



# 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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# Unique, authentic and intact

## Wolrd Heritage: Historic Centre of the City of Salzburg

On 7 December 1996 the UNESCO World Heritage Committee inscribed the historic centre of Salzburg on the World Heritage List. Salzburg was awarded this distinction on the basis of its outstanding universal value, which UNESCO summed up in three key criteria.

Outstanding cultural and natural sites are treasures that do not just belong to the country on whose territory they are located, but which benefit humanity as a whole. This idea is reflected in UNESCO's international legal tool, which aims to protect the cultural and natural heritage of the world: In the more than 30-year history of the World Heritage Convention, more than 190 countries have agreed to their outstanding cultural and natural sites being declared heritage belonging to humankind. This step is something of a waiver of sovereignty for the good of international cooperation. (World Heritage Manual 2009, page 10)

Each World Heritage site is characterised by an outstanding value that makes it unique in the world. Such value exists if the site fulfils criteria relating to uniqueness, authenticity (historical genuineness) and integrity (intactness), and a system for the protection of the site is in place.



1 Doorknocker, St Peter's Abbey, Collegium Benedictinum, built 1924-26 in the style of Peter Behrens







## 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.

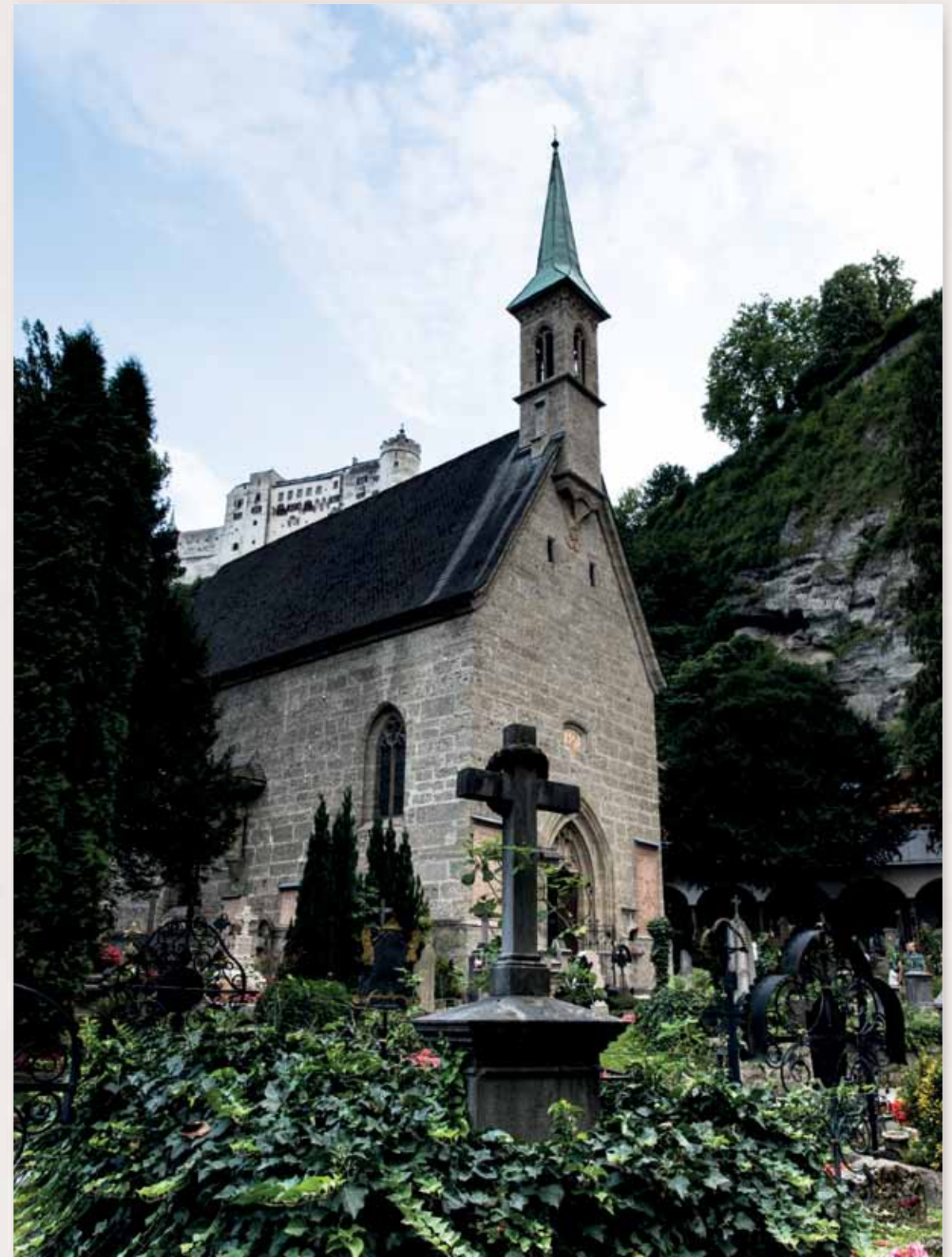
**Criterion 6** Salzburg is noteworthy for its associations with the arts, and in particular with music, in the person of its famous son, Wolfgang Amadeus Mozart.







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

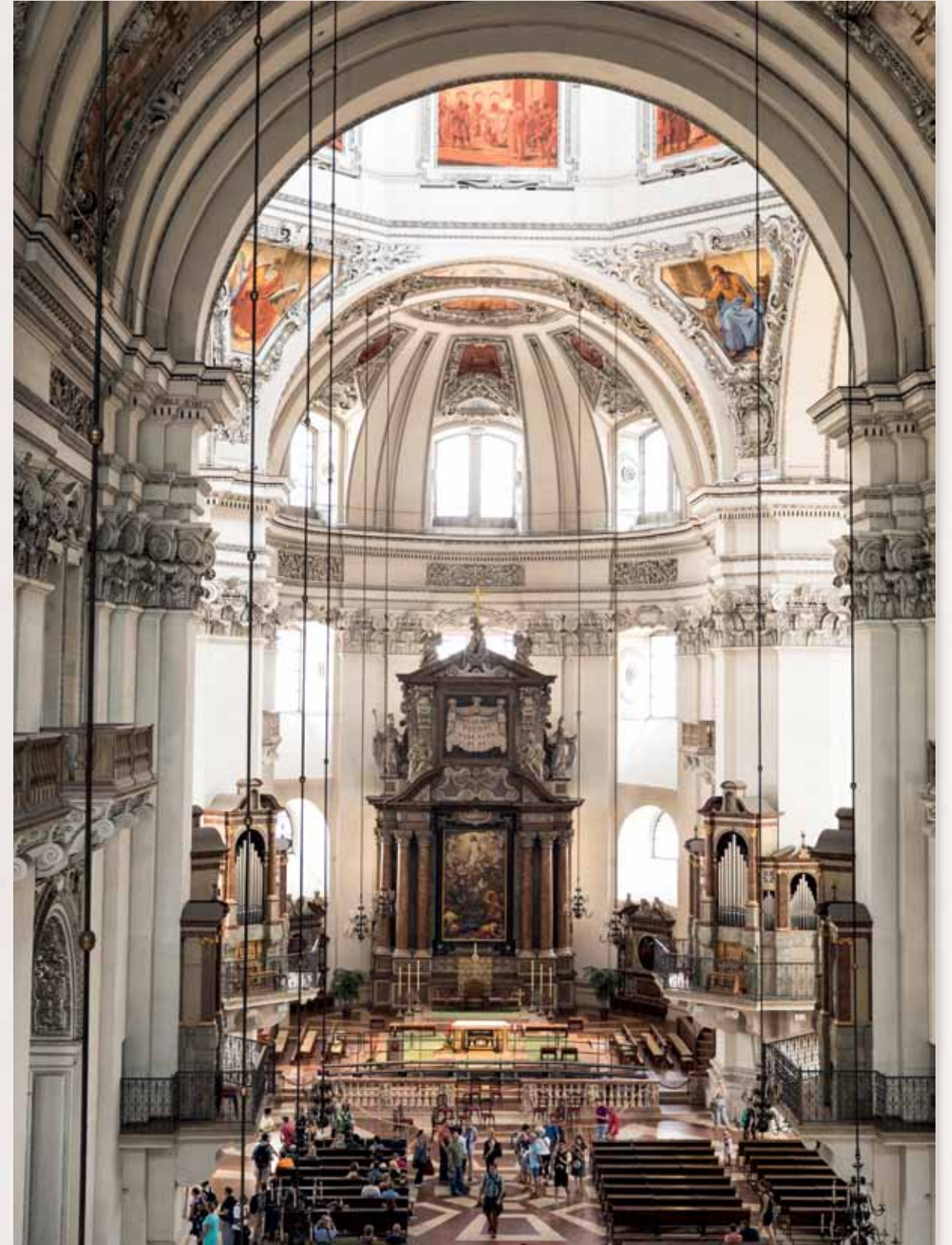








8 Franciscan Church, portal with trefoil frieze detail  
9 View of the gothic choir with baroque apse chapels



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

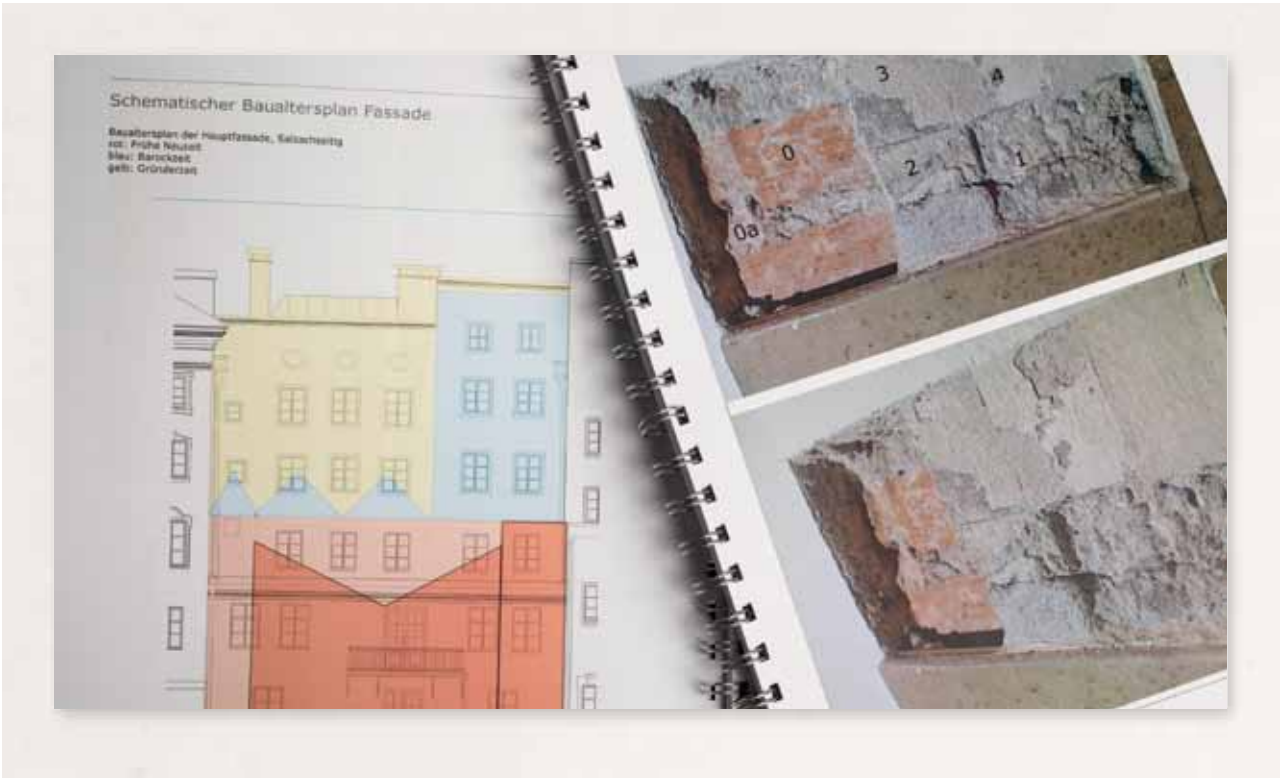
The City of Salzburg provided the financial means to draw up building records of most of the buildings in protection zone I that are classified as characteristic in accordance with the Old Town Preservation Act (provided that they are not public property).

## Room books

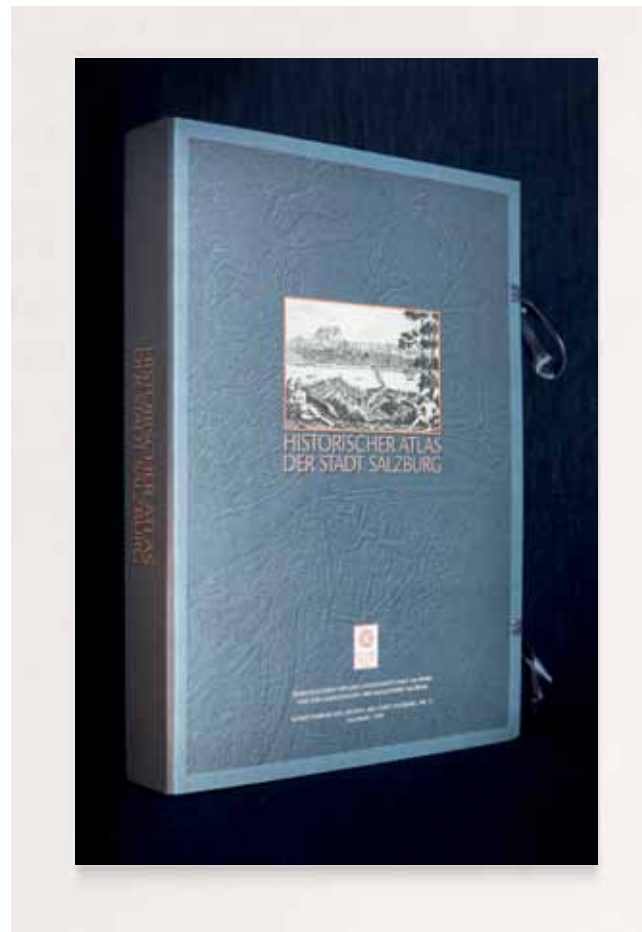
Before the general renovation of an object with extensive, exceptional finishing details can commence, the Building Authority creates room books in collaboration with restorers.

## 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



27 Dome above the crossing in the renovated Collegiate Church  
28 Mirabell Gardens, Birdhouse with netted dome and renovated balustrade



# 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.*

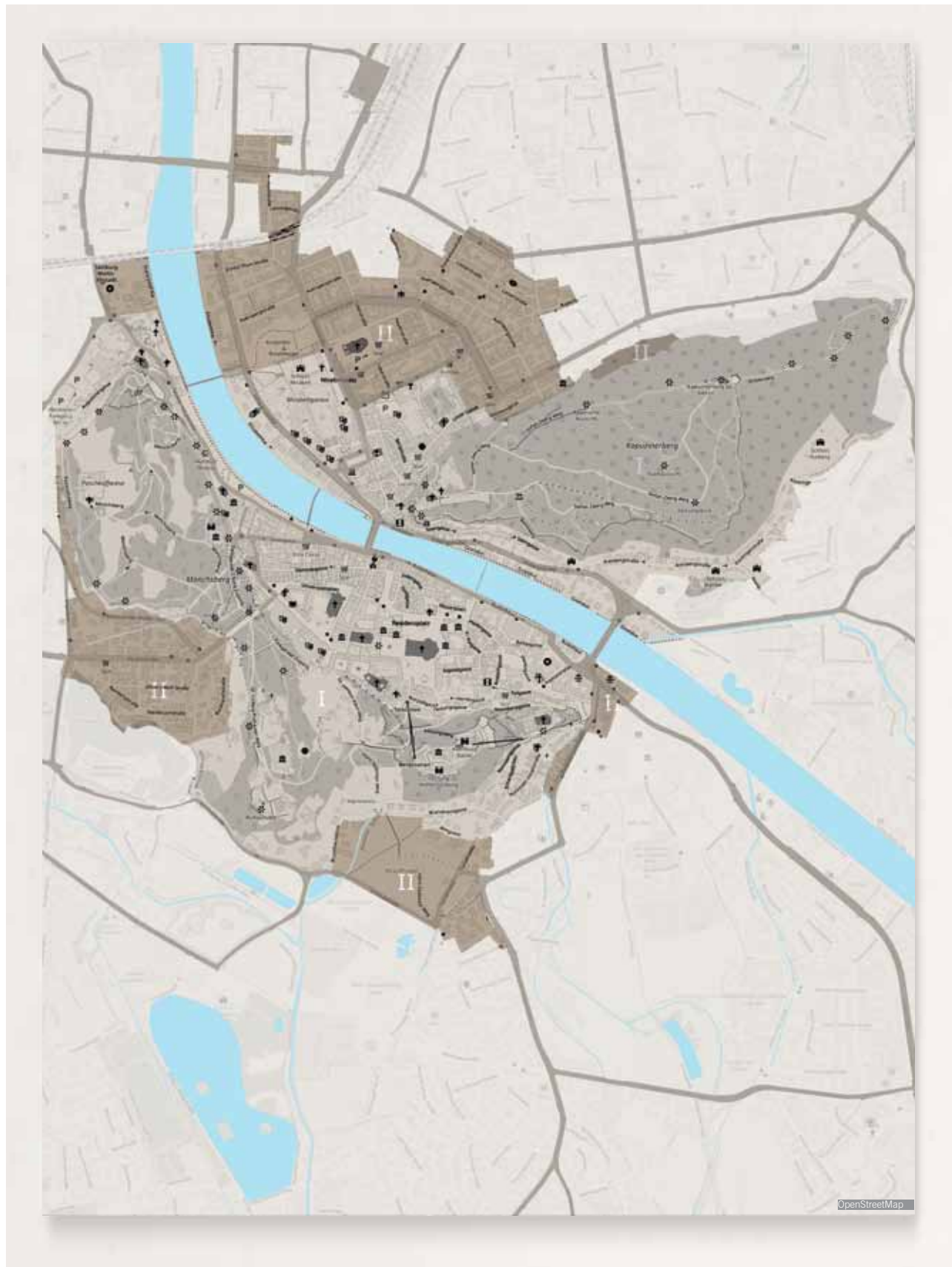
The World Heritage idea is therefore also enshrined in the Old Town Preservation Act. In addition to the provision under Sec 3a of the Salzburg municipal law, there is therefore a second provincial regulation.

### World Heritage buffer zone

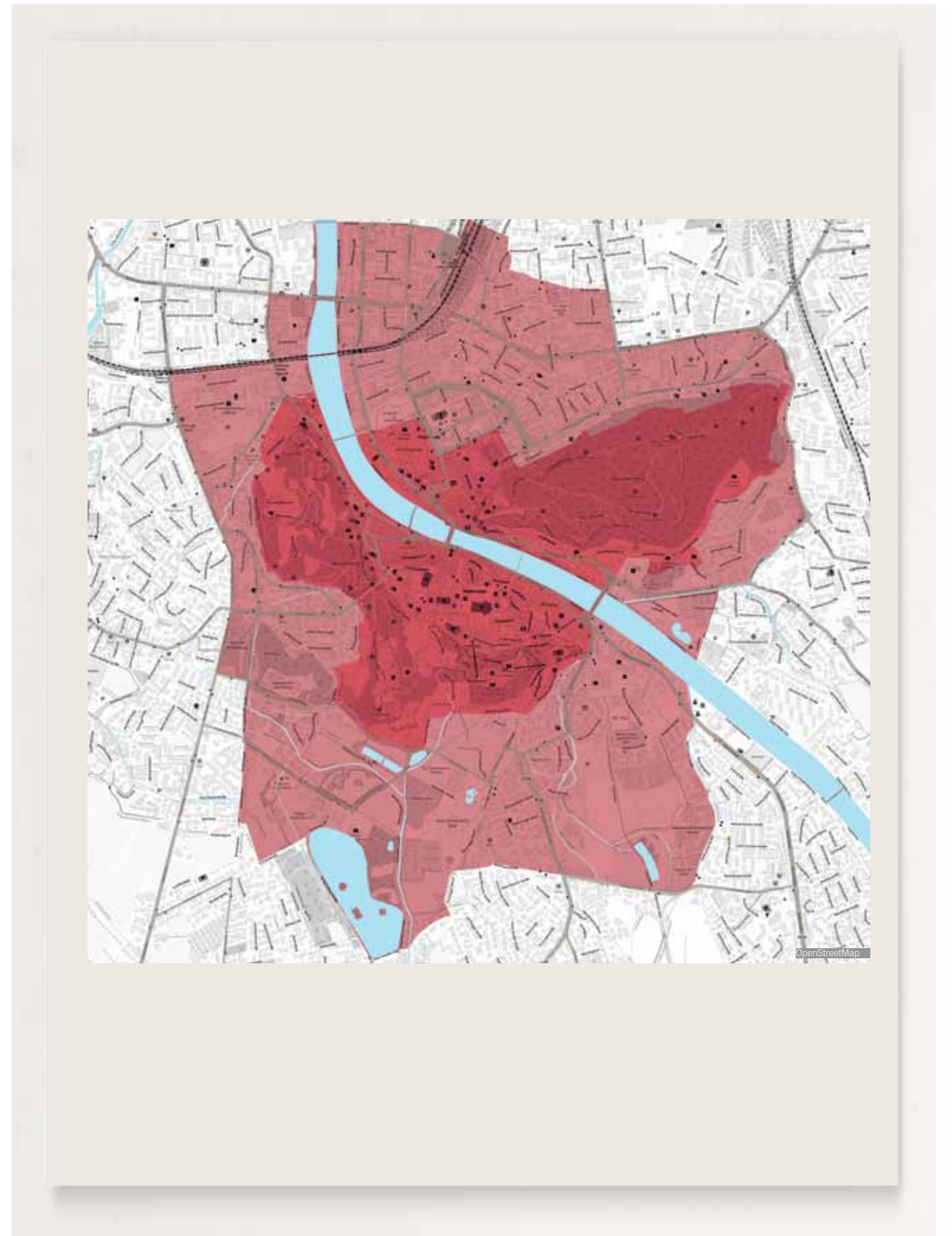
The buffer zone comprises 467 hectares and is defined as a protective area around the World Heritage property in the Operational Guidelines of UNESCO. It surrounds the property and helps to preserve the property's visual axes and relationships by ensuring that developments keep the existing buildings 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.



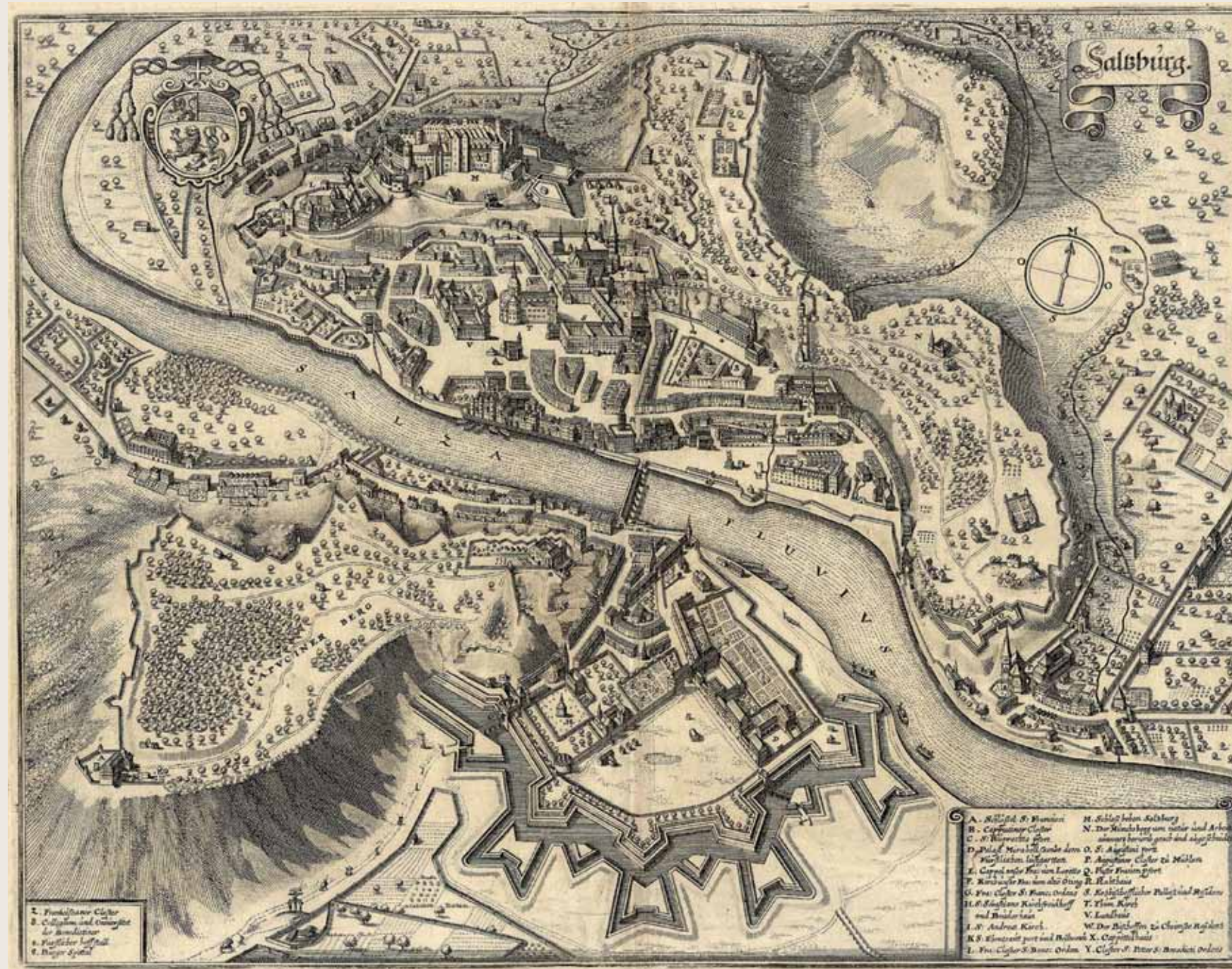


29 Old Town zone plan  
with protection zones I and II



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





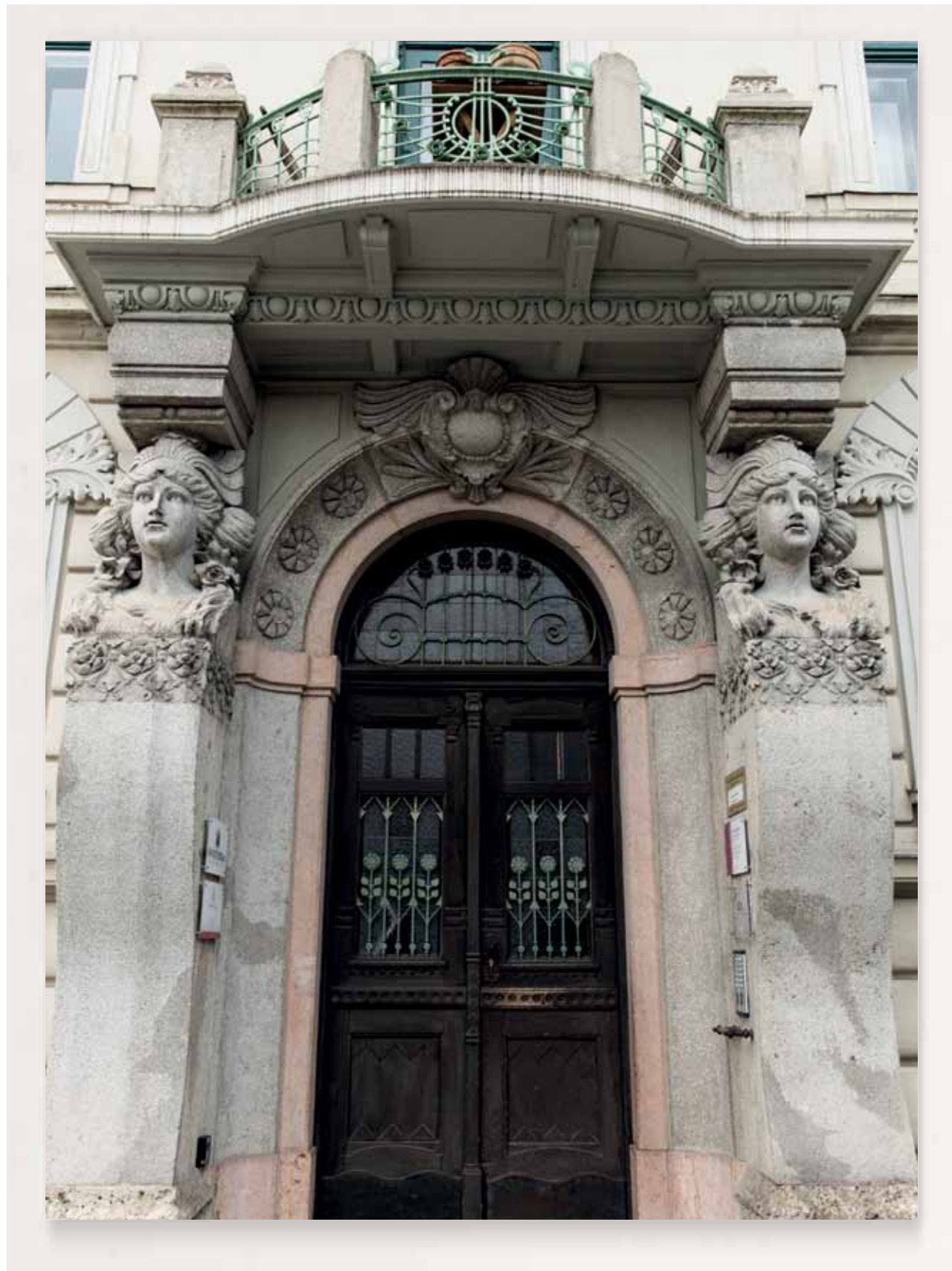
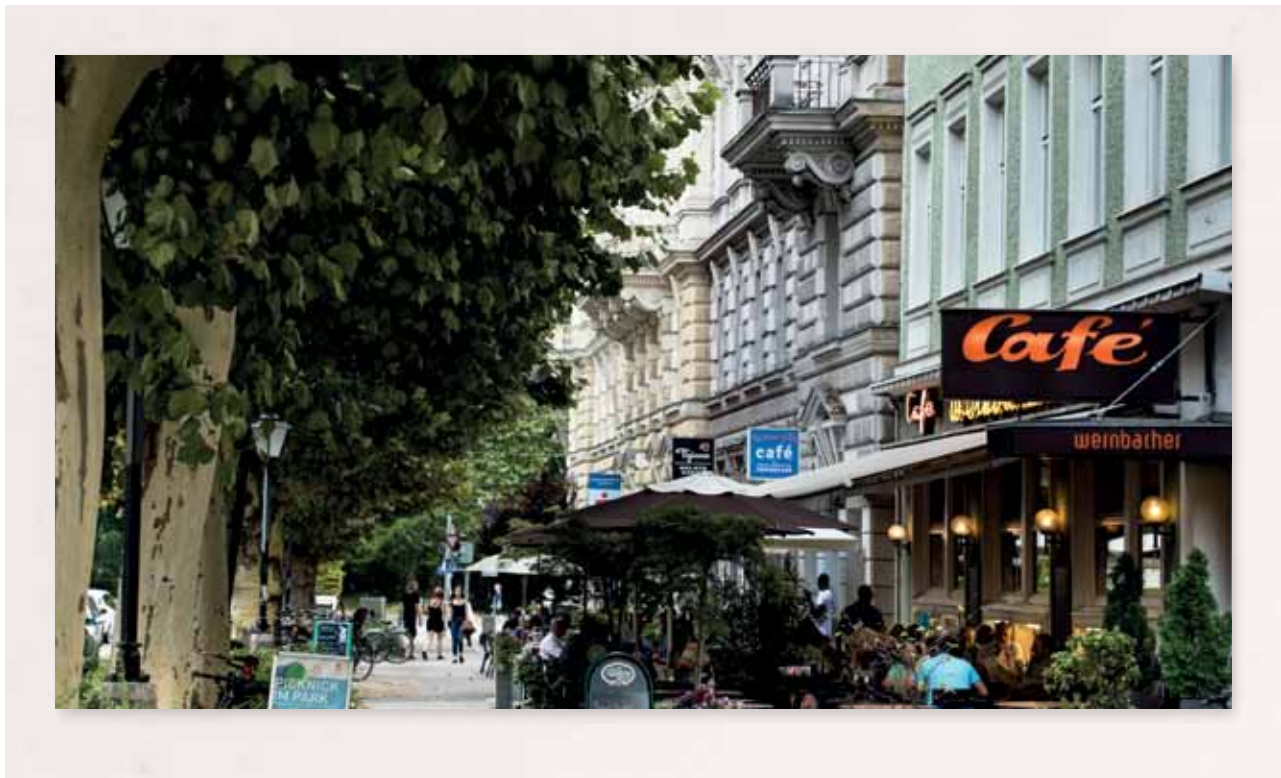




32 Left Old Town, Getreidegasse  
33 Burghers' houses at Alter Markt

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*).



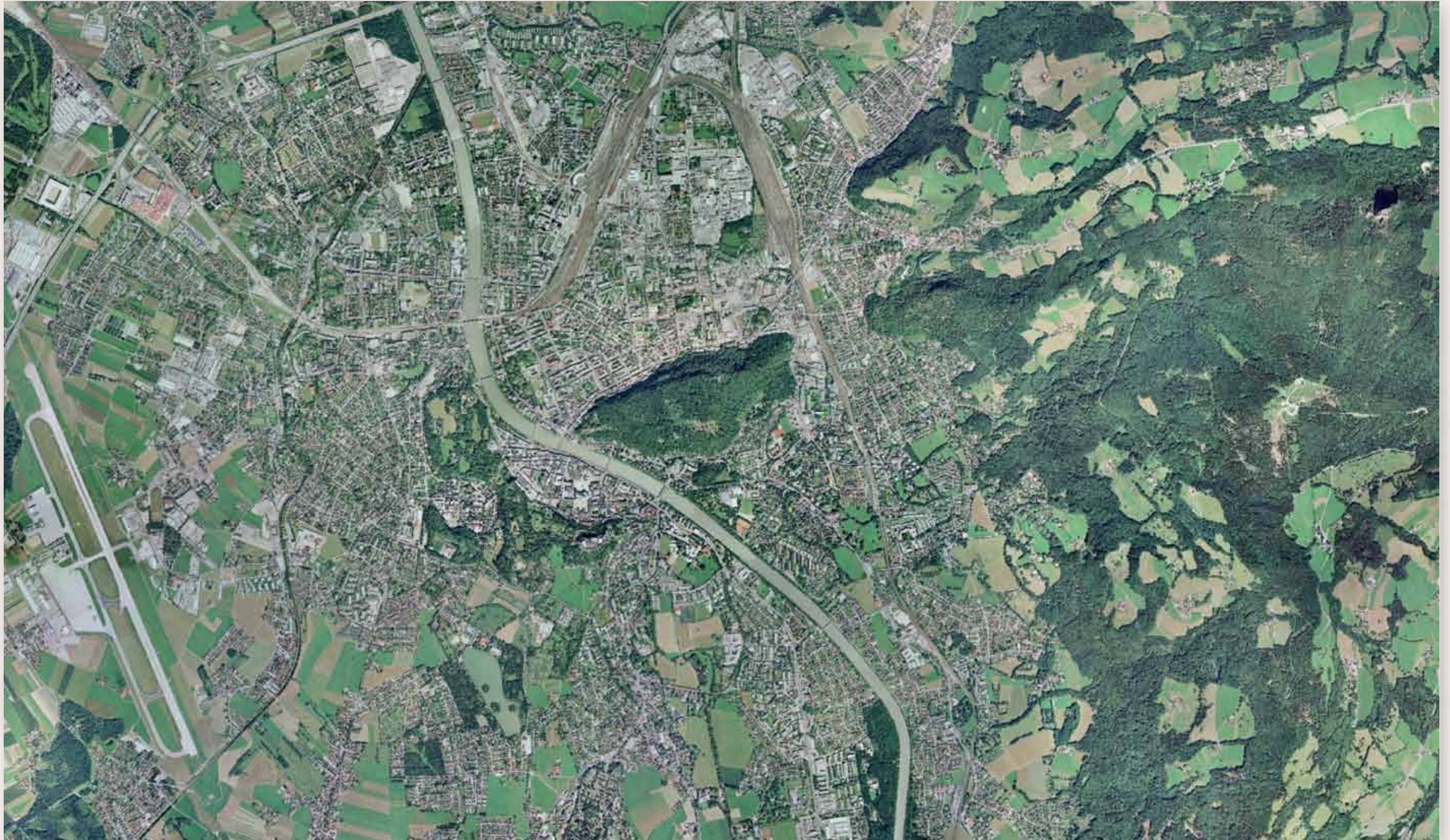
**Old Town Preservation Act**

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 Reiffenstuh, 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

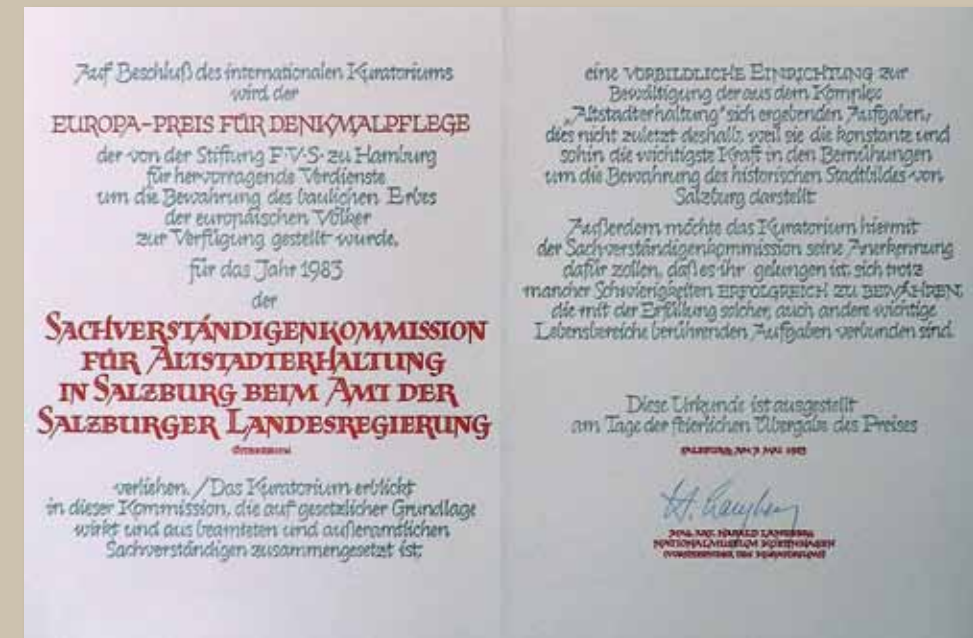


### Altstadtmarketing (Salzburg Old Town Marketing Agency)

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

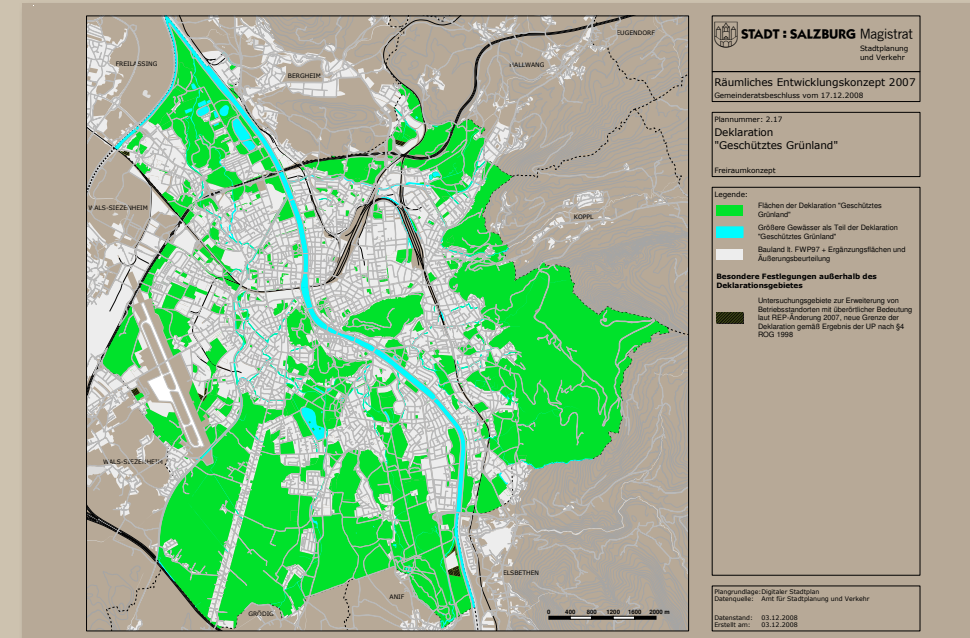
1995  
Protected area is expanded to include the *Gründerzeit* areas  
surrounding the mediaeval centre

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



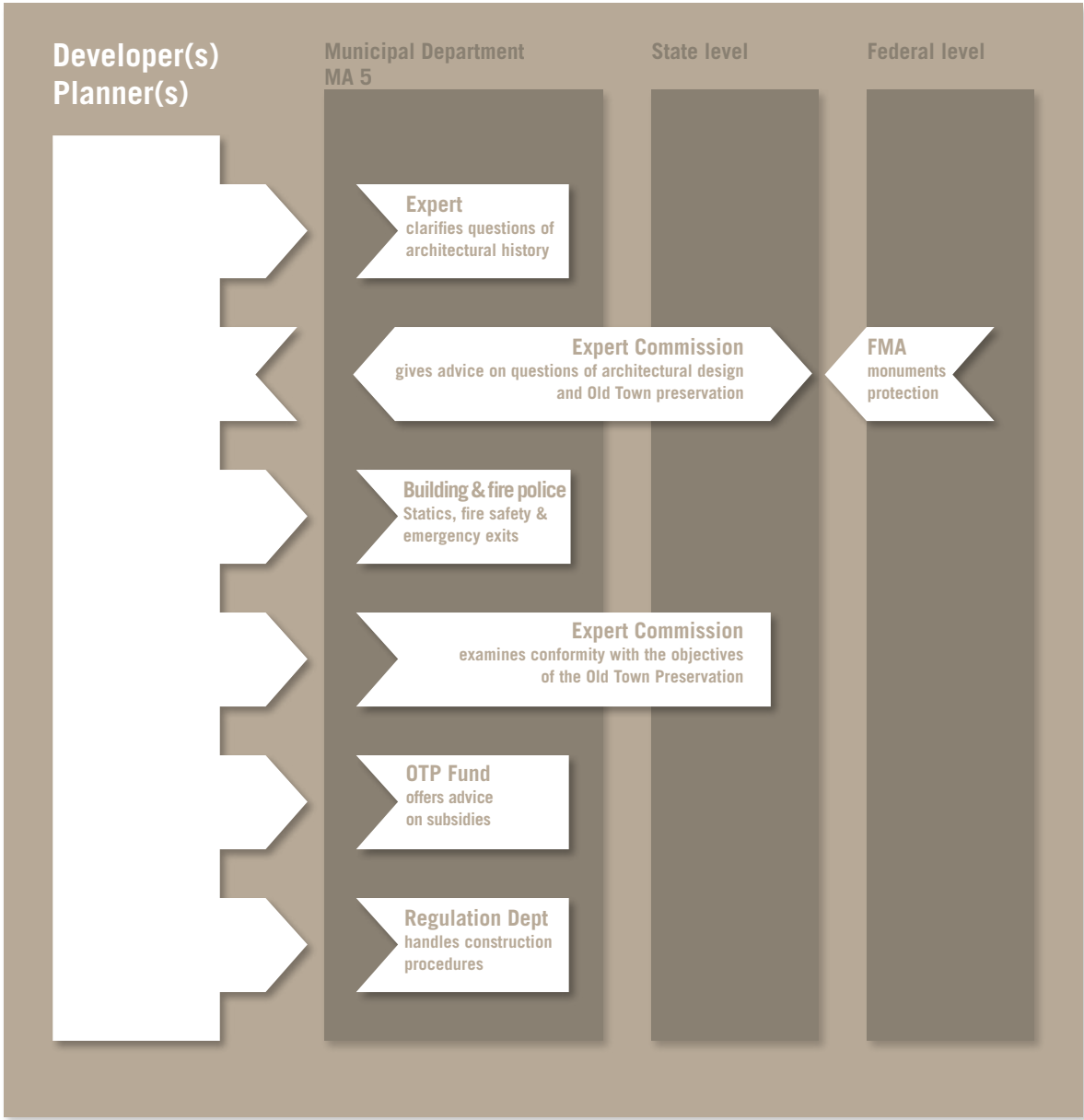
51 Poster for the exhibition commemorating 50 years' Old Town Preservation Act and 20 years' World Heritage



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.

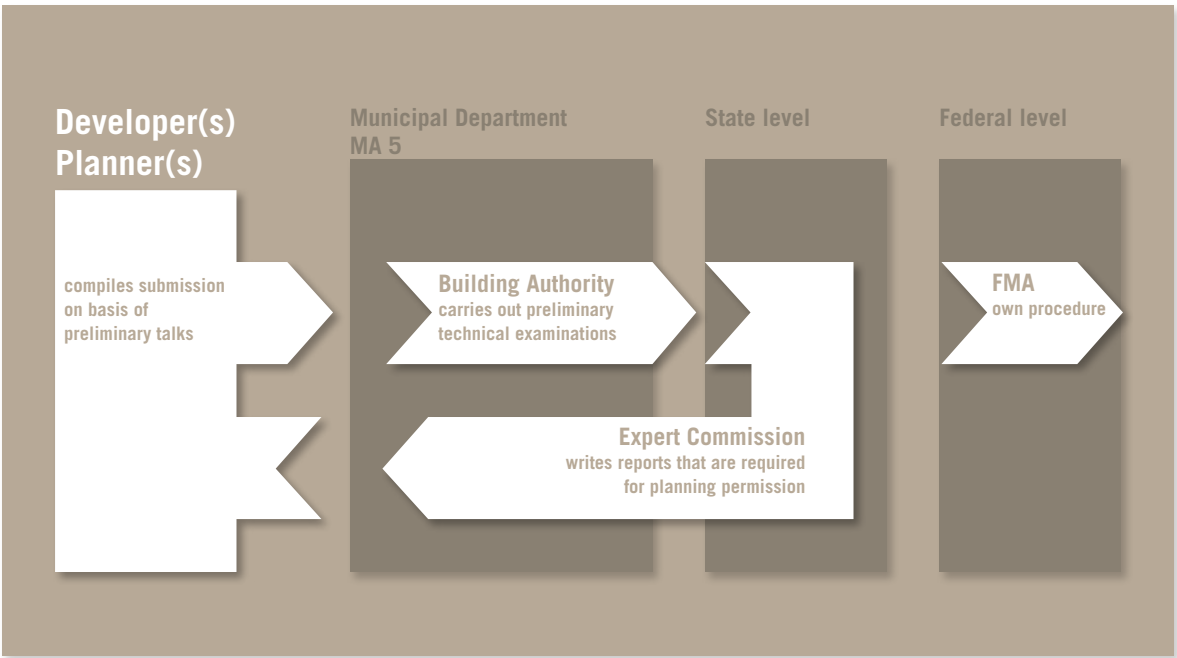
If a building is listed, the Federal Monuments Authority is involved; one representative of the Federal Monuments Authority is also a member of the Expert Commission for Old Town Preservation.

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

Step 2 – Submission

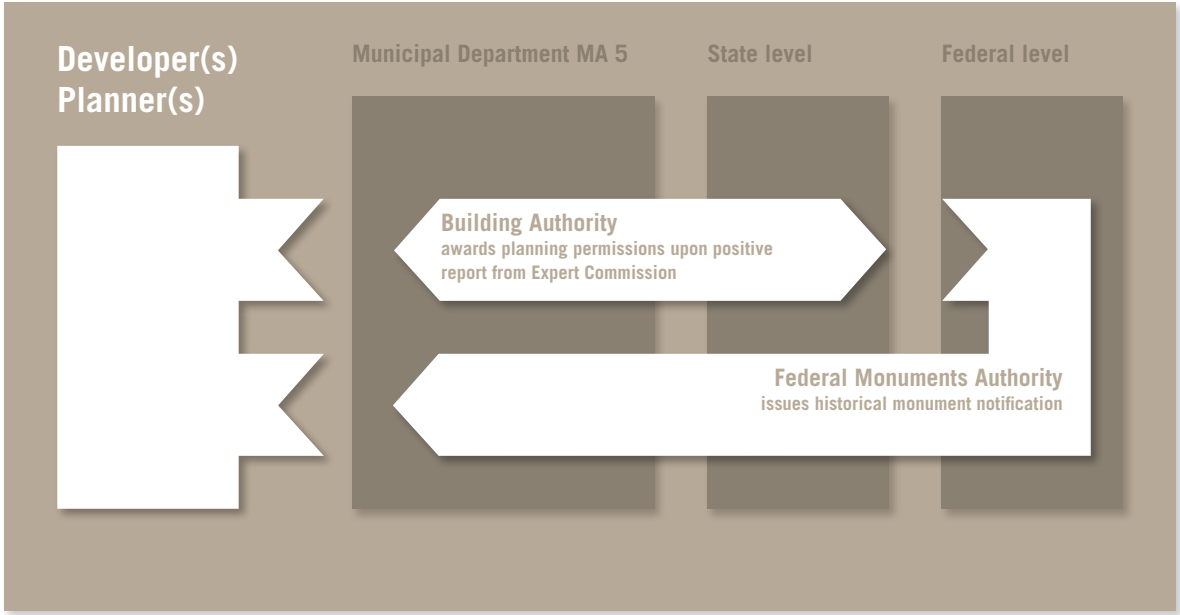
The application, which should include all outcomes of the preliminary talks, is submitted to the Building Authority. A preliminary technical examination follows and the plans are then forwarded to the Expert Commission, which is the statutory expert for all construction plans within the World Heritage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



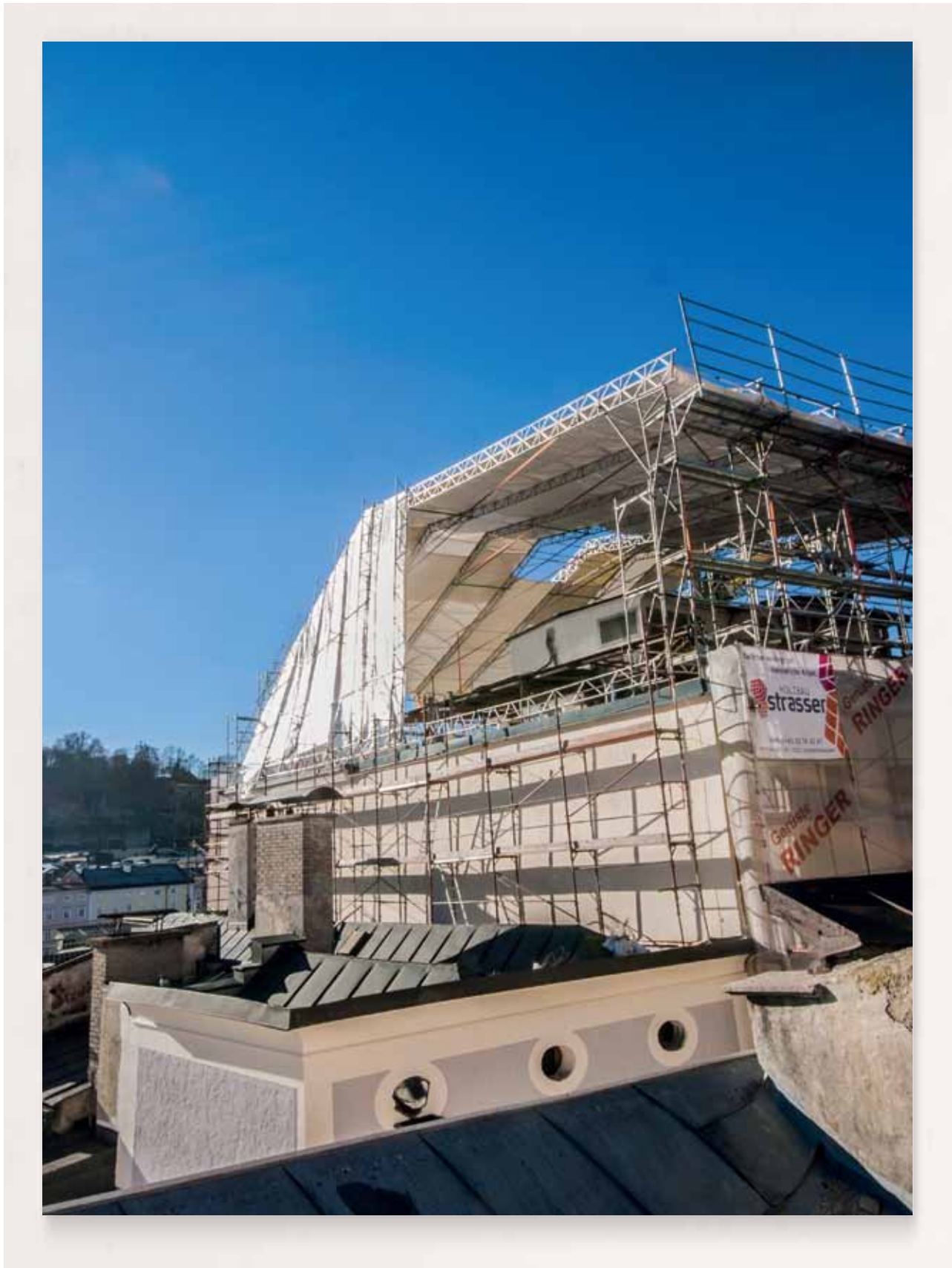
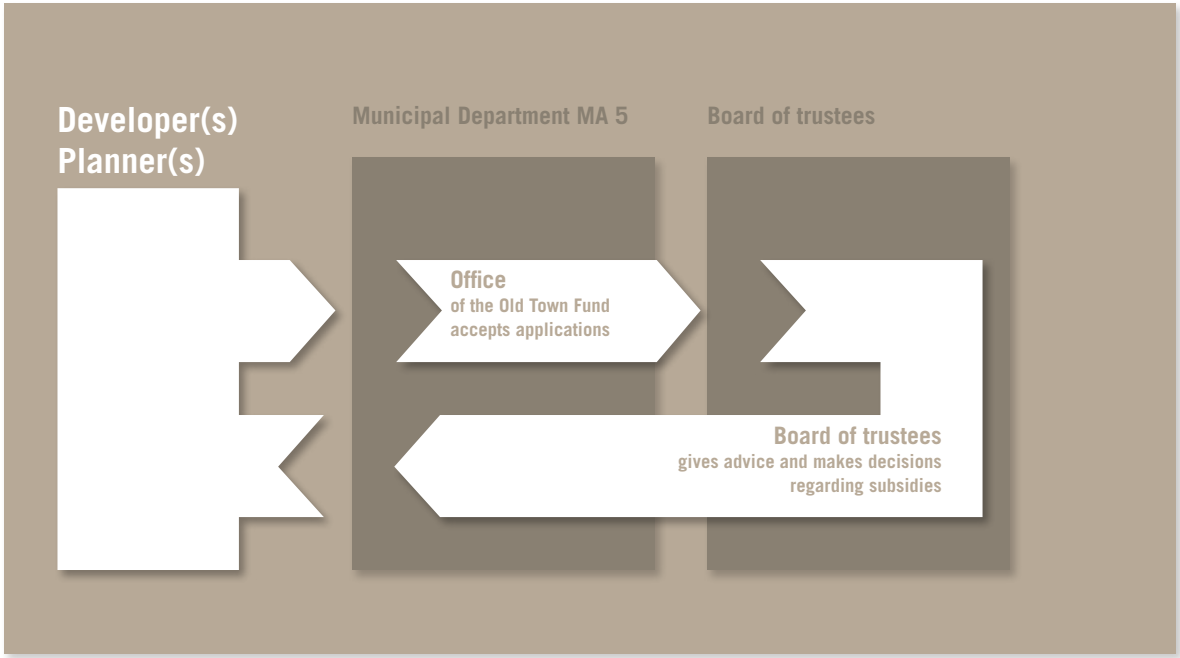


Step 3 – Construction negotiations and notification



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

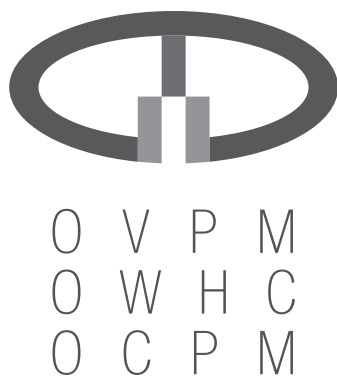
## Activities and projects of the City of Salzburg

### 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.





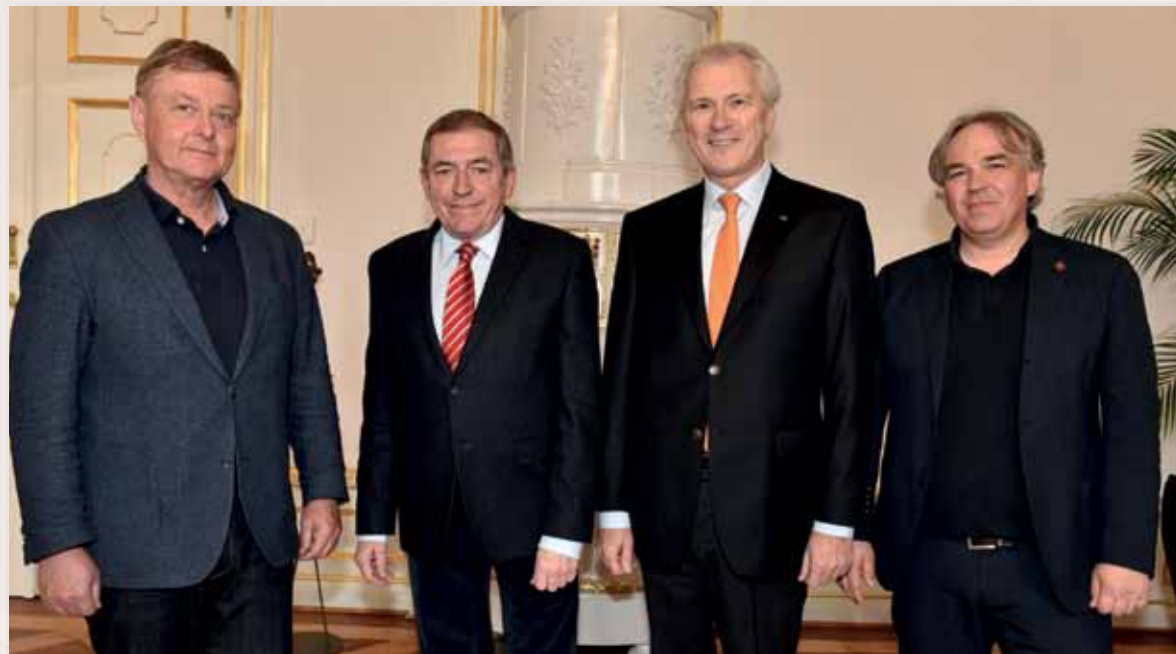




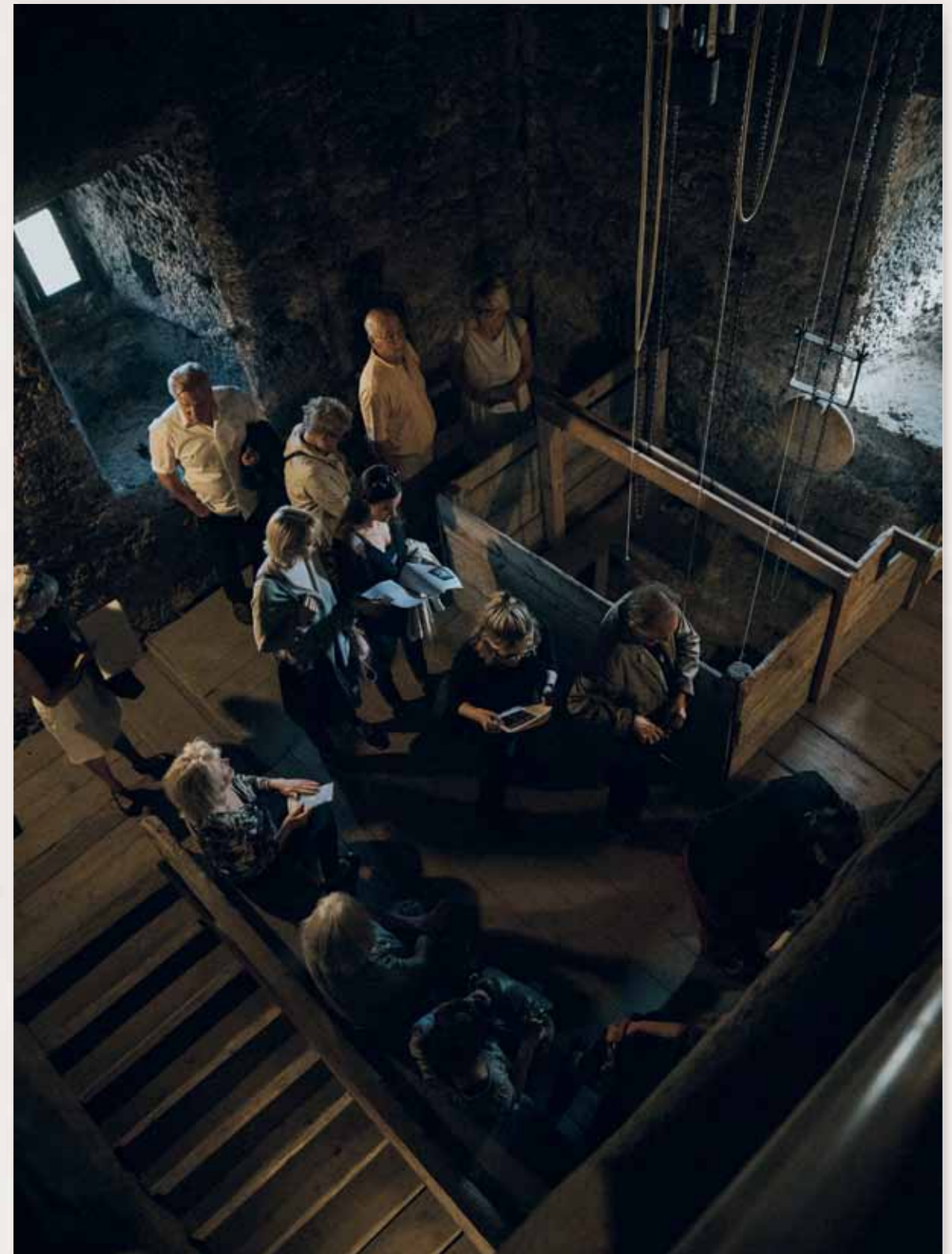








**57** Defensive wall on the Mönchsberg  
**58** OWHC Secretary General Denis Ricard visits Salzburg

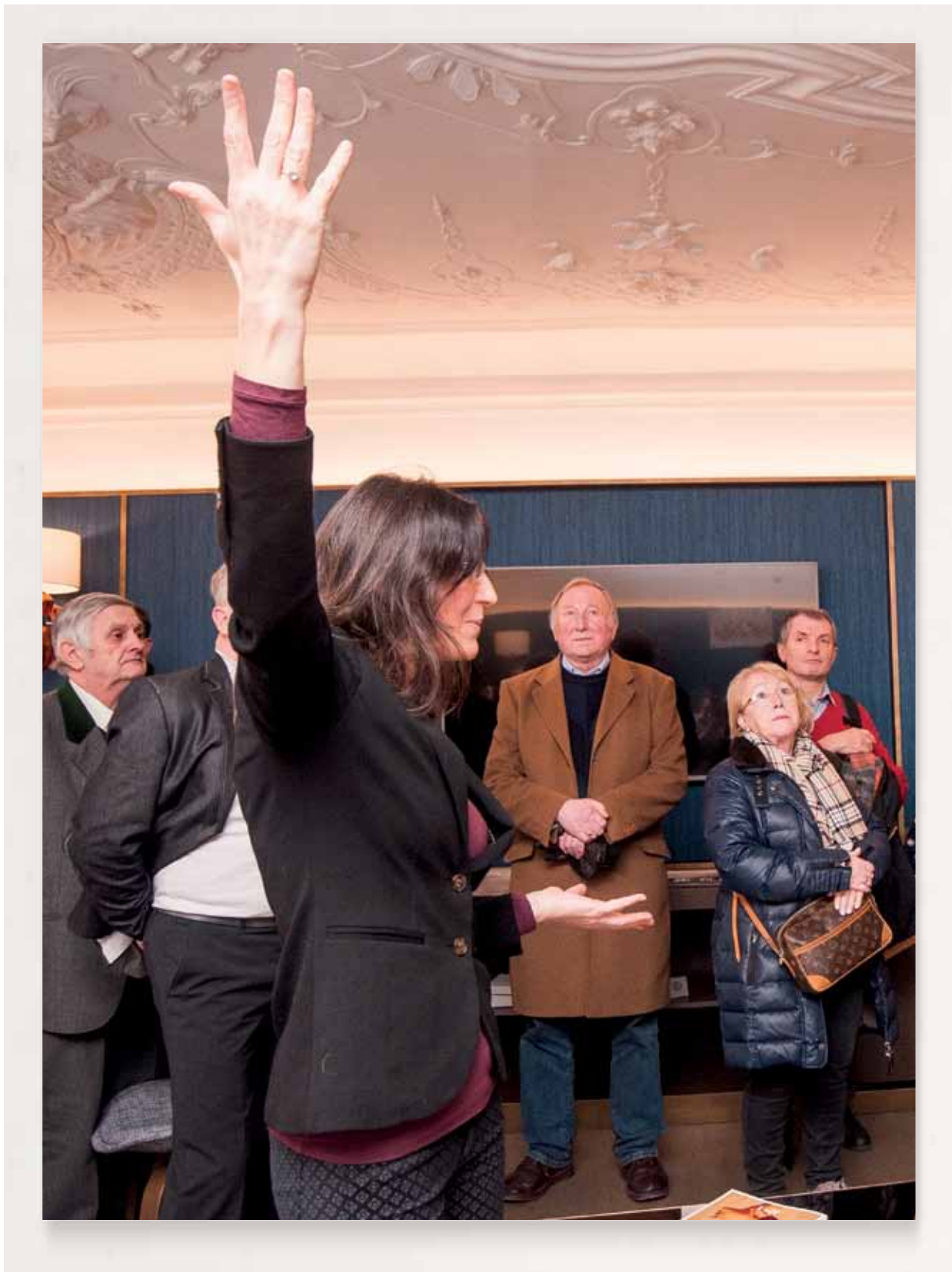


**59** Visiting the bell tower of Mülln parish church during the  
 “Historical Craftsmanship” city walk as part of the “Welterbe Dialog Mülln” project





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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# Imprint

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