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World Heritage Patrimoine mondial

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UNITED NATIONS EDUCATIONAL,
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POUR L'EDUCATION, LA SCIENCE ET LA CULTURE

CONVENTION CONCERNING THE PROTECTION OF THE WORLD
CULTURAL AND NATURAL HERITAGE
CONVENTION CONCERNANT LA PROTECTION DU PATRIMOINE
MONDIAL, CULTUREL ET NATUREL

WORLD HERITAGE COMMITTEE / COMITE DU PATRIMOINE MONDIAL

Thirty-first session / Trente et unième session

Christchurch, New Zealand / Christchurch, Nouvelle Zélande
23 June - 2 July 2007 / 23 juin - 2 juillet 2007

Item 7 of the Provisional Agenda: State of conservation of properties inscribed on the World Heritage List and/or on the List of World Heritage in Danger.

Point 7 de l'Ordre du jour provisoire: Etat de conservation de biens inscrits sur la Liste du patrimoine mondial et/ou sur la Liste du patrimoine mondial en péril

MISSION REPORT / RAPPORT DE MISSION

City of Graz – Historic Centre (Austria) (931) /
Ville de Graz – Centre historique (Autriche) (931)
20 October 2006 / 20 octobre 2006

This mission report should be read in conjunction with Document:
Ce rapport de mission doit être lu conjointement avec le document suivant:

☐ WHC-07/31.COM/7A

☐ WHC-07/31.COM/7A.Add

☒ WHC-07/31.COM/7B

☐ WHC-07/31.COM/7B.Add

**REPORT ON THE JOINT UNESCO-ICOMOS REACTIVE MONITORING MISSION
TO THE CITY OF GRAZ – HISTORIC CENTRE
AUSTRIA – 20 OCTOBER 2006**

Following the previous mission to Graz at July 26th 2006, where on behalf of ICOMOS /UNESCO – joint expert team, Dr Wiese-v.Ofen and Dr. Fejérdy clear and precise recommendations have been given for the further development of the project of Kastner & Öhler, the meeting of October 20th has been organised to come to an evaluation of the re-worked design and possible adaptation of the project and to try to come to a recommendation for the further steps.

The afterward-introduced changes on the architectural solution have been materialised in a special volume – and also highlighted during this mission through the presentation given by architects – might be summarised as following:

- further reduction of height,
- reduction of number of shed roofs,
- turning of shed roof into pairs, so that light may come from north and south,
- integrating staircases and access in the roof situation.

These changes were highly appreciated, however the proposed solution still has a number of open questions and have not precisely worked out details, like:

- the air-condition and other technical “heads/towers” could not be recognised in their impact on height and integration or not integration in the sheds,
- large over-glassed “screen”-like surfaces, without any interrelation or not having real function following the floor plan,
- how consider position, visibility and furnishing of terraces (e.g. umbrellas),
- the impacts of used material with its colour, weight, construction impact, and maintenance consequences.

After a long and fair as well as open-minded discussion, on behalf of the Joint UNESCO-ICOMOS –mission it was proposed to continue with the project as follows:

- A. The legal binding plan (Bebaungsplan) should be continued by the city of Graz to give security on the emerging challenges during next planning steps to the Kastner & Öhler Co.
- B. There is no doubt, that for the maintenance and activities of a heritage protected city economic power must have a chance. Shopping in all different facets one of the main elements of a functioning historic city.

Parallel to the legal binding plan a contract between the City of Graz and the Kastner & Öhler Company should be negotiated, so that both sides declare as well binding that the project will follow the recommendations, which the joint Commission has given in order to harmonise the new project with the heritage protected environment: This contract should be also sent to UNESCO together with the management plan:

1. At least the two highest roofs should be reduced;
2. The gables should be revised (with consideration to close them) in a way;
3. All technical equipment's should be exactly defined and integrated in the shed roofs;
4. The stair cases should be taken into consideration;
5. The “box” to the existing roof situation of Sackgasse 13 should be integrated in the (shed) roofs;

6. There should be no large window / glass elements, that are unusual in the environment;
7. If there are larger windows they should be divided or structured e.g. sunscreen elements or similar design elements, that are available to enable an homogenous impression;
8. The material of the new roofscape, that is an acceptable solution for the wish of Kastner & Öhler to enlarge their space, should not be metal. Architects were asked to make proposals on ceramic material and the look for the gauge of these materials. Dimension and structuring are as crucial as the material itself. – Sensible different colours coming out of the burning process in producing those coated ceramic may take into consideration.

The last two recommendations have been:

1. To exemplify by a scaffold the height of the roof elements to a realistic assessment of the impact on the World Heritage protected old town and this might be done before the legal plan decides on figure of highs;
2. To give an example of the chosen materials in the reality of the building to have possibility to approve the new roofscape from the Schlossberg in its impacts on the famous view of the historic urban roofscape.

These two points will give a good chance as well to get inhabitants informed and thank them for their engagement participation.

On behalf of the joint mission representatives, we would to thank the City of Graz and the Kastner & Öhler Company with their architects for preparing work and express their hope, the recommendations will be taken account to bring new architecture with new necessary space into a historic surrounding without disturbing the overall value of existing world heritage protected environment. This new roofscape may be taken as an example that by co-operating in time, by treaty between partners, by legal binding plans and step by step optimising a process of common proceedings may be an element of the management plan, that UNESCO and the State Government of Austria in order to follow prescriptions and guidelines of relevant UNESCO *Convention* and other Charters have signed to institutionalise for securing appropriate conservation and safeguarding / maintenance of the World Heritage recognised historic, old town.

(Dr.-Ing. Irene Wiese von Ofen)

(Dr. Tamás Fejérdy)

ANNEX 1. Composition of the mission team

Representative of UNESCO:
Dr.-Ing. Irene Wiese-v.Ofen

Representative of ICOMOS:
Dr. Tamás Fejérdy

ANNEX 2. List of people met

Representatives of the City of Graz:	Mag. Siegfried Nagl, mayor Mr. Walter Ferk, vice-mayor Dr. Gerhard Rüscher, city-councillor DI Mag. Bertram Werle, (head of building-dir.), Dr. Astrid Wentner, (building-directorate) DI Michael Redik, (head of city-planning) DI Klemens Klinar, (city-planning)
The Ministry, Heritage-Department:	DI Franz Neuwirth (BMBWK IV/3)
Federal Monument Service:	Dr. Friedrich Bouvier, chief-conservator for Styria
Kastner & Öhler Company:	Mag. Martin Wäg Mag. Thomas Böck
Architects:	Ms Fuensanta Nieto Mr Enrique Sobejano