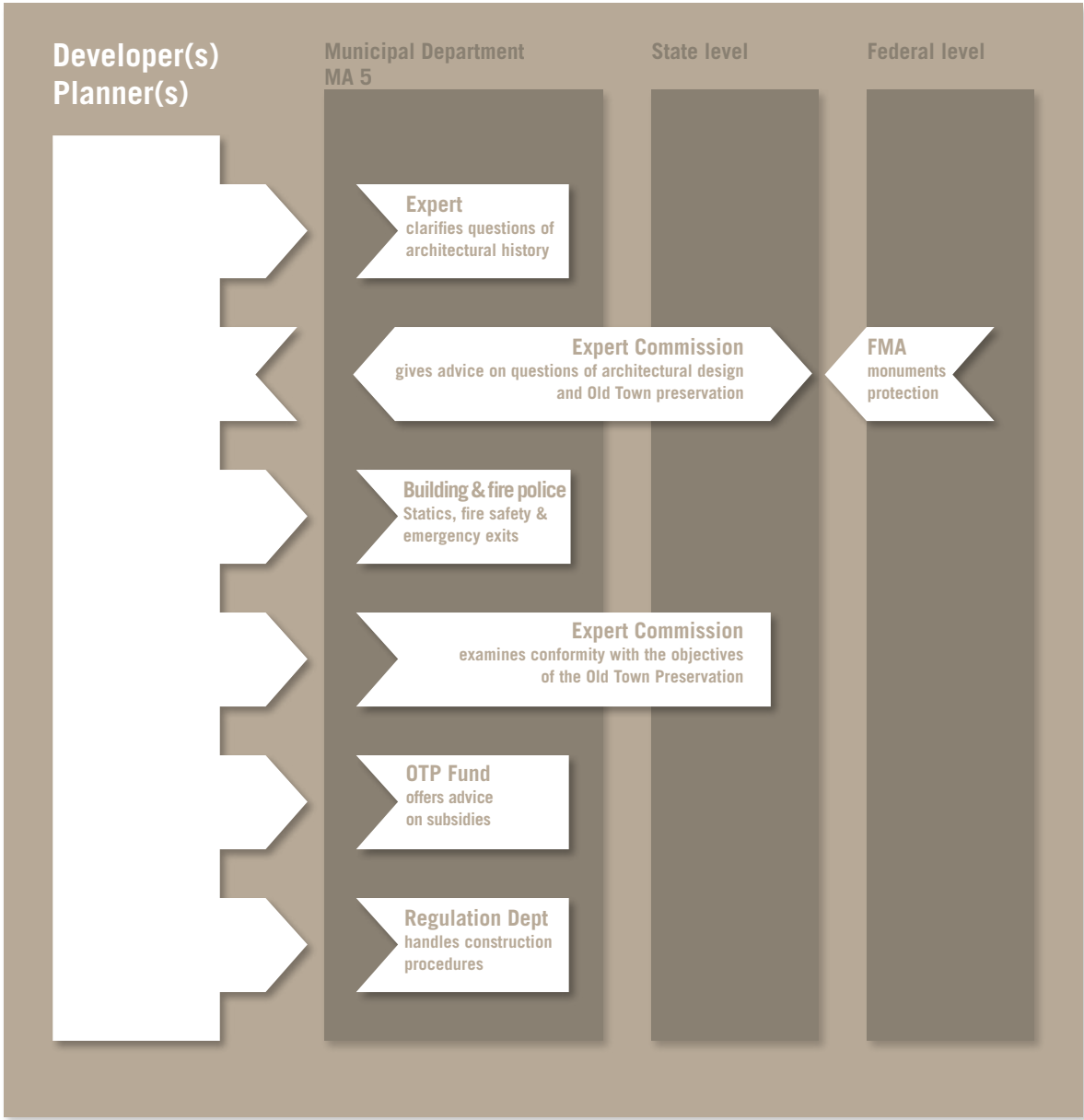
51 Poster for the exhibition commemorating 50 years' Old Town Preservation Act and 20 years' World Heritage



How does Salzburg’s protection system work?

Step 1 – Preliminary talks and consultation

If a developer or architect plans to carry out changes on an object within the World Heritage property that require a planning permission or wants to build a new object, the first step is to have preliminary talks and to hold consultations with the Building Authority, the Expert Commission for Old Town Preservation (OTP) and, if applicable, the Federal Monuments Authority (FMA).



The opinion of the city’s building historian is also sought to clarify questions regarding history and architecture. They also decide whether the compilation of a room book or an examination by a restorer is necessary.

Issues relating to structural engineering, statics, fire safety and emergency exits are discussed with the Municipal Building Inspection and Fire Department.

The Expert Commission for Old Town Preservation is consulted on matters relating to architecture and preservation; the specialists from the Expert Commission’s office are also on hand.

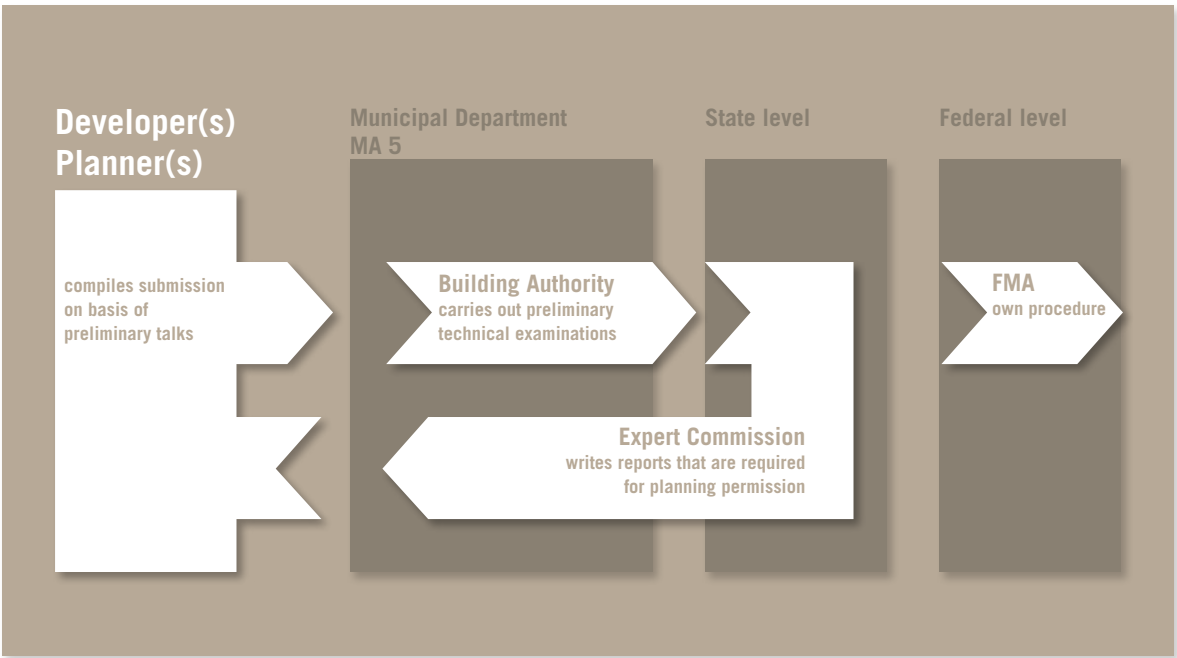
If a building is listed, the Federal Monuments Authority is involved; one representative of the Federal Monuments Authority is also a member of the Expert Commission for Old Town Preservation.

The office of the Old Town Preservation Fund offers advice on various possible subsidies.

Step 2 – Submission

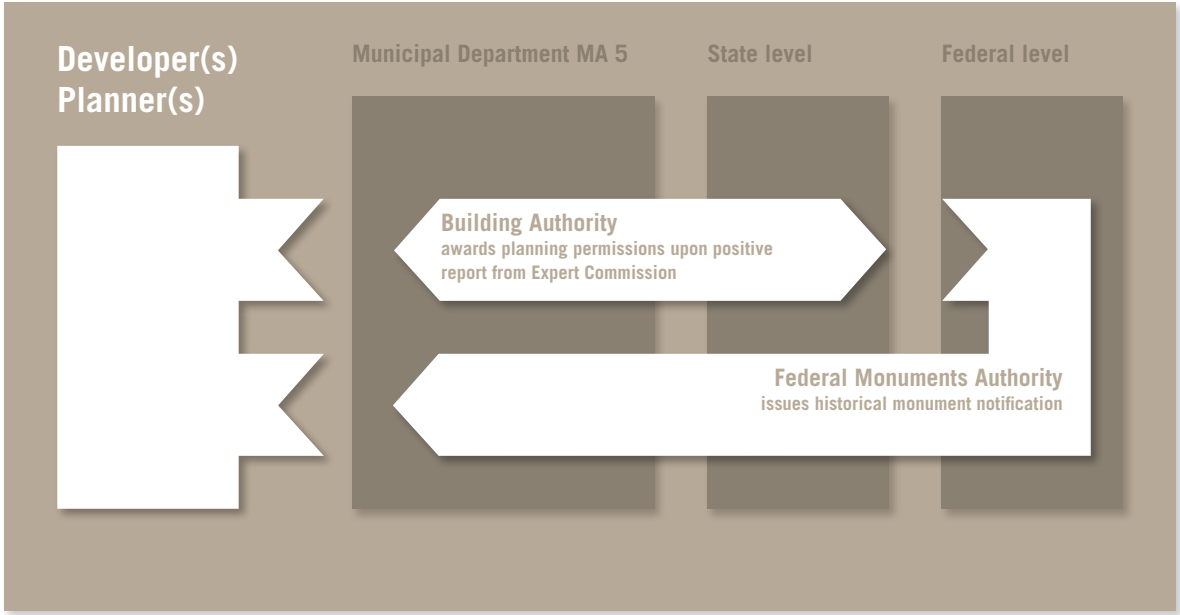
The application, which should include all outcomes of the preliminary talks, is submitted to the Building Authority. A preliminary technical examination follows and the plans are then forwarded to the Expert Commission, which is the statutory expert for all construction plans within the World Heritage property.

A positive report from the Commission is required before planning permission can be granted. Every official notification must include the instruction that any building details of historical value that come to light in the course of reconstruction work must be reported to the Building Authority or the Commission for Old Town Preservation. In the case of a listed building, it is also necessary to obtain an official notification from the Federal Monuments Authority. If the object is located in a nature conservation area or if protected trees are affected, the Nature Conservation Authority must also be involved.



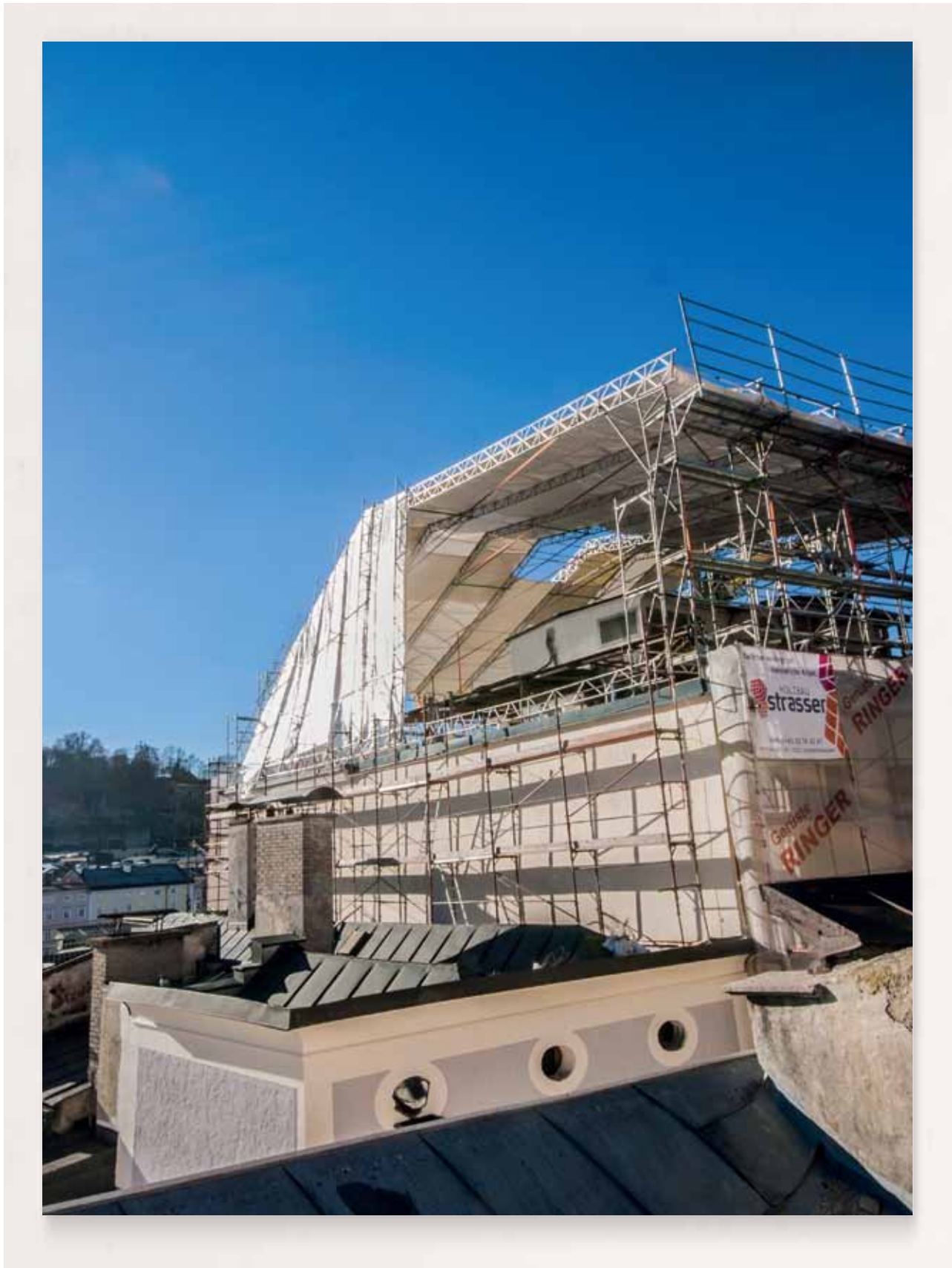
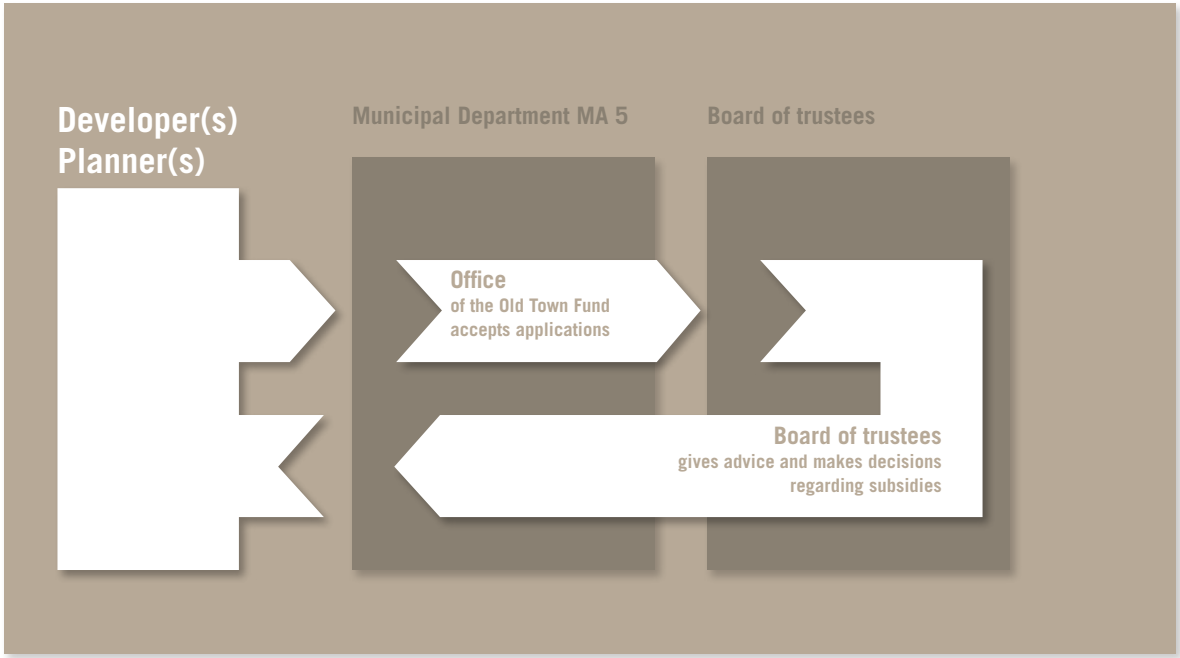


Step 3 – Construction negotiations and notification



Step 4 – Subsidy

While the construction procedures are underway, the developer can apply to the Old Town Preservation Fund for a subsidy. It is also possible to apply for other subsidies through the Federal Monuments Authority.



52 Scaffolding around the terrace of Hotel Stein, general refurbishment 2017







# Conclusion, present and future

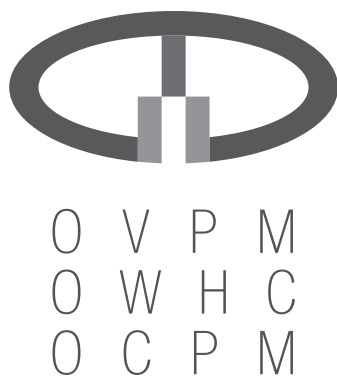
## Activities and projects of the City of Salzburg

### Adjustment of the buffer zone borders

The Salzburg Regional Parliament acted on the World Heritage Committee's request to adjust the existing borders of protection zone I as per the Old Town Preservation Act to correspond with the borders of the World Heritage property. The necessary amendment to the act took effect on 1 January 2017.

### Accession to the Organisation of World Heritage Cities (OWHC)

Salzburg has been a member of the Organisation of World Heritage Cities and its Regional Secretariat of Northwest Europe and North America since 2013. The organisation is a collective of cities having on their territory a UNESCO World Heritage site. The mission of the OWHC is to develop an international network for communication and the exchange of information and expertise in order to preserve the World Heritage.



### Mülln district dialogue project

Mülln is one of the historical urban districts within the World Heritage property or protection zone I and is pioneering an inclusive project that aims to examine all historical districts at regular intervals in the future. In addition to documenting historical facts about the district's development, the City studied Mülln's resident, building and economic structures. All information (population figures, percentage of women and men, children, senior citizens, objects, condition of objects, economic data, number of businesses, etc.) was analysed and prepared for a statistical comparison. The residents were invited to take part in the dialogue, come to meetings, contribute their own ideas and obtain information in order to be involved in developing their district. Objectives were defined for political and administrative action on the basis of the published results.

### Defensive wall renovation project

6.5km of the original 9km defensive wall still exist today on Salzburg's two city hills. The Federal Monuments Authority and the City of Salzburg's Building Department commissioned TU Wien (Vienna Technical University) to create a concept plan for the long-term, methodical renovation of the walls. The Federal Monuments Authority and Salzburg State are providing funding for the renovation of the defensive walls. A publication documenting the project's realisation and the historical dimension of the defensive walls is planned.

### 5th facade project

In addition to the facades of buildings, the surfaces of squares, streets and alleys form the Old Town's "5th facade". These surfaces located within the property have been undergoing a successive renovation since the 1970s. Most recently, Getreidegasse and upper Linzer Gasse have been completely resurfaced, and currently the Residenzplatz is being renovated.

### Open days and "World Heritage. Burghers' houses in Salzburg" booklet series

After burghers' houses of historic value have been renovated, the City organises open days in cooperation with their owners. This gives interested visitors that chance to take a look behind the scenes and learn about the history and preservation of these buildings. In this way, these historical buildings, which are also part of our cultural present, become a tangible piece of World Heritage. Experts take the visitors on a tour and provide information on the buildings themselves and the renovation process. To date, five booklets about the following buildings have been published: Müllner Hauptstrasse 28, Herrengasse 26–28, Chiemseegasse 5, Bierjodlgasse 4&5 and Giselakai 3–5. Many others are planned.

### Salzburg World Heritage Visitor Centre

On 2 April 2013 the Municipal Council took the decision to examine the feasibility of setting up a World Heritage Visitor Centre. The aim of such a visitor centre would be to raise awareness of World Heritage. Visitors would gain an overview of the World Heritage site and the underlying idea. First and foremost, this centre is intended as a venue for events, discussions and presentations on relevant topics.

### At a glance: This is what Salzburg has implemented since 2009

Since 2009 Salzburg has been continually working on developing the *Historic Centre of the City of Salzburg* World Heritage property and, in so doing, has fulfilled the requirements of the World Heritage Committee for the preservation and management of the World Heritage site. The following five objectives have been realised: World Heritage protection was enshrined in the Old Town Preservation Act. The zones were harmonised, meaning that the World Heritage property is now fully integrated in protection zone I. An amendment to the Environmental Impact Assessment Act in 2009 introduced the provision that projects throughout Austria that are subject to an environmental impact assessment must also be examined as to their impact on the World Heritage sites. A binding, standardised ICOMOS Austria monitoring was established. To date, three HIAs have been carried out.





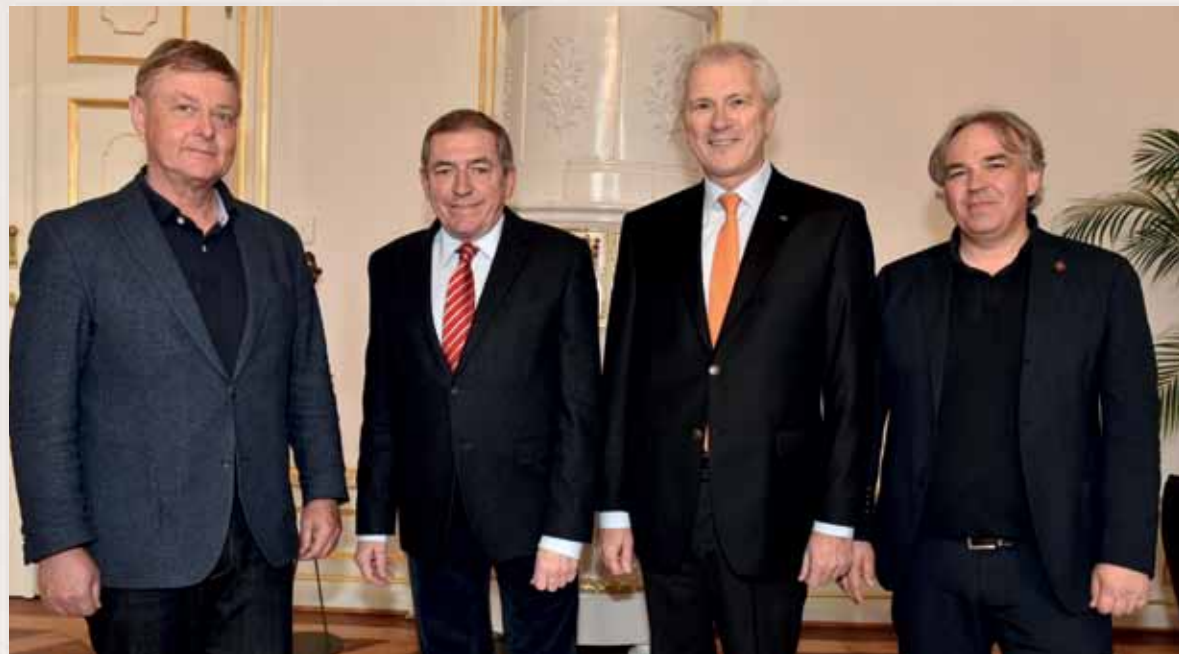




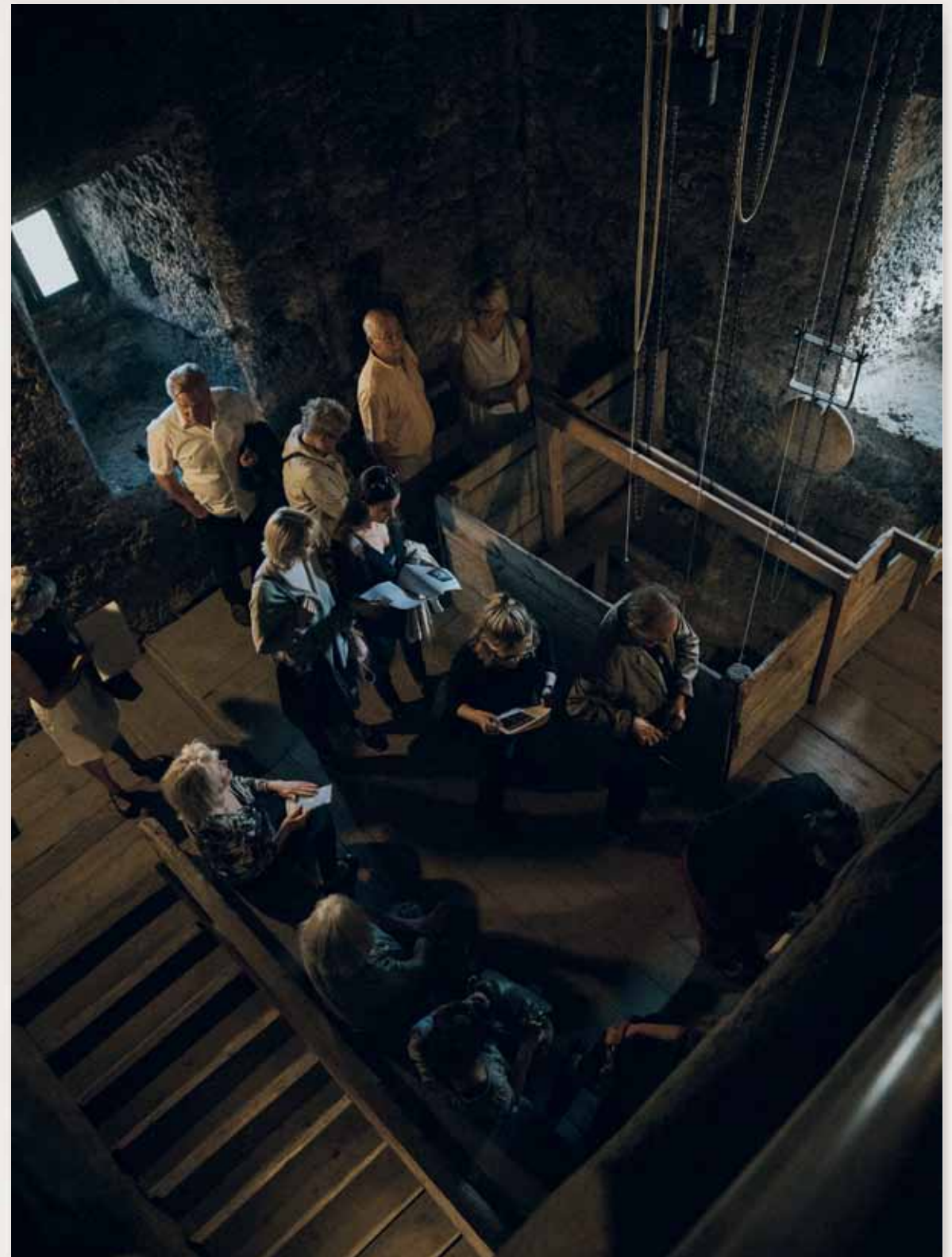








57 Defensive wall on the Mönchsberg  
58 OWHC Secretary General Denis Ricard visits Salzburg

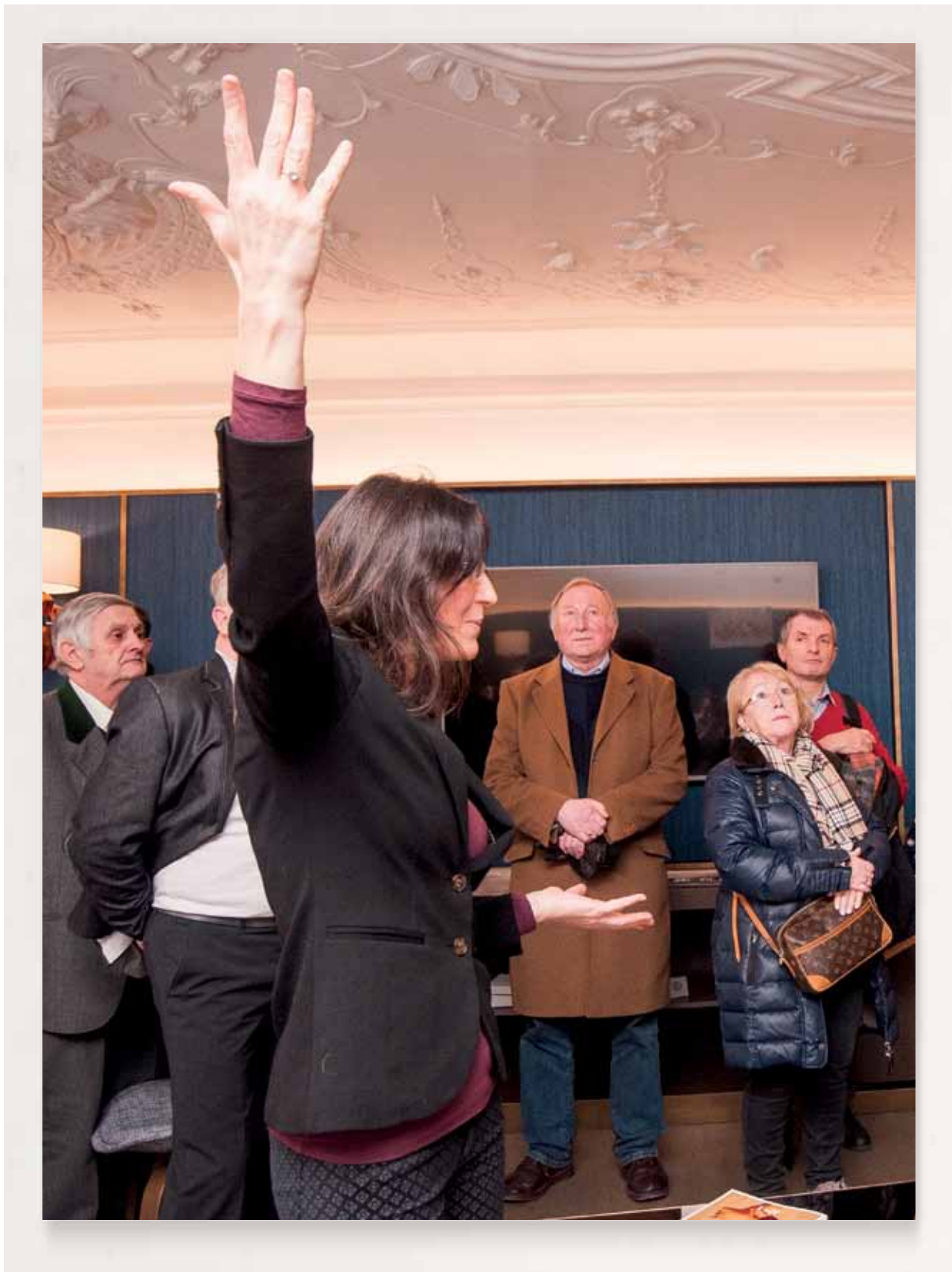


59 Visiting the bell tower of Mülln parish church during the  
“Historical Craftsmanship” city walk as part of the “Welterbe Dialog Mülln” project





60 "5th facade" renovation – new paving in Linzer Gasse  
 61 New granite paving and gutter in Richard-Mayr-Gasse



62 A look behind the scenes of the renovated Hotel Stein on an open day







# Resources and online information

## City of Salzburg

Website of the City of Salzburg  
[www.stadt-salzburg.at](http://www.stadt-salzburg.at)

World Heritage – Historic Centre of the City of Salzburg  
[www.stadt-salzburg.at/internet/wirtschaft\\_umwelt/stadtplanung/welterbe.htm](http://www.stadt-salzburg.at/internet/wirtschaft_umwelt/stadtplanung/welterbe.htm)  
[www.wikiwand.com/de/Historisches\\_Zentrum\\_der\\_Stadt\\_Salzburg](http://www.wikiwand.com/de/Historisches_Zentrum_der_Stadt_Salzburg)

Old Town Protection – Salzburg Old Town Preservation Fund  
[www.stadt-salzburg.at/internet/wirtschaft\\_umwelt/stadtplanung/altstadtschutz/salzbürger\\_altstadterhaltungsfonds\\_352123.htm](http://www.stadt-salzburg.at/internet/wirtschaft_umwelt/stadtplanung/altstadtschutz/salzbürger_altstadterhaltungsfonds_352123.htm)

History of Salzburg  
[www.stadt-salzburg.at/internet/bildung\\_kultur/stadtgeschichte/stadtgeschichte\\_auf\\_einen\\_blick\\_184779.htm](http://www.stadt-salzburg.at/internet/bildung_kultur/stadtgeschichte/stadtgeschichte_auf_einen_blick_184779.htm)  
[www.salzbürger-geschichte.at](http://www.salzbürger-geschichte.at)

Salzburg municipal law  
[www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=LrSbg&Gesetzesnummer=10000140](http://www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=LrSbg&Gesetzesnummer=10000140)

World Heritage. Burghers’ houses in Salzburg (Downloads)  
[www.stadt-salzburg.at/internet/wirtschaft\\_umwelt/stadtplanung/welterbe.htm](http://www.stadt-salzburg.at/internet/wirtschaft_umwelt/stadtplanung/welterbe.htm)

Salzburg Old Town Preservation Act 1980  
[www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=LrSbg&Gesetzesnummer=10000329](http://www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=LrSbg&Gesetzesnummer=10000329)

Salzburg Old Town Preservation Directive 1982  
Directive of the Salzburg State Government  
[www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=LrSbg&Gesetzesnummer=10000406](http://www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=LrSbg&Gesetzesnummer=10000406)

2nd Salzburg Protection Zone Preservation Directive  
[www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=LrSbg&Gesetzesnummer=10000922](http://www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=LrSbg&Gesetzesnummer=10000922)

## Salzburg State

Old Town Preservation in Salzburg  
[www.salzburg.gv.at/themen/bauen-wohnen/bauen/altstadt](http://www.salzburg.gv.at/themen/bauen-wohnen/bauen/altstadt)

Expert Commission for Old Town Preservation  
[www.salzburg.gv.at/themen/bauen-wohnen/bauen/altstadt/svk](http://www.salzburg.gv.at/themen/bauen-wohnen/bauen/altstadt/svk)

Building culture in practice – Salzburg Old Town Preservation  
[www.sbg.gv.at/bauenwohnen/Documents/Altstadterhaltung\\_2017.pdf](http://www.sbg.gv.at/bauenwohnen/Documents/Altstadterhaltung_2017.pdf)

## Republic of Austria

Federal Monuments Authority (*Bundesdenkmalamt Österreich – BDA*)  
[www.bda.gv.at](http://www.bda.gv.at)

Department for Salzburg  
[www.bda.at/organisation/850/Salzburg](http://www.bda.at/organisation/850/Salzburg)

Federal Chancellery Republic of Austria  
[www.bka.gv.at](http://www.bka.gv.at)

Federal Chancellery Department II/4 – Monument Protection  
[www.kunstkultur.bka.gv.at/denkmalerschutz](http://www.kunstkultur.bka.gv.at/denkmalerschutz)

## UNESCO

UNESCO Guidelines  
<http://whc.unesco.org/en/guidelines>

Historic Centre of the City of Salzburg  
<http://whc.unesco.org/en/list/784>

Important documents relating to the World Heritage site in Salzburg  
<http://whc.unesco.org/en/list/784/documents>

Managing Cultural World Heritage,  
<http://whc.unesco.org/en/managing-cultural-world-heritage>

Managing Disaster Risks for World Heritage  
<http://whc.unesco.org/en/activities/630>

Austrian UNESCO Commission  
[www.unesco.at/kultur/welterbe](http://www.unesco.at/kultur/welterbe)

ICOMOS – International Council on Monuments and Sites  
[www.icomos.org/en/](http://www.icomos.org/en/)

ICOMOS Austria  
[www.icomos.at](http://www.icomos.at)

OWHC – Organisation of World Heritage Cities  
[www.ovpm.org/en/austria/salzburg](http://www.ovpm.org/en/austria/salzburg)



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