

UNESCO WORLD HERITAGE GRAZ MANAGEMENT PLAN

2013



United Nations
Educational, Scientific and
Cultural Organization



• City of Graz - Historic Centre
and Schloss Eggenberg
• World Heritage since 1999, 2010

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CONTENT		Seite
	Preface	6
I.	INTRODUCTION TO THE WORLD HERITAGE MANAGEMENT PLAN 2013	7
1.	Project commission	8
2.	Principles and targets	9
3.	The Management Plan – Structure and contents	10
4.	Realization and implementation	11
II.	FACILITIES & INSTITUTIONS IN THE FIELD OF WORLD HERITAGE	13
1.	UNESCO	14
2.	World Heritage in Austria	16
1.	Republic of Austria – Federation	16
2.	Austrian UNESCO Commission	17
3.	Austrian National Committee of the International Council of Monuments and Sites	18
4.	Internationales Städteforum in Graz	18
3.	World Heritage in Graz	19
III.	WORLD HERITAGE SITE CITY OF GRAZ – HISTORIC CENTRE & SCHLOSS EGGENBERG	21
1.	Scope and situation of the World Heritage Site	22
2.	Motivation for the inscription in the World Heritage List	23
IV.	FINDINGS & RECOMMENDATIONS FOR ACTION – MASTER PLAN	25
1.	Introduction	26
2.	Artistic-historic findings regarding the World Heritage Site Graz	27
1.	Introduction and overview	27
2.	Findings and descriptions of the historic districts	29
3.	Recommendations for action	65
1.	Structure and makeup of the Master Plan	65
2.	Categorisation of the action zones including recommendations for action	65
V.	WORLD HERITAGE COORDINATION OFFICE (WH OFFICE)	95
1.	Structure	96
2.	Tasks of the WH Office	96
3.	Participation in thematically relevant EU programmes	97
4.	Obligation to notify according to the plan by stages	98
VI.	LEGAL INSTRUMENTS OF PROTECTION, ADMINISTRATIVE INSTITUTIONS	101
1.	Legal instruments of protection	102
1.	World Heritage Convention	102
2.	Monuments and Historic Buildings Act – DMSG	103
3.	Styrian Regional Planning Act 2010 – StROG	103
4.	Styrian Building Act – Stmk. BauG	104
5.	Graz Historic Centre Protection Act 2008 – GEAG 2008	104
2.	Administrative institutions and fields of activity	107
3.	Process of the administrative procedure	108
VII.	SET OF PLANS FOR THE MASTER PLAN	109
1.	Overview, aerial images, key	109
2.	Plan I: Historic Centre	110
3.	Plan II: Schloss Eggenberg	111
4.	Plan III: Connection axis	112
VIII.	BIBLIOGRAPHY	113

Ten years ago Graz was on display in Europe as the European City of Culture. The storm of interest generated among the visitors raised the question of how a historic centre declared a UNESCO World Heritage site could be combined with a modern, pulsating city. This question is now of even more direct concern than ever before.

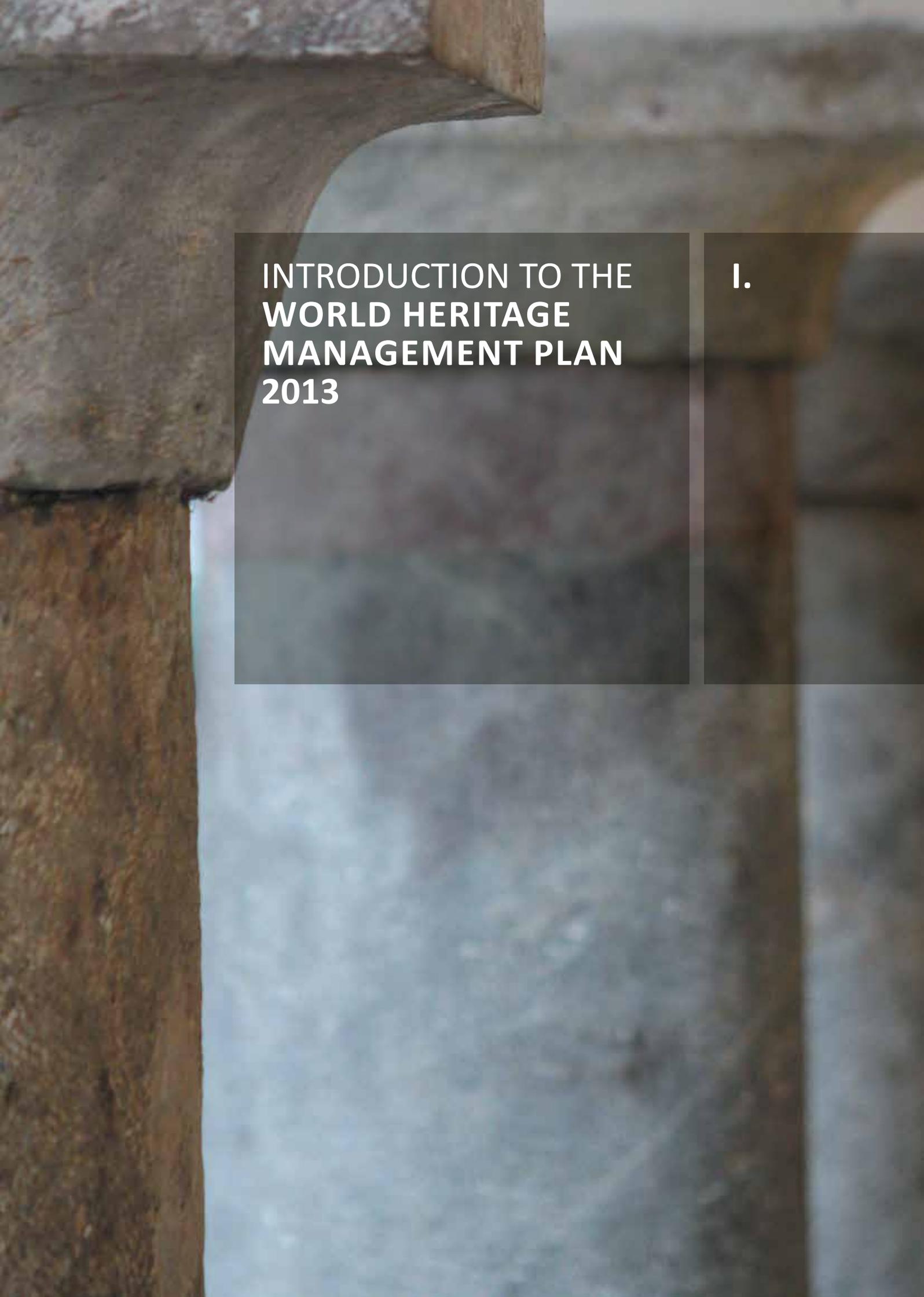
As the mayor and an enthusiastic citizen of Graz, I am passionately proud of both of the faces of our city: the traditional side with its historic monuments, and the young side with its spectacular new buildings. However, as a politician I am also aware that along with this title of World Heritage Site we have all not only accepted a distinction, but also a great responsibility. Because as before it is not only about preserving the Historic Centre and the area around Schloss Eggenberg, which since 2010 counts as part of the Graz World Heritage Site, but also allowing new high-quality developments. The Management Plan provides orientation assistance for city planners in the World Heritage area. I would like to compliment and thank everyone who has contributed to its design and recent update. It will help Graz to remain what it is: a city of incredible variety resulting in a single irresistibly attractive visage.

Mayor of Graz
Mag. Siegfried Nagl

The Historic Centre of Graz has been on the UNESCO World Heritage List since 1999. In 2010 Schloss Eggenberg was added to this area – something which we can be proud of. In 2006, when the World Heritage Committee requested a Management Plan for managing the World Heritage Site during its annual meeting in Vilnius, the managers of the City of Graz designed a set of guiding principles for the management of the World Heritage Site in accordance with all of the interest groups, as well as with the support of experts Wiltraud Resch and DI Christian Andexer. This was done independently – and UNESCO adopted this plan to the great joy of all those involved. As a specialty of Graz, this set of principles was even extended by an additional set of plans, the so-called Master Plan, which serves to better orientate all and any measures taken in the World Heritage area. It defines both areas worthy of protection and areas in which developments are wished for, and offers support in the event of concrete planning interests. In a dynamically growing city such as Graz, it is logical that after a few years an adaptation of the World Heritage Management Plan to the current conditions is necessary. For this reason a new edition has now been created, which includes new UNESCO regulations such as the representation of important lines of sight, as well as current additions. In this way a homogeneous oeuvre has been created, which not only contains all of the information regarding the legal basis of the Graz World Heritage Site and its management, but also provides additional facts and details for all interested parties.

The World Heritage area of our city still draws a lot of attention on an international level, and I am convinced that this is well deserved. May this new edition of the World Heritage Management Plan 2013 help to further interest in this special part of Graz.

Director for Urban Planning, Development and Construction and World Heritage Officer of the City of Graz
DI Mag. Bertram Werle



**INTRODUCTION TO THE
WORLD HERITAGE
MANAGEMENT PLAN
2013**

I.

The Historic Centre of Graz was added to the UNESCO World Heritage List in 1999, and in 2010, it was expanded to include Schloss Eggenberg. In order to be considered a World Heritage Site of outstanding universal value, it had to also fulfil the criteria of integrity and/or authenticity, as well as have a protection and administration plan.

More specifically, according to Art. 108 et seq. of the Operational Guidelines for the Implementation of the World Heritage Convention, every World Heritage property must have an appropriate “Management Plan” which explains how the outstanding universal value of a property can be maintained.¹

1

Operational Guideline as of edition whc 12/01 of July 2012, <http://whc.unesco.org/en/guidelines>.

The purpose of a management system is to ensure the effective protection of a registered property for current and future generations.²

Along with the addition of the Historic Centre of Graz to the UNESCO³ World Heritage List, the demand for a set of tools for the more effective management of the World Heritage Site became more and more important. At the same time the City of Graz committed itself to the protection of the cultural asset “Historic Centre”.

In this context, UNESCO requested the creation of an “administration plan” which would define the framework of the City of Graz’s future approach to its World Heritage.⁴ With this Management Plan the City of Graz has fulfilled this requirement.

The 2005 request for the addition of Schloss Eggenberg to the World Heritage List was assessed favourably, but during its 30th meeting in Vilnius (2006) the World Heritage Committee commissioned Graz to improve its management system for its entire future World Heritage Site, i.e. to create a Management Plan for the Historic Centre and Schloss Eggenberg.⁵

After the creation of this Management Plan in January 2007 and its unanimous adoption by the Graz City Council, it was forwarded in due time to the World Heritage Centre in Paris. The World Heritage Committee took note of the Graz World Heritage Management Plan 2007 “with satisfaction”, and thus confirmed it.⁶ Accordingly, a coordinated basis for future planning questions in the context of World Heritage could be created with the World Heritage Committee, and from this, an increased level of planning security for all of the parties involved.

With this, the first requirement for the inclusion of Schloss Eggenberg was fulfilled, however, the City of Graz and the Universalmuseum Joanneum of the Province of Styria (as owner of the Castle) had to prepare a entirely new application for Schloss Eggenberg, as well as undergo a new evaluation process due to changed formal acceptance criteria. The task was to represent the historic axis between the Historic Centre of Graz, already declared a World Heritage Site in 1999, and Schloss Eggenberg in the West of the city, as well as to create a buffer zone for the protection of the outstanding monuments. During an official UNESCO Advisory Mission at the beginning of 2010, under the auspices of the Directorate for Urban Planning, Development and Construction and with help from national and international experts,⁷ the required measures were formulated together after intensive negotiations.⁸ With the help of the experts, the requested contents could be added to the application for extension.

After countless attempts, ICOMOS International’s recommendation for inclusion based on these measures finally enabled the World Heritage Committee’s resolution on the 1st of August 2010 to include Schloss Eggenberg as an extension of the existing World Heritage Site City of Graz – Historic Centre. With this extension the up-to-now missing link was finally added, through which the Graz World Heritage Site could be presented as a complete whole.⁹

2

Art.106 et seq. of the Operational Guidelines for the Implementation of the World Heritage Convention.

3

See WHC Decision 28 COM 15B.82 and 29 COM 7B.63.

4

UNESCO reactive monitoring mission: 25th – 27th of February 2005 (Dr. Wiese von-Ofen, Dr. Fejerdy, Dipl.-Ing. Neuwirth); UNESCO joint mission: 26th of July 2006 and 20th of October 2006

5

Cf. WHC Decision 30 COM 8B.51.

6

Cf. WHC Decision 31 COM 7B.106.

7

The participants were: British landscape architect Hal Moggridge – ICOMOS International; Dr. Wilfried Lipp – President of ICOMOS Austria; Dr. Bruno Maldoner – Austrian Officer responsible for World Heritage at the Federal Ministry of Education, Arts and Culture; Dr. Christian Brugger – Curator of the Province of Styria.; Dr. Manfred Rupprecht – Historic Centre Advocate; Dr. Wiltraud Resch – Art historian and compiler of findings for the Master Plan; Arch. DI Christian Andexer – Designer of the Master Plan; Dr. Barbara Kaiser – Director of the Department of Schloss Eggenberg within the Universalmuseum Joanneum, as well as the Director for Urban Planning, Development and Construction and Officer responsible for World Heritage in the City of Graz DI Mag. Bertram Werle together with his WH Office team (Dr. A. Wentner, Dipl.-Ing. Ch. Probst, Mag. D. Freitag).

8

Cf. Chapter IV. 3.2.8. Buffer zone connecting axis.

9

Cf. WHC Decision 34 COM 8B.37, Chapter III.2.

The recommendations created by UNESCO serve as guidelines for the creation of a Management Plan, or formulate the general targets for the protection of the built heritage. Among the most important are:

- Regulation of the procedures for the legal protection of the cultural property/built heritage.
- Regulation of the administrative structures for the cultural property.
- Measures for the up-keep of the cultural property, whereby these should correspond to the demands regarding authenticity (authenticity and integrity) in accordance with the design, material, craftsmanship and harmonious integration.
- Measures for public access and maintenance of access. Safeguarding of the political and financial framework conditions for the preservation of the cultural property.

After 5 years, the World Heritage Management Plan 2007 has now been evaluated. The numerous documents have been compiled and missing explanations or transition passages have been added. Moreover, updates and editorial adaptations have been undertaken.

With the current Management Plan a holistic document, i.e. the **World Heritage Graz Management Plan 2013 (WH-MP)** for the **World Heritage City of Graz – Historic Centre and Schloss Eggenberg**¹⁰ is now available.

10

Hereinafter: WHS

PRINCIPLES AND TARGETS

I.

2.

The goals of the measures in the present Management Plan are to preserve, care for and improve the World Heritage Site of Graz, as well as to enable developments in keeping with the World Heritage. The basis for this lies in the official decisions of the World Heritage Committee, as well as the Operational Guidelines for the Implementation of the World Heritage Convention, the city rules and thematic decisions taken by the City Council (regulations, directives, urban planning principles and guidelines, programmes, etc.).

General principles

During the dynamic development process of a city, the definitions in the Operational Guidelines of UNESCO are of utmost importance. These specifically state that there are “historic towns which are still inhabited and which, by their very nature, have developed and will continue to develop under the influence of socio-economic and cultural change, a situation that renders the assessment of their authenticity more difficult and any conservation policy more problematical.”¹¹

The result of this is that the diversity of cultures and heritage of our world is an irreplaceable source of spiritual and intellectual wealth for all humanity, which should therefore be actively protected and supported as an essential aspect of human development.¹²

Priority should be given to the protection of the valuable cultural heritage. The sensible harmonious addition of new architecture to a living city organism therefore requires the highest attentiveness, whereby the goal of every effort should reflect a holistic vision of a mature city heritage such as Graz, without compromising additions.

It must also be stated, however, that a city should not be a museum. The balancing act between the dynamic preservation of the cityscape (the care and revitalization of the historic buildings) and innovative user interests (such as the economic necessity of new architecture) is a joint learning process which holds many opportunities.

11

Appendix 3 of the Operational Guidelines for the Implementation of the World Heritage Convention, chapter I, no. 14, ii; for original version see <http://whc.unesco.org/en/guidelines>, July 2012, Annex 3; cf. also Bernard M. Feilden u. Jukka Jokilehto, Management guidelines for world cultural heritage sites, ICCROM, Rome, 1998, p.77 et seq.

12

NARA document, Appendix 4 of the Operational Guidelines for the Implementation of the World Heritage Convention, chapter I, no. 5; original version see WHC-94/CONF.003/16.

General goals:

- the support of architectural quality in the area of necessary urban changes in the historic areas and buffer zones.
- The scientific analysis of the historic buildings (Austrian Monumental Topography Graz) and city history, as well as the city archaeology should be continued and encouraged.
- The creation of cultural policy programmes and subsidies with public and private funds, as well as the further development of sponsorship activities for the targeted development of awareness in regards to the historic heritage.
- The enhanced promotion of tourism in regards to the World Heritage Area in connection with a quality-based soft educational tourism. Targeted PR/awareness raising in order to create an understanding of cultural assets.
- The deliberate use of citizen communication in regards to the topic of “living in a World Heritage Site” in connection with the demand for political consensus for the strengthening of the concept of World Heritage according to the basic principle of UNESCO (“the cultural heritage of the individual is the cultural heritage of all”).
- Control of the economic pressure in order to avoid a further densification in the core area “Dense Cities” of the Historic City Centre by taking into account the requirements of a living city.

Goals of the World Heritage Management Plan 2013 (WH-MP):

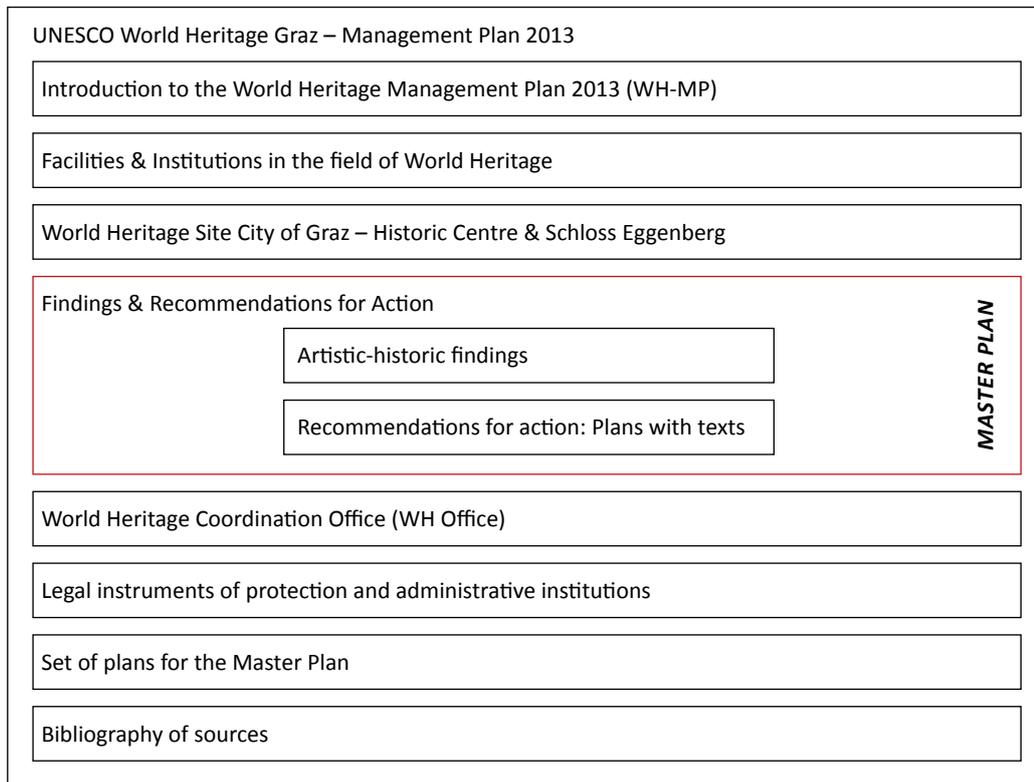
- The goal is to bindingly anchor the WH-MP for the City of Graz, and to position it as an interdisciplinary topic (WHS coordination).
- The WH-MP should be understood as a guiding concept for the future approach to the World Heritage Site of Graz. It strengthens the protection of the historic heritage within the World Heritage Area in accordance with the UNESCO international guidelines and the recommendations of the monuments board.
- It should be a general guideline of a recommendational character, and should contain measures which ensure the further development of the Historic Centre in accordance with the interests of the WHS.
- These guidelines serve to strengthen the political framework conditions in connection with the status of the “City of Graz – Historic Centre and Schloss Eggenberg” as a World Heritage Site, and in a modified form also serve to protect the buffer zone.
- The WH-MP represents a structural framework, which should be understood as a “living document” and process map of all of the urban changes within the WHS. A further development of the WH-MP is guaranteed by the continuous monitoring of the City of Graz.

The WH-MP essentially consists of three components, which **permanently interact** with each other:

- The Management Plan as a structural framework with a new methodology and already existing rules/tools, used when dealing with the cultural property.
- Recommendations for action based on an artistic-historical and architectural inventory analysis for preservation/care, substantial and qualitative improvement, and sustainable development.
- Communication processes in terms of information, discussion and compliance with responsible institutions.

The Management Plan has a primarily recommendatory character, but plays a strategically important role thanks to a new methodology in connection with the WHS. It is an addition to the tools (procedures) anchored in the urban administration, which is available to the specialist departments or services dealing with the World Heritage for the assessment and decision-making process within the framework of (building) projects.

The present document is structured as follows:



REALIZATION AND IMPLEMENTATION

I. 4.

The **realization** of the WH-MP is above all a structural task, which manifests itself through the refinement of the monitoring system within the city administration.

This results in:

- the further development of differentiated bases of the World Heritage Area
- the concentration of World Heritage items in available administrative technical institutions with clear directives for the implementation of building projects in the WHS
- more planning security for prospective clients in the WHS

With the **implementation** of the WH-MP, the City of Graz acknowledges as a principal that in the protected areas defined by GAEG 2008, and especially in the core areas of the World Heritage “Historic Centre” and “Schloss Eggenberg”, high-quality, identity asserting, historic building fabric shall be preserved. However, for all of the objects and areas in the protected zones to which this fact does not apply, a high-grade contemporary architectural language should be used in the event of conversions or new projects in order to insert them in a harmonious manner. Only in this way can Graz remain an active, living city.

The City of Graz takes responsibility for the concerns of the WHS by carrying out the following tasks:

- the further development of the WH-MP in the sense of a “living document”;
- the implementation of the goals, taking into account the recommendations for action;
- the monitoring of the World Heritage Site and important lines of sight through the timely application of urban control mechanisms (stepwise plan);
- the coordination of the preservation of the Historic Centre and monuments in the area of the WHS, i.e. the use and assignment of the existing administrative technical institutions for the protection, care and revitalization of the building fabric;
- consulting activities within the framework of architectural competitions in core and buffer zones;
- cooperation with the expert committee for building culture.

The background of the entire page is a close-up photograph of ancient stone architecture. It features a prominent semi-circular archway (voussoirs) made of large, weathered stone blocks. The texture of the stone is rough and aged, with some darker spots and variations in color. The lighting is soft, highlighting the geometric forms of the arch and the surrounding masonry.

**FACILITIES &
INSTITUTIONS
IN THE FIELD OF
WORLD HERITAGE**

II.

An overview of the institutional side of the World Heritage, the so-called who-is-who, facilitates an understanding of the approach, procedures and competences, and enables insight into the very complex subject of “World Heritage”.

The international United Nations Educational, Scientific and Cultural Organisation (UNESCO) is one of 16 legally autonomous specialized agencies of the United Nations. Its headquarters are located in Paris (France). At present, 195 states are members of UNESCO.¹³

The **purpose** of UNESCO is to promote international cooperation in the fields of education, science, culture and communication/information in order to preserve peace and security. Because *“a peace based exclusively upon the political and economic arrangements of governments would not be a peace which could secure the unanimous, lasting and sincere support of the peoples of the world, and that the peace must therefore be founded, if it is not to fail, upon the intellectual and moral solidarity of mankind”* (UNESCO Constitution of 16 November 1945).¹⁴

The **general conference** is the supreme decision-making body of UNESCO, in which every member state is represented by one vote. It meets every two years and decides on the general policies, programme and budget of the organisation. Decisions are generally taken in consensus or with a simple majority.

The general conference votes on the **executive board**, which consists of 58 member states (during the 36th General Conference in 2011, Austria was elected to the executive board until 2015). The executive board is the control and surveillance body, and monitors the implementation of the working programme adopted by the general conference.¹⁵

The **administration** is responsible for the implementation of the UNESCO programme, i.e. it is the control centre for the daily operational activities of this UN organization. Its main task is to ensure the implementation of the decisions taken. At its headquarters in Paris, around 2,100 employees from approximately 170 nations are currently working. The administration is directed by a Director-General, who is elected by the general conference for a term of four years following a recommendation by the executive board. The **Director-General** participates in the meetings of the general conference, executive board and committees without a right to vote, and compiles reports about the activities of the organization.¹⁶

The **UNESCO World Heritage Committee** is the most important body entrusted with the implementation of the World Heritage Convention. During yearly meetings it decides on the admission of cultural and natural sites onto the World Heritage List. It is an intergovernmental committee made up of 21 members from 21 different countries, which should represent as many continents and cultures as possible. It is also responsible for inspecting whether a listed monument is threatened or endangered to such an extent that it no longer fulfils the criteria of the World Heritage Convention and therefore should be placed on the “List of World Heritage in Danger (Red List)”, or deleted from the List entirely. A further task of the committee is to make decisions in the context of requests from countries for international support, as well as regarding the allocation of funds from the World Heritage Fund.¹⁷

The **World Heritage Centre** is the permanent administration office of the World Heritage Committee. It was founded in 1992, and is located in Paris. The **World Heritage Office** prepares the decisions of the World He-

13

As of the 23rd of November 2011, www.unesco.org/new/en/member-states/countries, (downloaded 19.10.2012).

14

Functions and tasks of UNESCO, Austrian UNESCO Commission, www.unesco.at/unesco/index_eng.htm (downloaded 30.7.2013).

15

Working mode of UNESCO, Austrian UNESCO Commission, www.unesco.at/unesco/aufgaben_unesco.htm (downloaded 23.10.2012).

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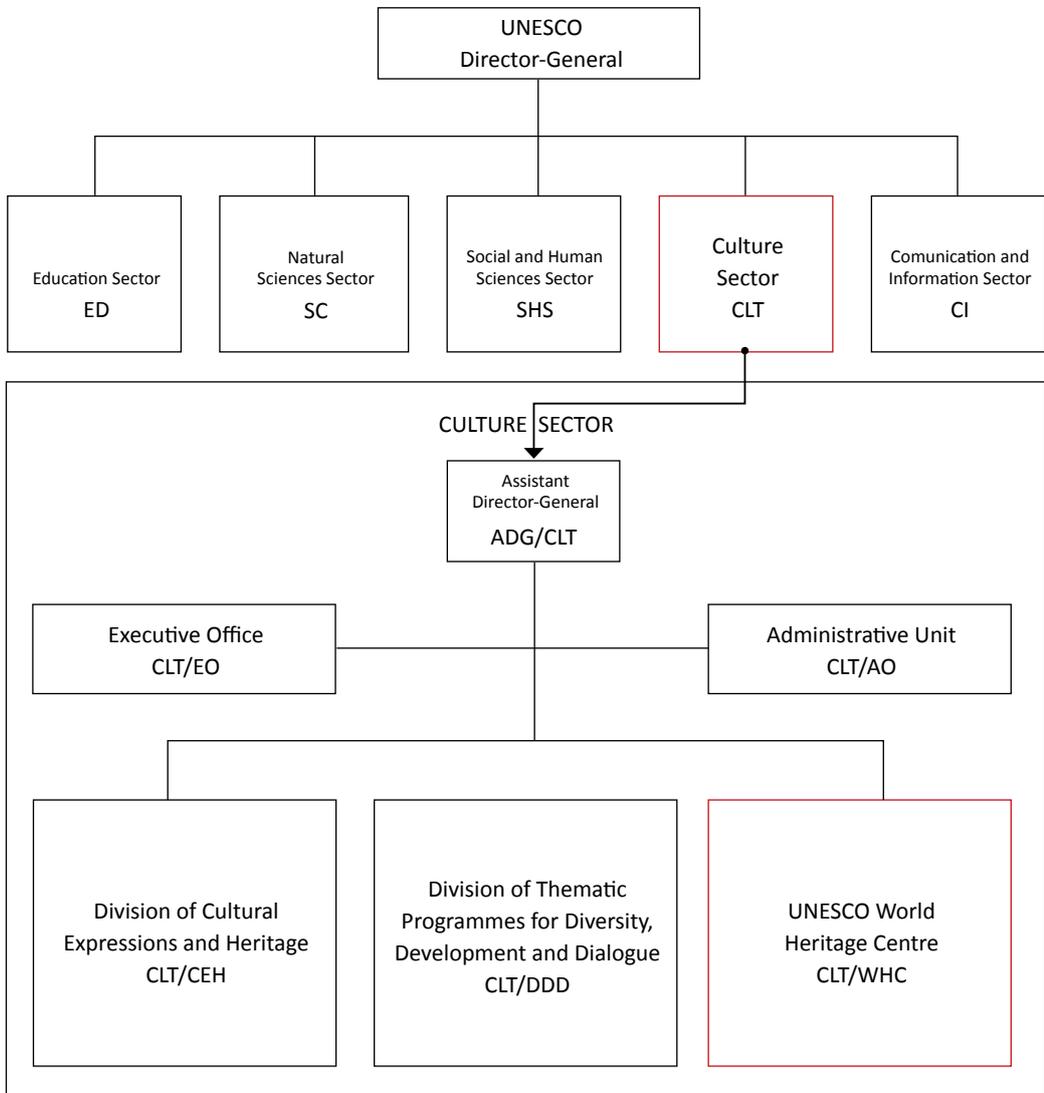
www.unesco.org/new/en/unesco/about-us/who-we-are/secretariat/ (downloaded 23.10.2012).

17

Annegret Petschat-Martens in *„Welterbe-Manual – Handbuch zur Umsetzung der Welterbekonvention in Deutschland, Luxemburg, Österreich und der Schweiz“*, Bonn 2009, 47; cf. also whc.unesco.org/en/committee (downloaded 23.10.2012).

ritage Committee during the meetings of the latter, and consists of seven annually elected representatives of the World Heritage Committee.¹⁸

18
whc.unesco.org/en/committee
(downloaded 23.10.2012)..



Organizational structure of UNESCO – Structure in the area of culture (source: www.unesco.org, simplified diagram WH Office)

Contact:

UNESCO World Heritage Centre

7 Place de Fontenoy, 75352 Paris 07 SP, France

Tel.: +33(0)1/45 68 24 96, wh-info@unesco.org

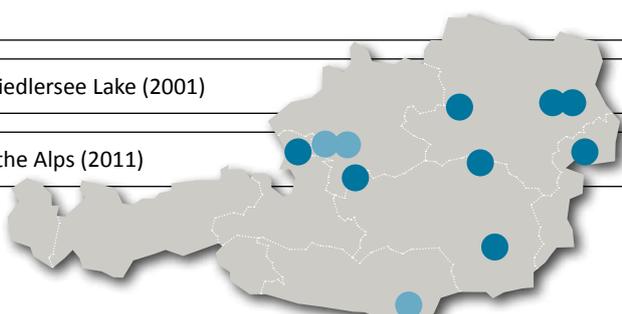
<http://whc.unesco.org>

Three consulting expert bodies support the World Heritage Committee:

- International Council on Monuments and Sites (ICOMOS)
- International Union for Conservation of Nature (IUCN)
- International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM)

In Austria the competencies for the implementation of the World Heritage Convention are divided between the Federation and the Provinces. The protection of monuments is the responsibility of the Federation, whereas questions concerning nature conservation, building law and regional planning are the responsibility of the Provinces.

Austrian World Heritage Sites as of July 2012¹⁹

Historic Centre of Salzburg (1996)	
Palace and Gardens of Schönbrunn (1996)	
Hallstatt-Dachstein/Salzkammergut Cultural Landscape (1997)	
Semmering railway (1997)	
City of Graz – Historic Centre and Schloss Eggenberg (1999 and 2010)	
Wachau Cultural Landscape (2000)	
Historic Centre of Vienna (2001)	
Cultural Landscape of Fertö/Neusiedlersee Lake (2001)	
Prehistoric Pile dwellings around the Alps (2011)	

19

BGBl III 105/2012.

The Republic of Austria joined the World Heritage Convention²⁰ as a Contracting State in 1992.²¹ Since March 2007 the Federal Ministry for Education, the Arts and Culture (BMUKK) has been responsible in the field of Art and Culture for the promotion of all branches of artistic creation by the Federation, as well as for the care and preservation of the cultural heritage (libraries, federal museums, protection of monuments, support of culture) and federal theatres.

In Directorate IV – Culture, the responsibilities in the area of culture and cultural heritage are compiled as follows: basic funding and surveillance of the federal museums, federal theatres and the Austrian National Library, protection of monuments, restitution agenda, cultural information and programmes for the cultural exchange, funding of regional museums, folk cultural activities and the public library network.²² The area of the protection of monuments of Directorate IV – Culture/ department 3 of the Federal Ministry also comprises matters of the UNESCO World Heritage. A national contact point was established in order to fulfil the obligation of the World Heritage Convention. This contact point is in charge of the implementation of the Convention and coordinates the activities at a national and international level.

20

The Convention for the Protection of the World Cultural and Natural Heritage, BGBl 60/1993, took effect on the 18th of March, 1993.

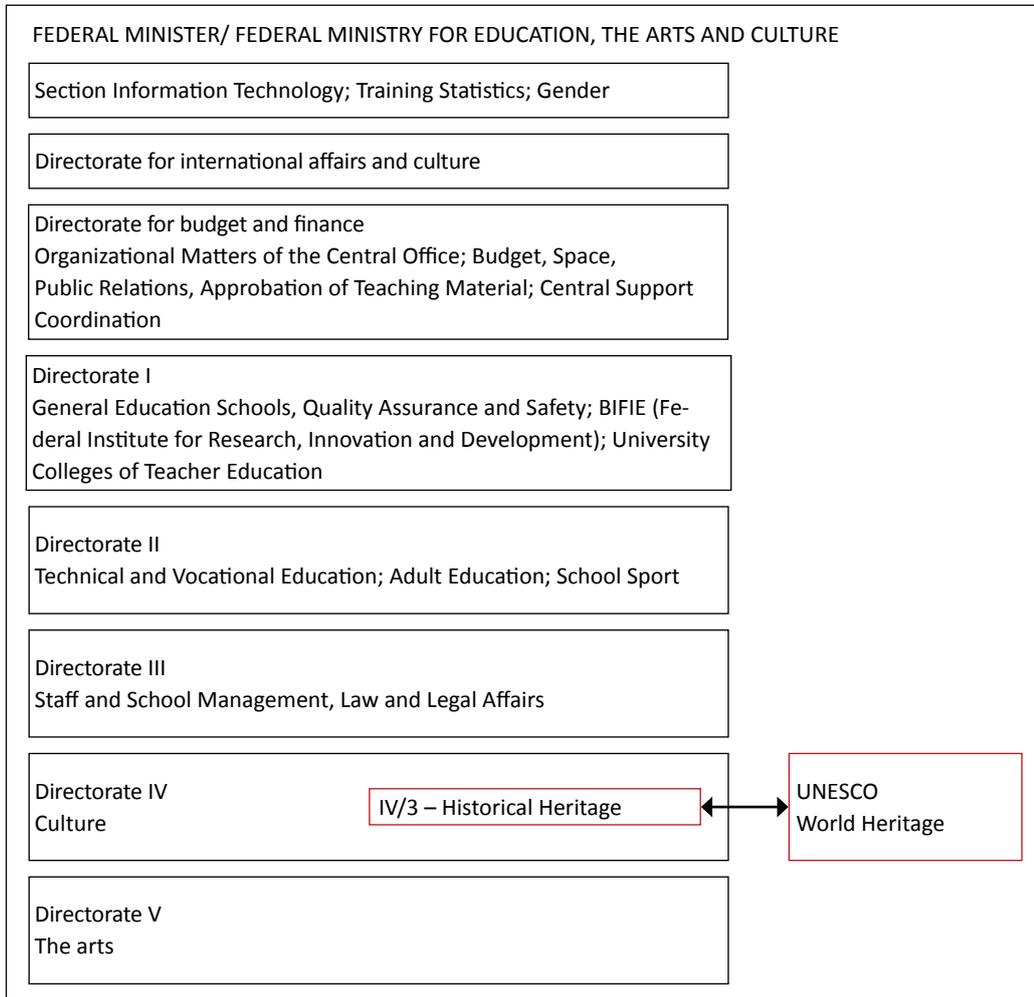
21

See details in chapter VI.1.1.

22

Cf. www.bmukk.gv.at/ministerium/sl/index.xml (downloaded 19.10.2012).

The Federal Ministry of European and International Affairs and the Permanent Missions of Austria to UNESCO ensure communication between UNESCO and the responsible bodies in Austria and advocate Austria's interests on location.²³



Organizational structure BMUKK (source: www.bmukk.gv.at, simplified version WH Office)

Contact:

Federal Ministry for Education, the Arts and Culture

Department: IV/3 – Historical Heritage, Minoritenplatz 5, 1014 Wien

Tel.: +43 (0)1/53 120-3634, ministerium@bmukk.gv.at

www.bmukk.gv.at

23

Cf. World Heritage Manual for the implementation of the World Heritage Convention in Germany, Luxembourg, Austria and Switzerland", Bonn 2009, 60.

AUSTRIAN UNESCO COMMISSION ²⁴

II. 2. 2.

The national UNESCO commissions are not official bodies of UNESCO, but are agencies provided by the UNESCO Constitution in each member state.

The Austrian UNESCO Commission (ÖUK) is the national coordination and liaison body for all working areas of UNESCO in Austria. Their assignment is to advise the Federal Government, Provincial Governments and other responsible bodies regarding UNESCO matters, participate in the realization of the UNESCO programmes in Austria, inform the public about the work of UNESCO and connect institutions, specialist organisations and experts with UNESCO

24

www.unesco.at/unesco/oeuk.htm (downloaded 23.10.2012).

It ensures the presence of UNESCO in Austria and represents UNESCO in Austria as the owner of rights to the name and label.

Austria became a member of UNESCO on the 13th of August 1948. The Austrian UNESCO Commission was established according to Art. VII.2. of the UNESCO Constitution in 1949 as a national liaison body. As the only organization of the United Nations in this field, UNESCO can rely on national UNESCO commissions in each member state when implementing its programmes.

Contact:

Austrian UNESCO-Commission

Universitätsstraße 5/4. Stock/12, 1010 Wien

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www.unesco.at

The International Council on Monuments and Sites (ICOMOS) was founded in 1965 and is the international non-governmental organization which advocates for the protection and care of monuments and monument areas and the preservation of the historic cultural heritage. ICOMOS participates as an advisor and expert in the work of the World Heritage Committee and the implementation of the UNESCO World Heritage Convention. National committees already exist in more than 120 countries. Around the world, approx. 10,000 experts belong to these committees.

The Austrian ICOMOS National Committee advises the responsible federal and provincial bodies in accordance with the international model, and provides its experts. In order to advise other experts and the public and to promote public interest in the protection and care of monuments, the Austrian National Committee of ICOMOS is active in the following areas, amongst others:

- monitoring and information about the monuments on the World Heritage List
- preparation and implementation of international congresses and seminars about matters of the protection and care of monuments
- publication of seminar results and important policy papers regarding the care of monuments
- cooperation with other national committees as well as different national bodies (Federation of Provincial Monument Caretakers, Austrian UNESCO Commission, Federal Antiquities and Monuments Office) and international organizations (UNESCO, ICCROM, Council of Europe).

Contact:

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Tel.: +43 (0)680/322 32 01, office@icomos.at

www.icomos.at

²⁵

www.icomos.at/index.php/en/
(downloaded 19.10.2012).

The Internationales Städteforum in Graz – ISG was founded in 1975, the European Year of the Protection of Monuments at the instigation of the Council of Europe. It is a documentation and information centre for the preservation of cultural heritage in historic cities and communities. The founding meeting took place

²⁶

www.staedteforum.at
(downloaded 23.10.2012).

on the 23rd of February 1976 in Graz under the chair of Lord Duncan Sandys. The association is organized above party lines and is non-profit.

Among its members, the association counts cities, communities, institutions and individuals. Four times a year, its members receive the ISG magazine in return for payment of a stepwise membership fee. They can also buy publications of the association or participate in association events at a reduced rate. The member which financially supports the association most is the City of Graz.

The tasks of the association are running an information and documentation centre with a public library, the organization of special congresses and information events for the preservation of cultural heritage, political lobbying for the protection and preservation of historic centres and UNESCO World Heritage sites, as well as the distribution of information through the publication of an international magazine (ISG-Magazin) which appears four times a year. The documentation task is also fulfilled by the publication of proceedings and independent publications like the most recent “Protection of monuments – Architecture – Optimization of energy”.

An annual international congress and the local event series “Spotlight Kulturerbe” allow its members and interested parties to actively participate in the life of the association.

ISG Graz works to fulfil its task in close cooperation with the World Heritage Coordination Office of the City of Graz, which enhances the efficiency of both institutions and allows synergies to be used.

Contact:

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WORLD HERITAGE IN GRAZ

II. 3.

The Directorate for Urban Planning, Development and Construction of the City of Graz has already been working since the application to become a WHS in 1999 as the body with overall responsibility. In 2006, the Director for Urban Planning, Development and Construction was named the official in charge of the WHS by the Graz City Council and represents the interests of the Graz World Heritage Site.

In this context, the interdisciplinary World Heritage Coordination Office²⁷, which was the result of an intensive development process in connection with the design of the WH-MP 2007, was also integrated in the existing structure of the Directorate for Urban Planning, Development and Construction, albeit with a complementary function. Moreover, a staff unit with a high-ranking coordination function was created in 2010.

By this means, the agendas of the World Heritage Site are concentrated in this staff unit, which was already the contact point for questions of the UNESCO WH in certain areas.

Contact:

City of Graz – A 10 Stadtbauverwaltung | UNESCO Weltkulturerbe – Koordination

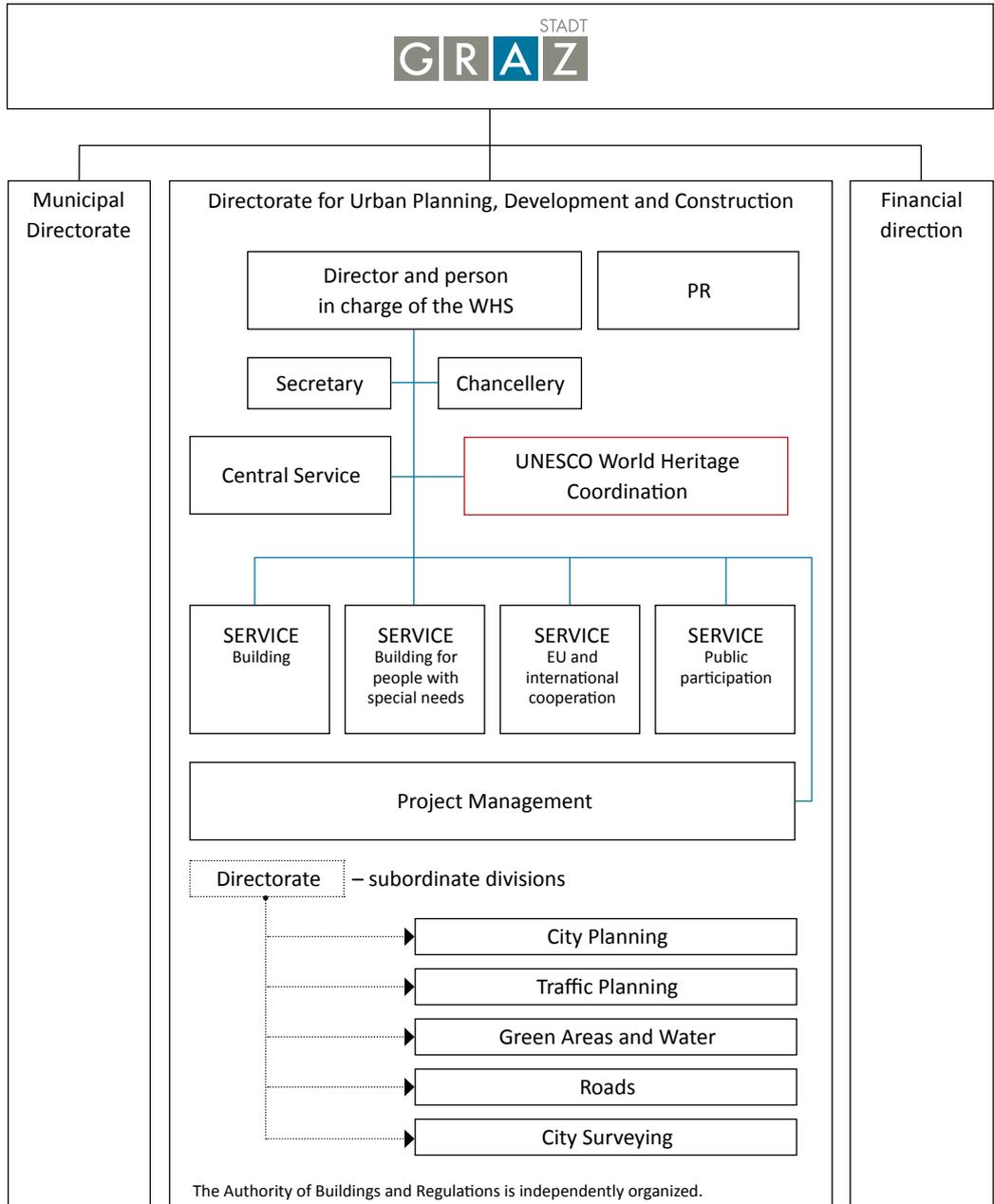
Europaplatz 20/V, 8011 Graz

Tel.: + 43(0)316/872-3511, weltkulturerbe@stadt.graz.at

www.graz.at

²⁷

Hereinafter: WH Office, for more details see Chapter V.



Organizational structure of Directorate for Urban Planning, Development and Construction (simplified version, WH Office)

The image shows a close-up of a dark, weathered metal door. The door features a prominent diamond-shaped pattern formed by raised metal bands. At each of the four corners of these diamonds, there is a decorative, cast-iron corner piece with a floral or fleur-de-lis-like design. The metal surface shows signs of age, with some rust and wear. A vertical strip of metal with a repeating Gothic-style pointed arch pattern runs down the right side of the door. A semi-transparent dark grey rectangular box is overlaid on the left side of the image, containing white text.

**WORLD HERITAGE SITE
CITY OF GRAZ –
HISTORIC CENTRE &
SCHLOSS EGGENBERG**

III.

The Graz World Heritage Site defines itself from a series of stylistic epochs, which are each represented by an outstanding architectural masterpiece. In addition, filler buildings from every epoch have for the most part been preserved in regards to their authenticity and integrity.²⁸

The historic centre of the City of Graz was inscribed in the List of UNESCO World Heritage Sites during the 23rd meeting of the World Heritage Committee in Marrakesh in December 1999. The extension of the existing site by Schloss Eggenberg followed in August 2010 during the 34th meeting of the World Heritage Committee in Brasilia. Since the 1st of August 2010 the Graz World Heritage Site has been presented as a complete entity which is described in the WHL as follows:

City of Graz – Historic Centre and Schloss Eggenberg



28

City of Graz (ed.), World Heritage Site of Graz (2000); 23rd Session of the World Heritage Committee – Marrakesh, Morocco, 29th of Nov. – 4th of Dec. 1999, (WHC-99/CONF.209/11).

III. 1.

SCOPE AND SITUATION OF THE WORLD HERITAGE SITE

The measures of the WH-MP for the Graz WHS mostly refer to the protected zone rules of the Graz Historic Centre Protection Act (GAEG) 2008.

The WH core zone “Historic Centre” is the area which is mostly enclosed by the former Renaissance fortifications and which corresponds to protection zone I of the GAEG 2008. It generally consists of the 1st district.

The buffer zone, which also belongs to the World Heritage, mostly corresponds to protection zone II of the GAEG 2008 in the centre.

The WH core zone “Schloss Eggenberg” is the area of the Castle including the park grounds and part of the Eggenberg Alley. It mostly corresponds to protection zone IV/5 of the GAEG 2008. The buffer zone corresponds to a large defined zone on the entire slope of Plabutsch (landscape buffer zone), in order to protect the backdrop effect.

As a buffer zone, the connecting axis between the Historic Centre and Schloss Eggenberg corresponds to the course of Annenstraße/Strauchergasse – Eggenberger Straße.

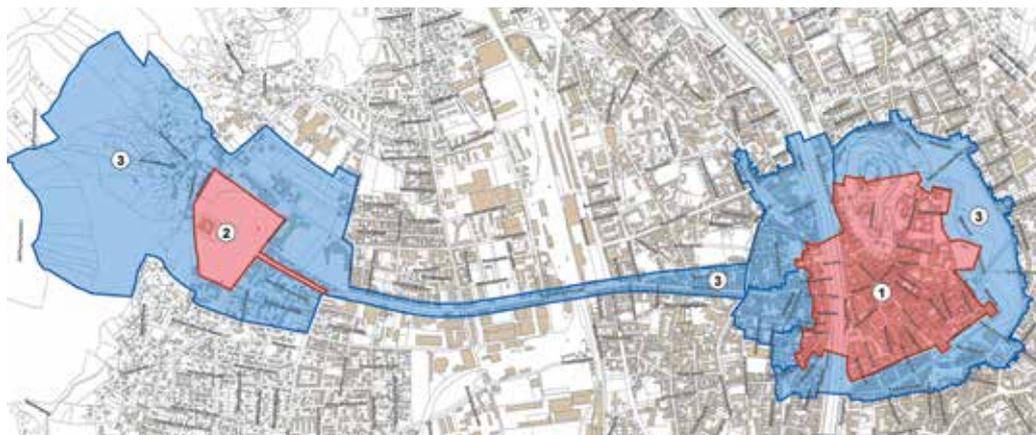
General distinction between core zone and buffer zone:

Core zone: During changes to buildings, the architectural quality and urbanistic dimension of a district should not be compromised. A dialogue between all stakeholders is required.

Buffer zone: Functions as a protective zone for the World Heritage – in particular in terms of the visual axes and perspectives.

Surface areas (rounded) of the Historic Centre and Schloss Eggenberg:

Core zone Historic Centre	719.700 m ²
Core zone Schloss Eggenberg	<u>191.300 m²</u>
World heritage zone total	911.000 m² = approx. 91 hectares



Layout plan of WHS (1: Historic Centre 1999, 2: Schloss Eggenberg extension 2010, 3: buffer zone)

Buffer zone Historic Centre	757.200 m ²
Buffer zone Schloss Eggenberg and connecting axis	1.661.400 m ²
Buffer zone total	2.418.600 m² = approx. 242 hectares

MOTIVATION FOR THE INSCRIPTION IN THE WORLD HERITAGE LIST

III. 2.

The World Heritage Committee considers a property of outstanding universal value, if it corresponds to one or more of the clearly formulated criteria in the *Operational Guidelines*. The Historic Centre of Graz and Schloss Eggenberg were included in the World Heritage List according to criteria (ii) and (iv). The official motivation²⁹ of the Committee is as follows:

Decision – 34COM 8B.37 – Cultural Properties – City of Graz – Historic Centre and Schloss Eggenberg (Austria)

The World Heritage Committee,

1. *Having examined Documents WHC-10/34.COM/8B and WHC-10/34.COM/INF.8B1.Add,*
2. *Approves the extension of the City of Graz – Historic Centre to include Schloss Eggenberg and to become City of Graz – Historic Centre and Schloss Eggenberg, Austria, on the basis of criteria (ii) and (iv);*
3. *Adopts the following Statement of Outstanding Universal Value:*

Brief synthesis

The City of Graz – Historic Centre and Schloss Eggenberg bear witness to an exemplary model of the living heritage of a central European urban complex influenced by the secular presence of the Habsburgs and the cultural and artistic role played by the main aristocratic families. They are a harmonious blend of the architectural styles and artistic movements that have succeeded each other from the Middle Ages until the 18th century, in the many neighbouring regions of Central and Mediterranean Europe. They embody a diversified and highly comprehensive ensemble of architectural, decorative and landscape examples of these interchanges of influence

Criterion (ii): The City of Graz – Historic Centre and Schloss Eggenberg reflects artistic and architectural movements originating from the Germanic region, the Balkans and the Mediterranean, for which it served as a

²⁹

All WHC documents see <http://whc.unesco.org/en/list/931>.

crossroads for centuries. The greatest architects and artists of these different regions expressed themselves forcefully here and thus created brilliant syntheses.

Criterion (iv): The urban complex forming the City of Graz – Historic Centre and Schloss Eggenberg is an exceptional example of a harmonious integration of architectural styles from successive periods. Each age is represented by typical buildings, which are often masterpieces. The physiognomy of the city and of the castle faithfully tells the story of their common historic and cultural development.

Integrity and authenticity

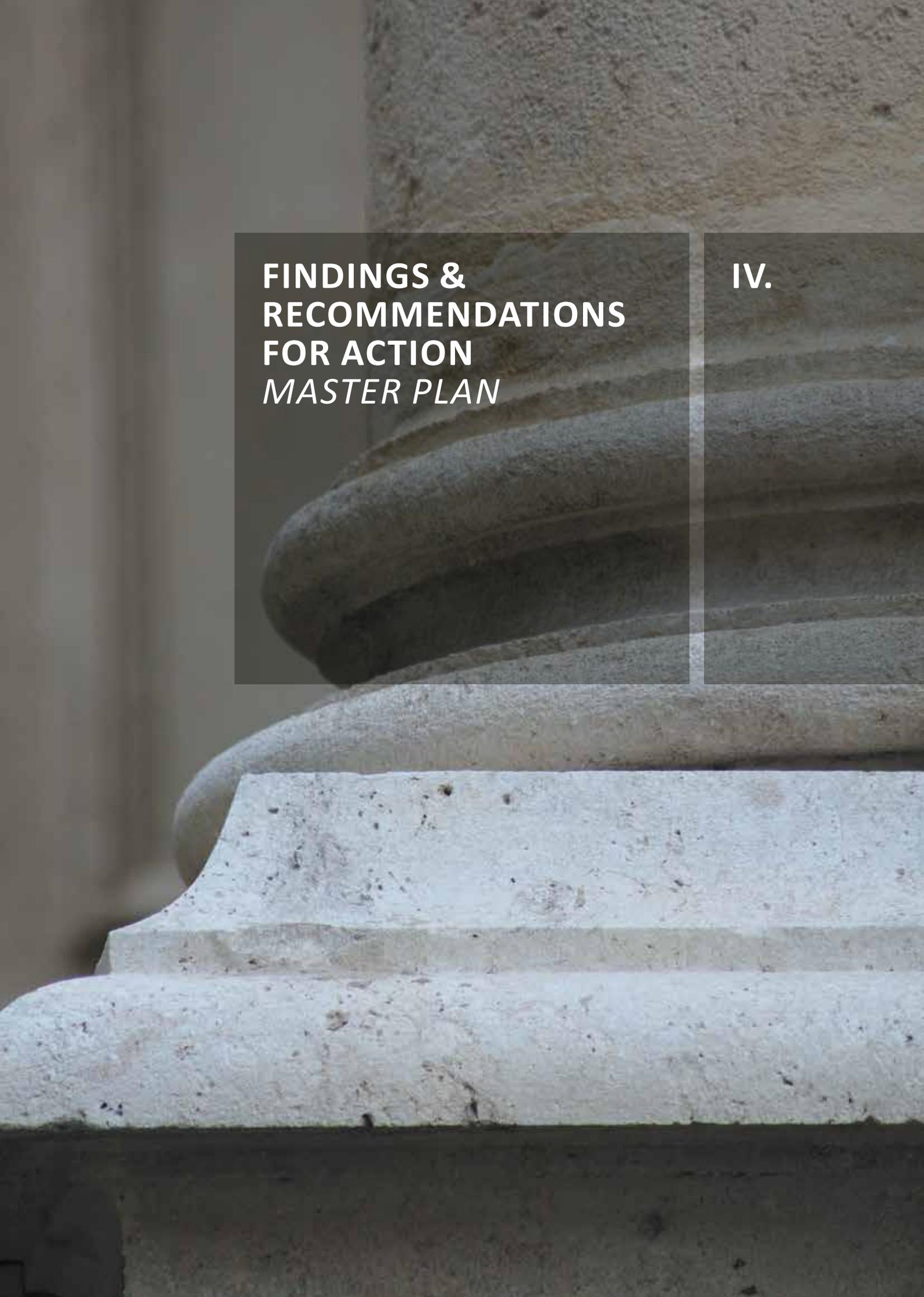
The extension of the City of Graz – Historic Centre property to include Schloss Eggenberg significantly strengthens the integrity of the property. The extension gives rise to the new enlarged buffer zone which is continuous, and includes the ancient road. Furthermore, the castle and its gardens have conserved satisfactory architectural and structural integrity.

The external authenticity of the castle is good, and that of the baroque interior on the first floor is excellent. The authenticity of the ground floor, which has been converted into a museum, and that of the garden, which has been partly redesigned and restored, are of a lower level which, however, remains acceptable.

Protection and management requirements

Schloss Eggenberg is protected under the Austrian Monument Protection Act (533/1923 and amendments). The Management Plan has been in place since 2007 and brings together the town plan of 2009 and all protection and conservation decisions related to the extended property and the buffer zone, which was enlarged to include the road leading from the historic centre of the city of Graz to Schloss Eggenberg. The Coordination Bureau for the extended property has been in place since 2009, and has been granted strengthened and effective overarching powers. However, particular care needs to be taken with regard to urban development pressures inside the property and its buffer zone, in order to maintain the outstanding universal value of the property and ensure that it is fully expressed.

- 4. Recommends that the State Party ensure effective control of works projects in the various parts of the enlarged buffer zone so as to ensure the long-term conservation of the property's landscape integrity.*



**FINDINGS &
RECOMMENDATIONS
FOR ACTION**
MASTER PLAN

IV.

After having unanimously adopted the WH Management Plan 2007 on the 18th of January 2007, the Graz City Council created the condition for the acceptance of Schloss Eggenberg as an extension of the existing World Heritage Site City of Graz – Historic Centre. In 2010, Schloss Eggenberg was added to the Graz World Heritage Site. The two parts, i.e. the “Historic Centre” and “Schloss Eggenberg” are connected through the newly defined axis which is a buffer zone.

One part of the WH Management Plan 2013 is the master plan integrated in it, which is broken down into

- **artistic-historic findings of the Historic Centre and Schloss Eggenberg**
- **recommendations for action, consisting of a set of plans and texts.**

As already in 2007, the artistic-historic findings were compiled by Dr. Wiltraud Resch with the support of Mag. Gertraud Streppl-Ledl from the Internationales Städteforum in Graz (ISG) on behalf of the City of Graz/Directorate for Urban Planning, Development and Construction, and existing contents were harmonized. The recommendations for action which consist of a 3-part set of plans and a text part, were elaborated by Arch. Dipl.-Ing. Christian Andexer on behalf of and in cooperation with the World Heritage Coordination Office of the Directorate for Urban Planning, Development and Construction. The Recommendations for Action are the material basis of the WH Management Plan 2013.

According to the artistic-historic findings, the World Heritage Site City of Graz – Historic Centre and Schloss Eggenberg is divided into quarters which are defined by their origin and significance. A significant source of findings for the Historic Centre is the Topography of Secular Monuments of the 1st District of the Historic Centre of Graz.³⁰

The World Heritage core zone consists of the districts I – X of the Historic Centre and of district XI of Schloss Eggenberg. The buffer zone consists of district XII.

The recommendations for action in the form of a plan show areas of different value, which have their counterparts in the text, which indicates different approaches. These approaches should take into account the special development dynamic of the City as a socio-economic entity. Through the recommendations for action, measures are defined for the preservation and revitalization of the historical fabric, as well as to demonstrate how changes in the WHS zone can be implemented.

The rules of the Graz Historic Centre Protection Act 2008 – GEAG 2008, together with its by-laws, as well as the Monuments and Historic Buildings Act – DMSG are essential bases for the recommendations for action. However, they are limited due to their recommendatory character compared to land allotment, zoning and urban planning, building law, the protection of the Historic Centre, the monument protection and the legislative matters connected with them.

The Master Plan includes the provision that in the event of changes to the city morphology, a high standard of architecture is required. Quality-assurance bodies are in this context the Grazer Altstadt-Sachverständigenkommission (ASVK or Experts Commission for the Historic Centre) responsible for the GAEG protection zones, the Federal Antiquities and Monuments Office, the advisory committee for architecture in areas outside of the protection zones, as well as the WH Office in the Directorate for Urban Planning, Development and Construction of the City of Graz.

The master plan reacts to the developmental dynamic of the city and defines zones of preservation and of revitalization, areas of improvement and design as well as faults within the urban landscape.

30

Österreichische Kunsttopographie (Austrian Monumental Topography ÖKT) Vol. LIII, Die Kunstdenkmäler der Stadt Graz. The secular buildings of the 1st District of the Historic Centre of Graz (Ed. Bundesdenkmalamt Wien), adapted by Dr. Wiltraud Resch, Vienna 1997.

The core zone and buffer zone are subject to a monitoring process by the WH Office of the City of Graz. It offers technical advice and recommendations in the event of changes to the World Heritage area.

The goal of the measures is to preserve, care for and improve the World Heritage site of Graz and to enable developments in keeping with the World Heritage.

ARTISTIC-HISTORIC FINDINGS REGARDING THE WORLD HERITAGE SITE GRAZ

IV. 2.



Fig. 1
Graz from the east, Andreas Trost,
engraving, 1695, GrazMuseum

INTRODUCTION AND OVERVIEW

IV. 2. 1.

The definition “Historic Centre = Graz Historic Centre” is based on the area which was enclosed by the Renaissance fortifications stemming from the 16th and 17th centuries, including the Schloßberg area and the historic Murvorstadt (Mur suburb, which due to a lack of funds was not included within the city fortifications at that time). During the creation of the protection zone plans for the Graz Historic Centre Protection Act (GAEG) in 1974, this area was defined as protection zone I. The Graz Historic Centre inscribed on the UNESCO World Heritage List in 1999 corresponds to protection zone I of GAEG.

The Graz Historic Centre developed over several epochs and is thus not a homogeneous characteristic ensemble from a single epoch. The juxtaposition of masterpieces from different stylistic epochs from Gothic to Historicism and Modernism was also one of the criteria for the inclusion of the Historic Centre in the World Heritage List.

The medieval core of the Historic Centre is bipolar and consists of a market installation founded according to a plan from the 12th century, as well as the dairy of the Prince of the Province created at the same time, and the Ägydius Church (later called the “City Crown”).



Fig. 2
View of the city,
Laurenz von der Sype,
Wenzel Hollar, 1626-57

The two-part division typical of German cities founded at this time, with a mercantile orientated civil town and a clerical and princely dominated one, appears as a determining element of the Graz city layout. This bipolarity was also decisive for the further development of the city areas in-between and on the border.

As seen from outside, i.e. from outside the former fortifications, the Graz Historic Centre is one entity which should be preserved as a World Heritage. Within the Graz Historic Centre, however, there are different areas which resulted from their original layout and from their further development history. That is why it makes sense to concentrate on certain districts (historic city districts) during the creation of a management plan for the protection and preservation of a World Heritage Site.

In a “fine-tuned approach”, protection zone I can be further divided and assessed more individually.

It should be noted that the division of individual districts can only be made with partial overlapping and without exact borders:

the City Crown (I) and the core zone Historic Centre (II) (i.e. the medieval market installation) are especially worthy of protection. Today, these two areas still form two different points of interest from an urbanistic point of view. Here you can find the most valuable architectural groups that make the Historic Centre of Graz unique.

The series of squares which lie between the City Crown and the core zone, from Färberplatz to Bischofplatz (III) developed into an independent group after the demolition of the first City Wall (on the back side of the row of houses in Färbergasse).

The area situated between the core zone around Hauptplatz (Main Square) and the bank of the Mur obtained a character of its own (IV) through the wide-ranging Franciscan monastery as well as through the Paradeishof and Admonterhof manors.

The quarters around Tummelplatz (V) and the Joanneum (VI) only show single significant buildings. Due to new buildings built after bomb damage (Tummelplatz quarter) and late-nineteenth-century residential block buildings built after the demolition of the Neutor area (Joanneum quarter), there are no characteristics typical of these areas here.

The Paulustor quarter (VII) has kept its independent suburban character up to today due to its largely preserved fortifications. The late-nineteenth-century ring streets (VIII) in the area of the southern fortification belt are considered a communicative zone between the Historic Centre and the adjacent city districts. The interface (IX) between the buildings and the green space at the foot of the Schloßberg (Castle Hill) as well as the banks of the Mur and the Mur pier and Murvorstadt (X) form independent areas.

Schloss Eggenberg (XI) is situated as a core zone on the western edge of Graz and thus represents the most significant castle enclosure of Styria.

The first urban extension from Jakominiplatz through Kaiser-Josef-Platz and Glacisstraße up to Heinrichstraße, which includes the Stadtpark (City Park) and the former glacis, the remaining late-nineteenth-century buildings around the Historic Centre, the connecting axis to the core zone Schloss Eggenberg as well as the area around it, form a proper “buffer zone” (XII).

FINDINGS AND DESCRIPTION OF THE HISTORIC DISTRICTS

IV. 2. 2.

The Historic Centre was divided into single “districts”, each of which showed its very own features. Most of these collected areas correspond to their common historic roots, some of them are the result of a common developmental history.

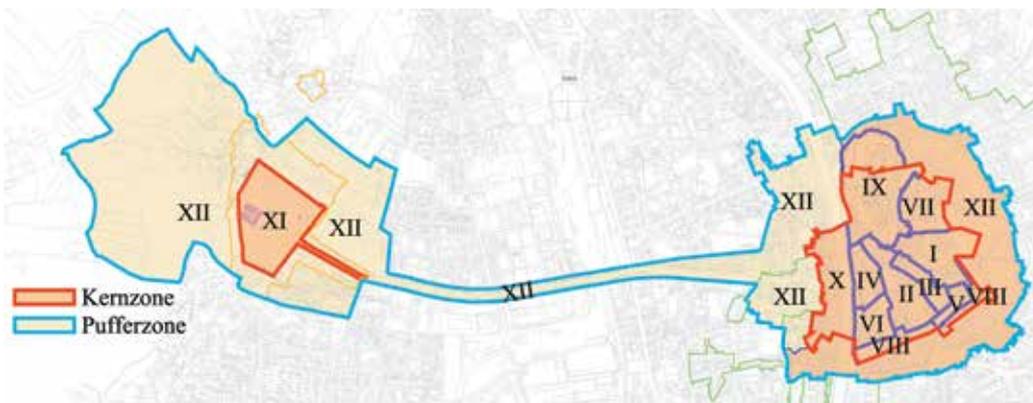


Fig. 3
Overview of the distribution:
Core zone Historic Centre districts
I – X, Core zone Schloss Eggenberg
district XI, buffer zone district XII

The division of the WHS results in the following “districts”:

City Crown I

Cathedral, Mausoleum, Castle, Castle Gate, former Jesuit College (seminary), Old University, Theatre, upper Burggasse and Bürgergasse, Hofgasse, Freiheitsplatz, Ballhausgasse, Hartiggasse.

Core zone Historic Centre II

Hauptplatz, Herrengasse, Schmiedgasse (until Stubenberggasse), Sackstraße (until Schloßbergplatz) and lower Sporgasse.

Glockenspiel ensemble III

Färbergasse, Färberplatz, Mehlplatz, Glockenspielplatz, Enge Gasse, Bischofplatz and Stempfergasse.

Franciscan Quarter and Sack (cul-de-sac) next to the Mur IV

Franziskanerplatz, Franziskanergasse, Kapaunplatz and upper Neutorgasse (former Kälbernes Viertel), Murgasse, Badgasse, Paradeishof and Admonterhof.

Tummelplatz Quarter V

Lower Burggasse and Bürgergasse, Salzamtsgasse, Tummelplatz, Hans-Sachs-Gasse.

Joanneum Quarter VI

Raubergasse (until Kalchberggasse), Landhausgasse, Kalchberggasse, lower Neutorgasse and Andreas-Hofer-Platz.

Paulustor Quarter VII

Upper end of Sporgasse, Karmeliterplatz, Am Fuße des Schloßbergs, Paulustorgasse and former fortifications between Paulustorbastei and Burgbastei.

Late-nineteenth-century city extension VIII

Burgring, Opernring, Joanneumring, Kaiserfeldgasse, Radetzkystraße.

Interface Schloßberg IX

Interface between buildings and green space from the former third Sack Gate (at the end of Kaiser-Franz-Josef-Kai) via Sackstraße and Sporgasse up to the beginning of the Schloßberg road.

Murkai Murvorstadt X

Gorbachplatz, Marburgerkai, Kaiser-Franz-Josef-Kai, Lendkai, Mariahilfer Platz, Grieskai, Nikolaiplatz.

Schloss Eggenberg XI

Schloss Eggenberg with park, alley and buffer zone.

Buffer zone XII

Late-nineteenth-century belt around the Historic Centre, connection axis and surrounding area of Schloss Eggenberg.

Cathedral, Mausoleum, Castle, Castle Gate, former Jesuit College (seminary), Old University, Theatre, upper Burggasse and Bürgergasse, Hofgasse, Freiheitsplatz, Ballhausgasse, Hartiggasse.

The steeple-and-tower landscape of the Cathedral and Mausoleum with St. Catherine's Church form the proper "City Crown". Its silhouette is one of the unique "symbols" of Graz.

HISTORY**Founding phase**

The first traces date from the 12th century, from lord Bernhard von Stübing, who had built a stately manor and the family Church of St. Ägydius.

New buildings under Emperor Frederick III.

In 1438, when still a duke, Frederick started to build a city castle in the area of the manor and the newly built Gothic parish church of St. Ägydius. Both buildings, i.e. castle and church, were connected to each other by a footbridge spanning the Hofgasse.

The connection between a spiritual and secular centre outside of the bourgeois market settlement is unique in Austria and became the basis for the current City Crown.



Fig. 4
Series of steeples: Mausoleum,
St. Catherine's Church, Cathedral

Princely Residence of Inner Austria (1565– 1619)

Decisive epoch, in which the most valuable architectural objects were built. Extension of the medieval castle to a representative Renaissance castle (Charles wing, Registry wing). College, University (Bürgergasse 2, 2a resp.) and Boarding School (currently Domherrenhof, Bürgergasse 1) were built on the princely area between the castle and the medieval ring wall by the Jesuits called to Graz during the counter-reformation. This allowed the higher castle-and-church area to mingle with the lower-lying market area, from an architectural point of view.

Construction of the Mausoleum complex including St. Catherine's Church (university church of the Jesuits) and the proper oval mausoleum building.

End of the 18th century

After the dissolution of the Jesuit order, the Jesuit buildings received different functions.

In 1786, the bishop's see was transferred from Seckau to Graz. The former parish church and later Jesuit Church of St. Ägydius obtained the rank of a cathedral.

The late baroque Theatre was built next to the Castle site.

New buildings in the 19th century

After the burning of the Theatre on the 25th of December 1823 (during which the fire brigade was severely hindered due to the narrowness of the building), the entire site along the medieval ring wall between the Castle site and the Paulustor Gate suburb was gutted and redesigned.

The Hartiggasse was laid out as a "dam road" above the medieval moat.

Demolition of the former house of the vice majordomo including annexed buildings and layout of Franzensplatz square (currently Freiheitsplatz) with continuous *Biedermeier* construction.

Demolition of the inner Paulustor Gate and layout of Ballhausgasse with mid-nineteenth-century buildings along the former city moat.

Demolition of the front part of Friedrichsburg castle including the bridge to the Cathedral.

Demolition of the cemetery wall, abandonment of the cemetery and layout of the Domplatz square.
Demolition of the Bürgergasse bridge leading from the former Jesuit College to the Mausoleum square and installation of the Neo-Gothic stairs.

By the end of the 19th century, the City Crown had by and large received its characteristic shape. The erection of the office wing (the so-called red-tape castle) next to Hofgasse was the only major change to Graz Castle after World War II.

ARCHITECTURAL ANALYSIS

The Cathedral and Mausoleum Complex represents the most historically significant building ensemble of the city. The mausoleum square and the northern and eastern cathedral squares are some of the distinctive features of Graz.



Fig. 5
Mausoleum square
and facade



Fig. 6
Former Jesuit University,
engraving by J. Macher, 1700

The surrounding buildings of the **Dompfarrhof, Domherrenhof, Jesuit College and Old University** are also of great architectural value in regards to their outer appearance (Renaissance and baroque facades) and their inner structure (stucco decorations and wall paintings).

The buildings have been renovated over the last few years, and are used for ecclesiastical and representative functions.

The former Jesuit Garden, documented as a baroque garden on older engravings, once connected the Jesuit College building, University and Latin School (Hofgasse 10) with the Ferdinandeum (Färbergasse 11, 13) and formed an enclosed school centre accessible from the courtyard. Today this area is divided by fences.

Palace Ensemble at the foot of the City Crown: During the time of princely residence the nobility constructed representative buildings along the southern edge of the Jesuit buildings: Schwarzenberg Palace (Bürgergasse 3) and Lengheimb Palace (Bürgergasse 4) with Renaissance arcaded courtyards. Trauttmansdorff Palace (Bürgergasse 5, Burggasse 4), suffered severe wartime bombing damage and was partially rebuilt in 1991/92. Dietrichstein Palace (Burggasse 9) with rich baroque interior decorating.

The **Castle Gate** (Burgtor) is the only surviving medieval city gate. Together with the still preserved Renaissance Castle Gate and the remains of the former trumpeter corridor above, as well as the southern connected Renaissance house (today the Cathedral Presbytery), the Castle Gate Ensemble forms an area which still preserves its original appearance from the time of princely residence.



Fig. 7
Castle Gate with
Castle Gateway on the left

Following the demolitions during the 19th century, only fragments of the original **Castle** remain today. With the exception of the ceremonial room in the Charles wing with stucco decorations from the 19th century, all of the rooms are now used as offices or meeting rooms.

The double spiral staircase, which is one of the most significant Late Gothic staircase installations in Europe, is isolated between the new office building and the former Frederick Castle to the rear.



Fig. 8
Double spiral staircase

Frederick Castle to the rear was damaged by bombs during the war. On the ground floor there is still a Late Gothic vaulted hall (used as a storage room) as well as an architecturally interesting chapel with a double apsis. This chapel room is however divided by a ceiling added later for a meeting room with storage rooms located underneath.

The registry wing along the medieval ring wall has Renaissance arcades and sgraffiti. A “gallery of honor” with busts of citizens of merit is located in front of that wing.

The buildings preserved in “Heimatstil” (the traditional style of the region) in the third Castle courtyard (former city moat) date from 1910/20.

After the fire in 1823 the **Theatre** was rebuilt to a design by Pietro Nobile (and partly renovated during the 1960s). The Theatre storage building (Freiheitsplatz 5) is a *Biedermeier* residential building which is connected to the Theatre by a contemporary roof from 1990.

Freiheitsplatz

A systematically laid out square from 1835/40 with a central monument of Emperor Franz I and uniform Late Neoclassical or *Biedermeier* buildings. The most significant Late Classicist facade with column avant-corps is on the house Freiheitsplatz 4. With its subtle ochre facades the square is identified in Gustav Schreiner's "Grätz 1843" as the most beautiful in Graz, and it is recommended that the Historic Centre be redesigned after it.

Hofgasse – Sporgasse – Ballhausgasse

In this area sections of the Historic Centre border the newer *Biedermeier* and mid-19th-century buildings. The view from Freiheitsplatz through the historic section of Hofgasse with the Stiegenkirche Church protruding in the background is one of the characteristic views of Graz. The buildings in this area are not only valuable for their history, but also for their architecture. These include the former Jesuit Latin School or "Pigeonry" (Hofgasse 10), Lamberg Palace (Hofgasse 8), Hofbäckerei (Court Bakery, Hofgasse 6), former House of Teutonic Knights with Late Gothic inner courtyard (Hofgasse 2, Sporgasse 22), Old Mint (Hofgasse 3), former Augustine Monastery (Sporgasse 21, 23), "Zur Pastete" Inn (Sporgasse 28), former princely donkey stall (Sporgasse 32), and above all Saurau Palace, the most significant Renaissance Palace of Graz with an intact baroque enfilade (currently being made accessible to visitors).

Ballhausgasse lane was created after the demolition of the inner Paulustor city gate (area of Sporgasse 27) and the construction of buildings with late Historicist facades. The common courtyard area between Ballhausgasse, Freiheitsplatz and Hofgasse (a former garden of Lamberg Palace) consists today of narrow parcels of land covered with auxiliary buildings.

Hauptplatz, Herrengasse, Schmiedgasse (until Stubenberggasse), Sackstraße (until Schloßbergplatz) and lower Sporgasse.

In the core zone is located the market settlement founded in the 12th century with systematically laid out farmsteads. Today this farmstead ground plan characteristic of Bavarian settlements still forms the basis of many buildings. During the time of princely residence, the medieval buildings were rebuilt in Renaissance form using the same ground plan structure. The combination of Italian Renaissance architecture with arcaded hallways and a Bavarian farmstead ground plan is unique, and was a deciding element for the inscription of the Historic Centre in the UNESCO World Heritage List. Later on usually only the houses facing streets or squares were renovated and received baroque, Neoclassical or Historicist facades. The thrilling sequence and juxtaposition of high-quality facades from the Gothic period until the 19th century was another criteria for the UNESCO distinction.

HISTORY

Founding phase

Around 1122 Bernhard von Stübing laid out the first market street (today Sackstraße) between the Schloßberg and the Mur. The Margrave of Steyr established a new market area after he bought the territory of Graz in the middle of the 12th century. In a document from 1164 a clear distinction is made between "sub-

urbanum castrum”, the old market area in Sackstraße, and the “forum”, the new market area from which the current Hauptplatz (Main Square) developed.

As in many other cities, the Parish Church of St. Ägydius lay outside of the market area at this time. For this reason the core of the Historic Centre is characterized solely by profane architecture (in contrast to Salzburg). The Mendicant Orders later settled next to the city gates. Today the Franciscan Church (next to the former Mur Gate) and the City Parish Church (originally the Dominican Church next to the Iron Gate) mark the boundaries of the medieval city area.

The medieval farmsteads

Graz was a farming town, i.e. most of its citizens were not only craftsmen or merchants, but also farmers. The farmsteads laid out in accordance with the Bavarian pattern possessed a front house with a side entrance or thoroughfare, a courtyard and a backhouse. The front house and backhouse were connected by a so-called middle house, a relatively narrow wing which housed the stables.

The farmstead ground plans are still visible today in Sackstraße along the slope of the Schloßberg, as well as along the eastern side of Hauptplatz and Herrengasse up to Stempfergasse. A special characteristic is created by the long drawn out inner courtyards with partially well preserved arcaded hallways along the connecting wing between the front house and backhouse.

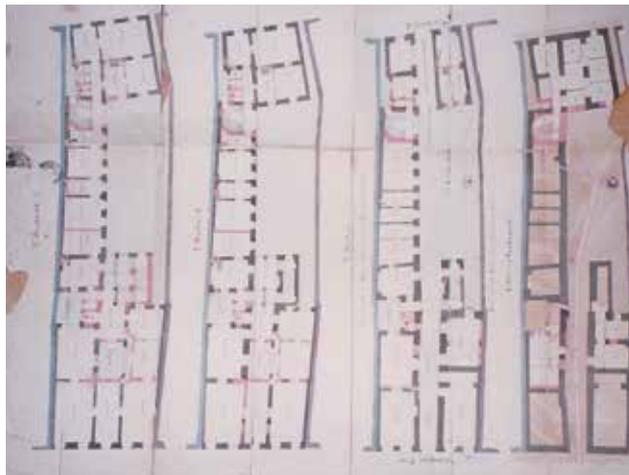


Fig. 9
Sgraffiti in the Hauptplatz 16
inner courtyard, farmstead plan



Fig. 10
Medieval farmsteads, view from
the Schloßberg, Sackstraße

Later changes

The earliest images of the Historic Centre date from the 17th century, and prove that the core zone in its entirety has hardly been changed since that time. Images of the Hauptplatz from 1728 already show a picture which is more or less identical to that of today. Any changes are mostly due to the addition of floors to the street and square-oriented front houses, as well as to new facades corresponding to the style of the time. The *Gründerzeit* urban planning introduced from the mid-19th-century brought the first decisive new designs. Apart from the monumental City Hall complex, these changes only affected the fringe areas, which were rebuilt after the demolition of the city gates and fortifications, e.g. the southern end of Herrengasse and Schmiedgasse.

ARCHITECTURAL ANALYSIS

Hauptplatz

The core zone Historic Centre is characterised by the Historicist City Hall and the fountain monument to Archduke Johann. The inner cores of the surrounding bourgeois houses date from the Middle Ages. The existing facades exhibit all of the styles from the Renaissance up to the 20th century. Of special mention are the baroque facades of the Luegg Houses (Hauptplatz 11, 12), which count among the most important baroque bourgeois house facades of Austria. The Weiß'sches House (Hauptplatz 3) is also interesting. It is a monumental bourgeois baroque house, the facade of which exhibits the only colossal pilaster sequence in Graz. The structures of the buildings differ along the eastern and western sides. Along the eastern side the medieval farmsteads have been preserved in the core. The most significant farmsteads are Hauptplatz 15, with Late Gothic arcaded hallways, and Hauptplatz 16, with Renaissance arcaded hallways and sgraffiti decorations. Along the western side there were never any farmsteads. There, the rear sides of the representative Hauptplatz houses merge directly with the small-scale buildings around the Franciscan Church.

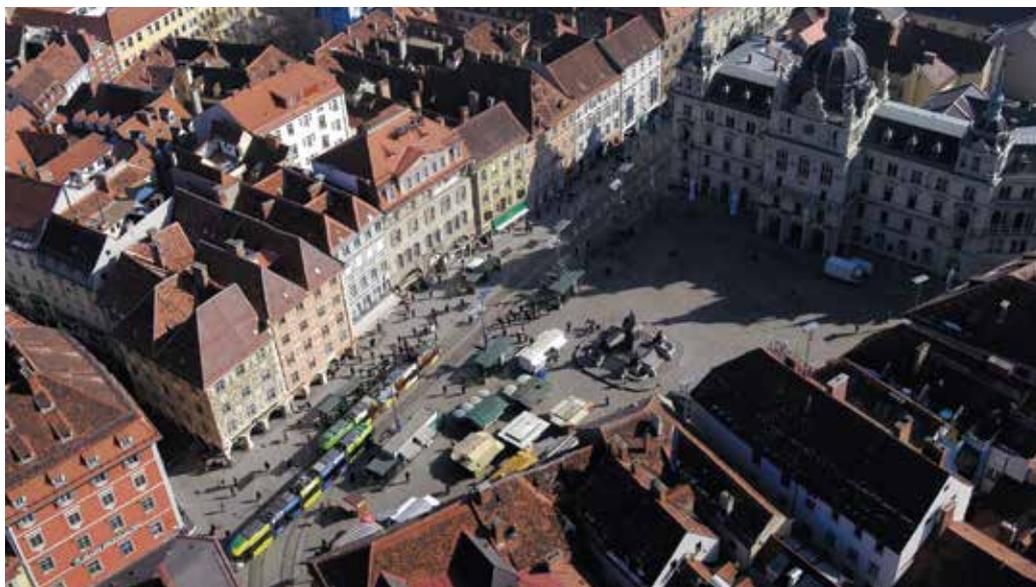


Fig. 11
Hauptplatz with City Hall

Herrengasse

The eastern side is adjacent to the row of houses along Hauptplatz. The farmsteads also continue up to Stempfergasse without interruption. In terms of their length the farmsteads extend back to Prokopigasse, where the backhouses sometimes exhibit the same facades as the corresponding front houses along Herrengasse, yet form a predominantly independent tableau. Of special importance are the farmsteads Herrengasse 7, with a thoroughfare to Mehlplatz (Altstadt-passage), and the former Teuffenbach'sches Stadthaus (today Generalihof 9), with a Renaissance arcaded courtyard.

There are different buildings in Herrengasse between Stempfergasse and Hans-Sachs-Gasse, which feature stylistic elements from the Rococo (11) through Classicism (13) up to Historicism (15, 17, 19). The southern boundary is marked by the baroque steeple facade of the City Parish Church. The former Dominican Monastery situated along the medieval city wall now houses the Presbytery. Since the mid-19th century it has also been used as a commercial building.

Along the western side of Herrengasse are located the most significant monumental buildings of the Historic Centre: the Historicist City Hall block with integrated bourgeois houses, and the Landhaus complex with its arcaded courtyard, one of the most remarkable buildings of the Early Renaissance in Austria and the most important Armoury (Zeughaus) in the world. The formerly adjacent bourgeois houses were replaced by representative *Gründerzeit* residential and commercial buildings following the demolition of the Iron Gate and the resulting street regulation at the end of the 19th century.



Fig. 12
Landhaus facade,
Herrengasse

Fig. 13
Landhaushof

This area along the southern part of Herrengasse also marks the Jewish quarter abandoned in the 15th century. The area includes Mesnergasse, Jungferngasse, Frauengasse and Fischer-von-Erlachgasse, and extends up to Hans-Sachs-Gasse 12, directly bordering the city wall to the south. The latest research suggests that the medieval synagogue was situated in the area of the current City Parish Church.³¹ After the expulsion of the Jews began in 1438/39, the Jewish Quarter was subsequently abandoned and Herrengasse was extended up to the southern city wall. First named in 1462, the Iron Gate once stood between the houses of Herrengasse 23 and 28, and marked the southern edge of the city. Between 1570 and 1574 the Gate was replaced by another Renaissance gate installation which was extended further south between the current house Stubenberggasse 1 and the southern axis of Stubenberg-Welserheimb Palace (Hans-Sachs-Gasse 7). The Gate was demolished in 1860.³²

Schmiedgasse

The street laid out parallel to Herrengasse was also subdivided into farmstead parcels, however the parcels were significantly narrower than those along Herrengasse and Hauptplatz. Kollonitsch Palace (Schmiedgasse 21), the only palace building, first came into being during the 17th century through the amalgamation of three farmsteads. The original Schmiedgasse has only been preserved in the area between Landhausgasse and Stubenberggasse / Wurmbbrandgasse. In spite of larger commercial structures, petit-bourgeois buildings characteristic of the medieval outskirts of the city can still be found here. The farmsteads Schmiedgasse 17 and 19 are especially noteworthy, and their proposed demolition in 1974 caused people to rethink their views of the Historic Centre. Also noteworthy is the baroque house Schmiedgasse 20 together with the adjacent gabled houses leading to Wurmbbrandgasse. The narrow lane located after the single-axis Renaissance house Schmiedgasse 25 marks the route of the former medieval city wall.

31

Wenninger, Markus; The Jewish Quarter of Graz in the Middle Ages, in: Lamprecht, Gerald (ed.), Jewish Life in Styria. Marginalization, extinction, approach. Writings of the Centre for Jewish Studies, Volume 5, Innsbruck 2004, pp 13 – 33.

32

ÖKT, cf. footnote 30.

Sackstraße

The area between Hauptplatz and Schloßbergplatz, the so-called first cul-de-sac in the core, is the oldest part of the city. The original building layout with medieval farmsteads has been preserved along the slope of the Schloßberg. The low-reaching, parallel layered roofs of the farmsteads, in combination with historic butterfly roofs and alternating gable and eave-orientated roofs form a roofscape which, as viewed from the Schloßberg, is a unique feature of the Historic Centre of Graz. Within this ensemble the former Kleindienst house (Sackstraße 12) with its Early Renaissance arcades represents one of the most attractive inner courtyards in Graz. Despite its late baroque representation, Herberstein Palace still displays traces of the joining of two bourgeois farmsteads. The Mur side of the Sackstraße is clearly dominated by the large department store complex of Kastner & Öhler (Sackstraße 7 – 13). The street-side wings of the original buildings – the *Gründerzeit* department store designed by Helmer and Fellner as well as the adjoining former palace – have largely been preserved, however, their basic structure including the roofs has been modified more than once. palace buildings are still located on both sides of this complex. With its characteristic front gate and butterfly roof, Attems Palace is the only baroque palace in Graz which has preserved its richly subdivided facades and interior decoration. The structures and inner courtyards of the so-called Widow's Palace of the Attems family (Sackstraße 15) and the current Hotel Erzherzog Johann also reflect former medieval farmstead layouts, which were preserved during their conversions into palaces. Historically Sackstraße was divided into three sections, each of which was closed off by a city gate.

Sporgasse

Together with Murgasse, Sporgasse was the earliest street to lead from the Mur crossing (today the Main Bridge) along the slope of the Schloßberg in the direction of Weiz and Gleisdorf. With its slightly curved, steeply inclined route and its picturesque facades, Sporgasse is today one of the best preserved ensembles of the Historic Centre. Apart from the baroque palace buildings of Sporgasse 11 and 13, narrow gable and eave-orientated bourgeois houses prevail, and their characteristic roofscape joins together with that of the Sackstraße adjacent to the Schloßberg. Since all building styles from Gothic to Late Historicism are represented in this lane, the facades are very diversified. The small-scale outer appearance reflects a similar building layout with mostly narrow atriums which are partly covered on the ground floor. Along the slope of the Schloßberg the houses were built right against the bedrock.



Fig. 14
Sporgasse, entrance
of the Stiegenkirche

Inner Paulustor Gate

The first written record of the Inner Paulustor Gate, which once closed off the Sporgasse to the East, is from 1355. The Gate was situated between the current house Sporgasse 27 and the beginning of Ballhausgasse. In 1846 the Gothic Paulustor Gate was demolished and Ballhausgasse was laid out as a direct connection between Sporgasse and the upper part of Freiheitsplatz.

GLOCKENSPIEL ENSEMBLE III

IV. 2. 2. 3.

Between Färbergasse and Hans-Sachs-Gasse there exists a series of squares – Färberplatz, Mehplatz, Glockenspielplatz, Bischofplatz – which are connected to each other by housing blocks or short lanes.

This series of squares runs essentially parallel to the Herrengasse axis along the slope up to the higher City Crown. The characteristic feature of this ensemble is its mature structure and very diversified appearance.

HISTORY

Founding phase

When in 1254 the Bishop of Seckau received a house (in the centre of the current Bishop's manor), it was still designated as situated "next to Graz". The first stone-built city fortifications erected slightly later ran along the slope up to the princely area (current City Crown). Sections of them are still recognizable today, e.g. on the rear sides of the buildings along the eastern sides of Färbergasse, Färberplatz and Mehplatz, and also surround the area of the Bishop's manor. A city gate which led to the Parish Church of St. Ägydius (a former walled church fort) was once located in the area of the current Abraham-a-Santa-Clara-Gasse. Glockenspielplatz square most probably developed out of the former free space in front of the city gate. Mehplatz and Bischofplatz squares can also be traced back to "free spaces" as far back as the Middle Ages.

Later development

In contrast to the market installation founded in the area of Hauptplatz, Sackstraße and Herrengasse, the area between Prokopigasse (the rear row of houses built on the farmstead parcels) and the medieval city wall developed gradually. The original settlers were mostly craftsmen and petit-bourgeois people. After a new city wall was built during the 14th century which also surrounded the Parish Church and princely domain, this area was no longer on the periphery and noble families also settled here. As a result there developed a thrilling juxtaposition of generous palaces with Renaissance and baroque facades, as well as narrow petit-bourgeois houses.

The ensemble received its current appearance at the turn of the last century. Färberplatz square was created in 1904 through the demolition of the former Wagensperg Palace, later the Färber Barracks. The construction of the Glockenspiel houses with their attractive chimes ultimately formed the basis for the development of an independent ensemble directly bordering the city centre.

ARCHITECTURAL ANALYSIS

Färbergasse

A route which originally ran parallel to the first city wall up to the current Glockenspielplatz square. The buildings with medieval cores along the eastern side of Färbergasse have been preserved up to Blutgässchen, a former connecting lane leading to Hofgasse. Some of the houses at the back of the narrow farmsteads were built directly onto the first city wall.

Färberplatz

After the demolition of the Färber Barracks a free space was left, the western side of which was characterized by a rear courtyard facade and a firewall. Färberplatz first received its current look around 1990 after the demolition of the wooden market halls, the construction of the “M1” extension, and the subsequent redesign of the square. The long drawn-out Ferdinandeum which dominates the eastern side of the square was erected at the beginning of the 17th century as part of the Jesuit college (today the Seminary), and was attached to the city wall and therefore connected on its second floor to the area of the Jesuit school centre above (see City Crown).

Mehlplatz

Peasant butchers had their stands here in the Middle Ages, followed by flour merchants later. The small square received its current form during the baroque period. The richly subdivided facades of Mehlplatz 1 and 4 flanking the square, as well as the characteristic gate frame of the Old City Passage (Altstadtpassage) also stem from this time.



Fig. 15
Mehlplatz 2, former Pöllau
Monastery farmstead



Fig. 16
Glockenspielhaus,
Glockenspielplatz

Glockenspielplatz

The buildings numbered 1, 5, 6 and 7 bordering the square exhibit medieval cores, but received their current form as noble palaces with arcaded courtyards during the 16th and 17th centuries. The bourgeois houses numbered 2, 3 and 4 were renovated in Old German style at the beginning of the 20th century, and the display wall and chimes characteristic of the square also came into being at this time.

Enge Gasse and Goldgässchen

The slightly curved narrow lane between Glockenspielplatz and Bischofplatz exhibits a medieval core, however the current buildings date primarily from the 17th and 18th centuries. The narrow Goldgässchen leading to Prokopigasse (a so-called Reiche) branches off from the western side of Enge Gasse. Today Goldgässchen is enclosed by doors at both ends.

Stempfergasse

Originally situated on the outskirts of the medieval market installation, this route developed into a street during the 16th and 17th centuries. Most of its buildings were once owned by noble families. The structure of the buildings between Stempfergasse and Mehlplatz is generally of a small-scale. Of note is the so-called Kepler house with a medieval core, Renaissance arcaded courtyard and baroque stucco facade. Along the side facing the Bischofshof (Bishop's Estate), the historic facades and a generous Renaissance arcaded court-

yard (Stempfergasse 7) have been preserved. Most of the courtyard buildings were modified for the former Leykam printshop, or were rebuilt after bomb damage.

Bischofplatz

The joining of Stempfergasse, Engegasse, Bindergasse and Bischofplatz, together with the irregular and curved row of houses and richly subdivided facades, forms one of the most picturesque ensembles in the Historic Centre of Graz. The southern end of Bischofplatz was, however, seriously damaged by wartime bombing. While the Bischofhof, which is situated in a garden area, could be rebuilt again, the entire area between Mehlgrube/Schlossergasse and Hans-Sachs-Gasse had to be demolished and was replaced by a new bank building.

FRANCISCAN QUARTER AND SACK (CUL-DE-SAC) NEXT TO THE MUR IV

IV. 2. 2. 4.

Franziskanerplatz, Franziskanergasse, Kapaunplatz and upper Neutorgasse (former Kälbernes Viertel), Murgasse, Badgasse, Paradeishof and Admonterhof.

The quarters situated on both sides of the Murgasse form the entrance to the Historic Centre for those coming from the Main Train Station (Hauptbahnhof) over the Main Bridge (Hauptbrücke). Situated between the river Mur and the core zone of the Historic Centre, this area currently features an irregular appearance due to its eventful history. Parts of this area have developed over time, others have been continually re-designed even recently. Seen from the opposite bank of the Mur, the view of the baroque steeple of the Franciscan Church with the Schloßberg rising in the background is one of the unique panoramas of Graz.

HISTORY

Founding phase

The area between the Mur and the market place was once endangered by several branches of the Mur which still existed during the Middle Ages, and which were used by doctors, craftsmen and millers. Due to continual flooding only the poorest people settled here, as well as the mendicant order of the Friars Minor (today the Franciscan Monastery) around 1239. Until the 17th century this area went by the name of "In der Höll" (In Hell).

From the beginning the role of protection was also an important factor. For this reason most of the Styrian monasteries and abbeys which established a branch in Graz settled along the exposed ring wall (e.g. Reinertshof, Admonterhof estates).

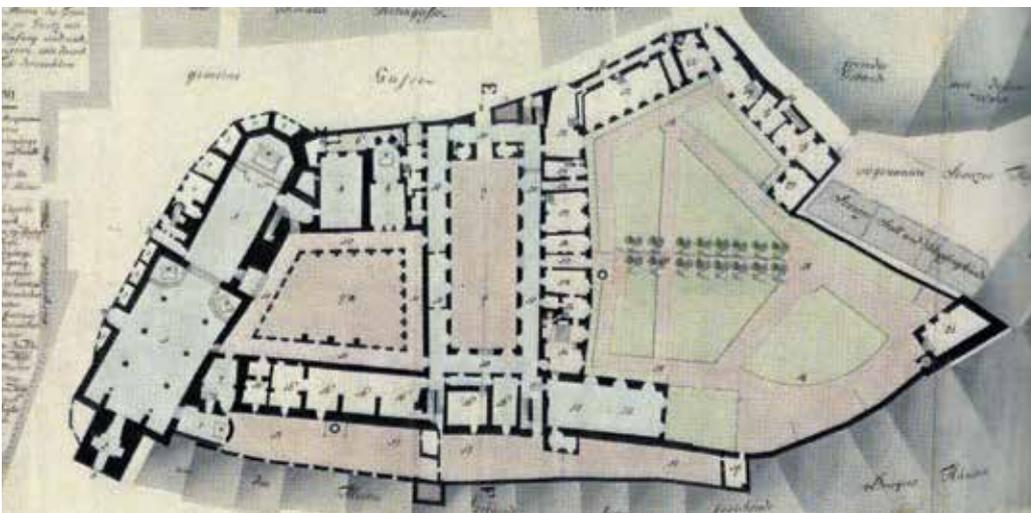


Fig. 17
1813 ground plan of the
Franciscan Church and Monastery

The fortification belt along the Mur

During the construction of the fortification belt in accordance with the Italian bastion system, the flank along the Mur continually remained a problem. All of the plans which attempted to also integrate the Mur Suburb (Murvorstadt) into the fortification system failed due to a lack of funds. The bastions and curtain walls erected along the bank of the Mur were continually threatened by floods. The establishment of abbey estates and monasteries which had begun in the Middle Ages was rigorously continued, and finally led from Admonterhof and Klarissenhof (“Klarissen zu Allerheiligen im Paradeis”) north of the Mur Bridge via the Franciscan Monastery, Steinzerhof, Vorauerhof, Seckauerhof and Lambrechtherhof up to the Carmelites Convent (today Andreas-Hofer-Platz). These fortified buildings along the Mur were laid out like a protective shield in front of the core of the Historic Centre. Outside of the fortifications, a small settlement with slaughterhouses and butcher shops named “Kälbernes Viertel” was once located along the bank of the river, (today Neutorgasse between the Main Bridge and Andreas-Hofer-Platz).

The 19th century break

The abolishment of many monasteries and convents under Emperor Joseph II in 1786 represents the first break. During this time, all of the monasteries and abbeys situated along the Mur lost their functions (with the exception of the Franciscan Church, which had been elevated to the status of a parish church). Be that as it may, the simultaneous opening of the town and abolishment of the fortifications had a greater influence on the image of the city. While Admonterhof and the Klarissenhof (today Paradeishof) were adapted and preserved as profane buildings, the estates to the south of the Franciscan Monastery –with the exception of Lambrechtherhof (today Altes Joanneum) – fell prey to the opening of the city and the following city regulation (layout of Albrechtgasse and Landhausgasse). At the end of the 19th century the houses situated directly on the bank of the Mur were demolished and the Mur wharf was built.

After the Mur Gate and the adjacent fortifications were demolished in 1837, the City Tower adjoined to the Franciscan Church which had received an additional baroque onion dome in the mid-17th century in order to make the view of the city entrance more imposing was preserved. This is how the Franciscan Church received a steeple despite the original ban on steeples for mendicant orders.

Neutor (New Gate)

Neutorgasse was once closed off to the south by a city gate built in 1620 between the houses Neutorgasse 44 and 45. In the mid-18th century the gate building was extended to a three-and-a-half storey building block with baroque facades on both sides, which was however demolished in 1883.³³

Current Situation

During the reconstruction of the Main Bridge in 1965/66, some of the buildings of upper Neutorgasse along the Mur, or the former “Kälbernes Viertel”, were demolished. The free space in front of the Franciscan Church created a completely new urban situation in the area south of the Mur Bridge. Due to the simultaneous layout of the wharf street with its underground passage, the direct connection between the first cul-de-sac and the river was lost, especially north of the Main Bridge. The area between the Main Bridge and Schloßbergplatz has been redesigned several times since then.

ARCHITECTURAL ANALYSIS

Franciscan Church and Franciscan Monastery

Not long after the death of Saint Francis of Assisi the first Firars Minor came to Graz and settled among the poorest people in the city in about 1239. The Monastery is the only one in Austria today that has been in use in an unbroken tradition by the Brothers of Saint Francis. It is also the only monastic branch to have stayed within the Old City and it dominates the entire quarter today with its massive Gothic church building.

³³

ÖKT, cf. footnote 30, compare fig. 602 and 603.

The overall enclosure encompasses extensive monastery wings, as well as two inner courtyards and a garden. The western side is built directly onto the medieval city wall. The old moat still exists between the monastery and the houses of Neutorgasse, and is currently being uncovered along with a defence tower equipped with embrasures.

Franziskanerplatz

The curved square surrounding the Franciscan Church was probably created on the site of a former cemetery. The square can already be seen in its existing form on an engraving from 1635, with shops between the church buttresses. Since the conversion of the square into a pedestrian zone in 1986, and the restoration of the, for the most part, high-quality facades of the surrounding houses, Franziskanerplatz has been one of the best loved places in Graz. Most of the building fabric has either been gutted for commercial purposes (e.g. houses 6 and 8), or is small-scale and has been rebuilt several times.



Fig. 18
Steeple of the Franciscan Church
with Monastery complex on the
right

Fig. 19
Kapaunplatz

Kapaunplatz

In the 17th century the small Kapaunplatz square connected to Franziskanerplatz was still the fish market of Graz. It is surrounded by gable and eave-orientated petit-bourgeois houses with diversified and well-preserved facades. With its high-quality baroque stucco decorations including a recess with a statue of the Madonna, the house Kapaunplatz 2 is of special interest. However it is noticeable that only the facade of this house has been preserved. In order to create a commercial building, the interior of Kapaunplatz 2 including the atrium located behind it has been connected to the house Murgasse 3.

Franziskanergasse

With its southern flair, the narrow lane leading from the Main Square to Franziskanerplatz is one of the most picturesque lanes in Graz. There is evidence that Italian merchants sold fish and seafood there at the end of the 18th century. The houses were built on small parcels of land without courtyards, and most of them exhibit a medieval core. Together with the parallel Davidgasse, the section of Franziskanergasse nearest to the Main Square forms a more or less free-standing structure which in places is only the width of one room.

Upper Neutorgasse – The former “Kälbernes Viertel”

Adjacent to the eastern side of the Franciscan Church are located small-scale bourgeois houses, the rear sides of which border the moat of the medieval ring wall. The ground-floor shop with an exterior roofed passageway (house 11) is the remainder of the former butcher shops (a further 5 shops were torn down in 1969 and replaced by a commercial building.) Even the “Schwalbennest” (or swallows’ nest) and the adja-

cent sales stands (which have been renovated several times) remind us of the “Kälbernes Viertel” quarter. Neutorgasse has been interrupted along the Mur between Korbegasse and the Main Bridge (Kapistran-Pieller-Platz). The remaining buildings display small courtyards and back houses. The Mur-side of the house on the corner of Andreas-Hofer-Platz is built on a section of the stone city wall from the mid-17th century.

Murgasse

The earliest route of the city only received its current form after the demolition of the two Mur Gates (the Inner Mur Gate and Outer Mur Gate) in 1837. The formerly bourgeois street has recently been significantly changed by commercial renovations. In some cases high-quality facades have still been preserved in the upper storeys. Together with Badgasse, the northern section of Murgasse is dominated by the two large-scale building complexes of Admonterhof and Paradeishof. All of the buildings here have now been integrated into the Kastner & Öhler department store. The buildings have for the most part preserved their autonomy, although they are partly connected by glass sections (Badgasse and Paradeisgasse passageways).

Paradeishof

During the Counter-Reformation the Protestant Seminary School, in which Johannes Kepler also taught, became a courtyard of the “Klarissen zu Allerheiligen im Paradeis” Convent. After the convent was abolished, the building was transformed into a residential and commercial building in 1784. The former monastery and later Clarisses’ Church (Klarissenkirche) was converted into a residential building, of which only the outer walls have been preserved (building block along the western Paradeisgasse).

Admonterhof

This building was erected during the 13th century as an urban estate of the Admont Monastery in the north-western corner of the medieval city fortifications. In the mid-16th century, after the erection of the Admont Bastion, the Admont Estate became an independent unit within the perimeters of the city for the first time, and was later extensively redesigned in Renaissance style with bay windows on its corners.

Lower Burggasse and Bürgergasse, Salzamtsgasse, Tummelplatz, Hans-Sachs-Gasse.

The city quarter around Tummelplatz does not exhibit a characteristic appearance. This phenomenon is a result of its historical isolation in the south-eastern corner of the medieval city, however was also created by the heavy bomb damage during World War II. Some historical buildings have been preserved here, although many of them are now only represented by their inner core. The outer appearance of the buildings is mostly characterized by utilitarian Post-War facades.



Fig. 20
Madonna dating from 1610/20 of
the former St. Leonhard's Church

HISTORY

Founding phase

The original Tummelplatz was created during 16th century re-fortification, when Archduke Charles laid out a so-called Tummelplatz, i.e. a place for taming and breaking in horses, as well as later court stables between the newly-built curtain wall and the medieval ring wall. Within the ring wall Frederick III left the lowest area of Bürgergasse and Burggasse to the Franciscan

monks, who were forced to flee into the city from Grillbühel (the area of the current University of Technology) due to the Turkish threat. Their monastery including St. Leonhard's Church and the estate buildings (later the Dominican Convent and Noble Ladies' Convent) once encompassed the area from the ring wall up to Salzamtsgasse.

Later development

In the early 18th century the court stables were abandoned and converted into buildings for the Salt Office and Mint. The Comedy House, the first theatre in Graz, was created from an abandoned coach house. This building later became the Kommodhaus and is now demolished. At the end of the 18th century the cul-de-sac-like end of Tummelplatz and Burggasse was described as the "strangest part of Graz".

Beginning in 1832 the fortifications in this area were torn down, Burggasse was extended and the former Tummelplatz area (Tummelplatzgasse) was partially rebuilt. The "Akademisches Gymnasium" (grammar school) was erected in place of the demolished monastery building.

A bomb destroyed the house Hans-Sachs-Gasse 2. After its removal the current Tummelplatz was created in its place.

ARCHITECTURAL ANALYSIS

Bürgergasse

The core of the house on the corner of Tummelplatz (Bürgergasse 13) is formed by the former nave of St. Leonhard's Church, which was converted into a residential building after the abolishment of the monastery at the end of the 18th century. The Gothic choir stalls with buttresses still exist in the courtyard.

Salzamtsgasse

Salzamtsgasse 4 features one of the most interesting Late Classicist facades with busts of philosophers.

Hans-Sachs-Gasse

This route was created at the end of the 17th century after the Turkish threat ended and the area between the medieval ring wall (still recognizable today in the passageway between Bischofplatz and Mesnergasse) and the southern Renaissance fortifications (today the Operring) was made available for buildings. Parcels of land were sold along the southern side of the street, and a series of noble palaces was built there which is interrupted only by Hamerlinggasse. These palaces feature early baroque facades with pilaster arrangements. The greater part of the inner building structures was lost due to heavy bomb damage. The buildings erected along the ring wall are bourgeois buildings with narrow inner courtyards. Together with the houses in Mesnergasse, which leads around the Gothic choir stalls of the City Parish Church, they form a small-scale Historic Centre ensemble characteristic of this part of the city. The single-storey houses of Mesnergasse are of historical significance (7: former Apostolic Nunciature, 4: former Imperial Court Hospital), but due to bomb damage do not display any special architectural features.

JOANNEUM QUARTER VI

IV. 2. 2. 6.

Raubergasse (until Kalchberggasse), Landhausgasse, Kalchberggasse, lower Neutorgasse and Andreas-Hofer-Platz.

Raubergasse still exhibits gable and eave-orientated bourgeois houses along its eastern side, which together with the buildings of Schmiedgasse and Wurmbrandgasse form a uniform small-scale Historic Centre ensemble. An open ensemble is formed on the opposite side by the "Altes Joanneum", today part of the "Universalmuseum Joanneum", and the Provincial Library. Together with the newly designed square, under

which the Visitor's Centre of the Museum Quarter can be found, the ensemble occupies the area between Kalchberggasse, Neutorgasse and Landhausgasse. The ensemble is also bordered by Andreas-Hofer-Platz in the direction of the Mur, as well as the *Gründerzeit* buildings along Neutorgasse to the south.

HISTORY

Founding phase

Raubergasse originally led southwards along the medieval ring wall. During the course of refortification in the 16th century, the city border was outwardly extended through the addition of the Bürger Bastion (to the south of the Iron Gate) and Neutor Bastion. Although these developments caused Raubergasse to be closer to the city centre, the isolated fringe location of the area remained due to the enclosed monastery estates of Stainzerhof, Vorauehof and Seckauerhof, between which there was no route to the bank of the Mur.

Development in the 19th century

After the demolition of the fortifications beginning in the mid-19th century, the area between Raubergasse and the Mur changed completely. The baroque Vorauehof estate was torn down in order to make way for the layout of Landhausgasse. The Landesamtshaus was erected in place of Seckauerhof. A Johann Platz with an Archduke Johann monument was first planned for the site of the demolished Neutor Bastion. Later plans for a Neutor Square with a Technical University were drawn up but never realised. Finally the entire area was divided into parcels and received a late-19th century perimeter block development (Neutorgasse, Kalchberggasse).

ARCHITECTURAL ANALYSIS

The Joanneum complex

In 1811 the provincial estates bought the baroque St. Lambrecht Monastery Estate built in 1675 (later the Lesliehof) in order to house the Provincial Museum founded by Archduke Johann, as well as for the creation of a botanical garden on the site of the former monastery garden which once extended up to the city wall. The so-called Old Joanneum in Raubergasse was expanded by the New Provincial Joanneum Museum and the Provincial Library at the end of the 19th century. Whereas the Provincial Library was added onto the Old Joanneum, the New Provincial Joanneum Museum was designed as a free-standing Historicist monumental building with an exedra form front courtyard in Neutorgasse.



Fig. 21
Universalmuseum Joanneum:
museum building by August
Gunolt, 1890-95

Andreas-Hofer-Platz

The square situated between the Mur and Neutorgasse was created in 1934 after the demolition of the Carmelites Convent including its church (later used as a uniform warehouse), which had been abolished at the end of the 18th century. The auxiliary estate buildings had already been demolished in 1914 (in the area of the current southern front). In 1926 the Urban Planning Department still had plans for an extension of Landhausgasse up to the riverbank, as well as for the erection of a building complex for the Chamber of Trade and Commerce in place of the church and convent. However these plans were never realized. This is why the characteristic interwar buildings – the Stadtwerke administrative building and the Post and Telegraph Office along the side of the Mur – were designed to be situated on the street corner and not to face the square.

PAULUSTOR QUARTER VII

IV. 2. 2. 7.

Upper end of Sporgasse, Karmeliterplatz, Am Fuße des Schloßbergs, Paulustorgasse and the former fortification belt between the Paulustor Bastion and Castle Bastion.

Although the Inner Paulustor Gate was demolished during the mid-19th century and a second connection to the Historic Centre was created through the layout of Hartiggasse beginning in 1824, the Paulustor Quarter has preserved its independent suburban character up to today through the largely preserved fortifications.

HISTORY

Founding phase

Fortifications for the northern side of the Historic Centre and the entrance to the Schloßberg.

With the aim of protecting the entrance to the Schloßberg during the refortification of Graz, the Paulustor suburb was systematically laid out in 1578 by Archduke Charles.

The fortifications designed by Court War Counsellor Franz von Poppendorf were enclosed by walls on all sides, including a wall which led along the Schloßberg. The northern and eastern sides were protected by bastions I and II (Paulustor Bastion and Carmelite Bastion) with curtain walls (today the Peacocks' Garden) and the outer Paulustor building. The Paulustor suburb was separated from the Historic Centre to the south by the medieval ring wall and moat (still preserved today between Freiheitsplatz 5 and Karmeliterplatz 6), as well as the Inner Paulustor Gate (formerly between Ballhausgasse and Sporgasse 27).

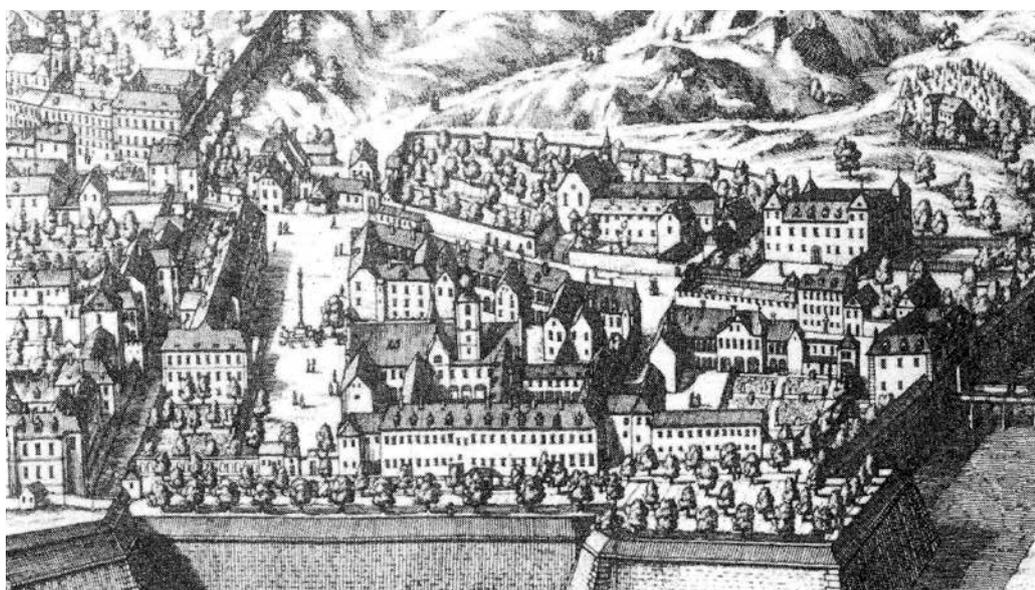


Fig. 22
Paulus Gate suburb around 1695,
engraving by Andreas Trost, detail

The original settlement (by Catholic Court officials) as well as the additional buildings were characteristic of the Counter-Reformation. The most significant *Gründerzeit* buildings are: the castle erected by Poppendorf as his personal residence (later named Palm Castle), the former Capuchin Monastery (today the Museum of Folk History) and Carmelite Monastery (today the Provincial Archive), the Apostolic Nunciature (today an office building of the Provincial Government, Karmeliterplatz 1) as well as the Renaissance gate installation “Outer Paulustor Gate”.

During the 17th and 18th centuries, noble families settled here and erected baroque palaces including Prandegg-Galler Palace (Karmeliterplatz 6), Batthyany Palace (Karmeliterplatz 7), Herberstein House (Paulustorgasse 4) and Wildenstein Palace (later the Lambrechtherhof Estate, Paulustorgasse 8). Palm Castle was eventually converted into a baroque palace installation (Saurau Palace, Paulustorgasse 15, 17).

From the end of the 18th century until the beginning of the 20th century (1786 – 1912)

The first hospital quarter in Graz.

Among the monasteries abolished by Emperor Joseph II were the Capuchine and Carmelite Monasteries, as well as the Lambrechtherhof Estate (the former Wildenstein Palace, Paulustorgasse 8). These then formed the basis for the subsequent conversion of former monastery buildings into hospital complexes: Lambrechtherhof Estate was converted into the “General Hospital” (with later additions for further hospital departments), the Capuchine Monastery became the “Lunatic Asylum”, and the Carmelite Monastery was transformed into a military hospital. In 1826 Palm Castle and its adjacent building (a foundling and birthing house with a wet-nurse garden on the bastion) were also integrated into this hospital complex.

In 1863 the hospital complex was taken over by the Province. In the early 20th century the hospital was rebuilt in St. Leonhard.

A plan for a reconstruction of the abandoned hospital quarter was created in 1908. In this plan only the Paulustor Gate building and the access ramp to the former Palm Castle were to be preserved. Included in the plan was among other things a school quarter with Historicist monumental buildings.

20th century

A museum, office and administration quarter

In 1912 the former hospital building was taken over by the police and court. Wildenstein Palace became the Police Headquarters, the former Carmelite Monastery and church became a Gendarmerie building (since 1982 the Provincial Archive), and Palm Castle was transformed into a district court. Only the former Capuchine Monastery and St. Antonius Church (later the Lunatic Asylum) were largely preserved and adapted as a Museum of Folk History.

Current Situation

The originally high-quality buildings of the Renaissance and baroque periods – monasteries and palaces – were seriously compromised during their subsequent conversions and adaptations into a hospital and office buildings. Although the inner building structures and furnishings were mostly lost, the external appearances of the buildings including some extremely high-quality facades were preserved. The mixing of large-scale building complexes together with small-scale suburban housing structures (at the base of the Schloßberg) or servant quarters (Paulustorgasse 5, 9) may be considered a characteristic of this area.

ARCHITECTURAL ANALYSIS

Fortifications

The Paulustor building represents one of the most important Renaissance gate structures still existing in the German-speaking realm. The Paulustor, Carmelite and Castle Bastions are the only fortifications which are still partially preserved (Graz was the best fortified city in Central Europe). The connecting curtain wall (today the Peacock Garden) is still preserved between the Carmelite and Castle Bastion.

Karmeliterplatz

A rectangular Renaissance square installation dating from 1578 (which is now recognizable again after the redesign of 2003/2004). The former Apostolic Nunciature building with a Renaissance corner bay window, is located on the corner of Paulustorgasse. Former baroque palace buildings with high-quality facades (houses 6 and 7) are located along the southern side of the square.



Fig. 23
Outer Paulustor Gate as
seen from the City Park

Paulustorgasse

A historic route along the eastern slope of the Schloßberg, this street was already important in ancient times as a continuation of Sporgasse outside of the Historic Centre. A characteristic feature of the street is the individually developed structure of the route, which conveys a very differentiated appearance especially along the Schloßberg side of the road (Schloßberg entrance, staircase leading to the church and chapel, access ramp to Palm Castle).

Built between 1830 and 1832 with a late Classicist facade and a passageway leading to the Schloßberg, the monumental building block of Paulustorgasse 1, 3 forms a representative completion of Karmeliterplatz against the slope of the Schloßberg. Sculptures of bears were once located in the recesses of the baroque access ramp leading to Palm Castle (Paulustorgasse 15). Of the former Renaissance castle, which was later converted into a baroque palace in the mid-18th century, only the overall layout has been preserved after its conversion into a court building. Remnants of baroque pavilions are still preserved along the front square (at one time the only cour d'honneur, or baroque court of honor) and garden side of the building.



Fig. 24
View from Karmeliterplatz
(Carmelite Square) in the
direction of the Clock Tower

Fig. 25
Access ramp to Palm Castle

The former Bastion Well is connected to the Palm Castle access ramp and integrated into the house Paulustorgasse 17. The well shaft is 30 meters deep, and is equipped with a brick staircase. Today the well is only accessible through the house garage.

The former Wildenstein Palace (Paulustorgasse 8) is a Renaissance building which received a high-baroque representative facade with colossal elliptic columns around 1702. Due to conversions and additions, the importance of this mighty palace (for which Cernin Palace on the Hradshin in Prague is the model) as it is perceived from an artistic-historical evaluation of Austrian palace facades can no longer be appreciated today.

Burgring, Opernring, Joanneumring, Kaiserfeldgasse, Radetzkystraße.

Due to the layout of the City Park on the site of the abandoned Glacis, the outer contours of the Historic Centre were maintained in this area. However, while most of the former fortification belt between the Paulustor and Burgtor Gates has been preserved, in the section between Burgring and Opernring only the contours of the former bastions and connecting curtain walls are still noticeable from the facades of the houses. On the southern side between Jakominiplatz and Murkai, the transition between the Historic Centre and Jakomini district is seamless. An interruption is only created by the wide boulevards Joanneumring, Kaiserfeldgasse and Radetzkystraße, which stand out in comparison to the former small-scale suburban streets, as well as the significantly narrower streets in the Historic Centre.

HISTORY

In 1782 Emperor Joseph II issued an edict decreeing that the fortifications were to be abolished and sold. Graz became an “open city”, and was able to expand beyond its walls. However, the actual opening of the Historic Centre only began in the 1830s with the extension of Burggasse. Between 1853 and 1867 the activities of the provincial building director Martin Ritter von Kink had a decisive impact. Under his direction the Historic Centre was completely opened and organically connected to its suburbs.



*Fig. 26
Opernring, Rosarium,
row of houses along the
former curtain wall*

ARCHITECTURAL ANALYSIS

Burgring

The late-19th-century row of houses between the Burgtor Gate and Einspinnergasse is situated on the line of the former curtain wall between the Burgtor Gate and Dietrichstein Bastion, which is still marked by the protruding block of houses on the corner of Opernring. The buildings exhibit representative facades facing away from the centre in early or proper Historicist style.

Opernring

After the extension of Burggasse in 1832, a housing block with a Late Classicist facade was erected along the city wall (curtain wall) between the Dietrichstein Bastion and Landschafts Bastion (recognizable by the protruding building block between Hamerlinggasse and Am-Eisernen-Tor-Platz). However, no door was allowed to be installed in the direction of the moat. The ring street with green spaces was laid out after the mid-19th century according to the model of Maximilianstraße in Munich.

Joanneumring

Joanneumring, Kaiserfeldgasse and the extensions of Schmiedgasse and Raubergasse were laid out on the site of the former Joanneum Garden at the end of the 19th century (the Municipal Administration Building was also constructed at this time). The buildings mostly date from the turn of the century, and exhibit Late-Historicist and Art Nouveau facades. Joanneumring was given a generous width and a planned ground-floor commercial front in the character of a large city boulevard.

Radetzkystraße

The precursor to the current Radetzkystraße was the route which once existed on the southern Glacis and led along the fortifications from Jakominiplatz to the second Mur Bridge built in 1788 (today Radetzkybrücke). Already before the middle of the 19th century the landlord Christoph Kees began to rebuild the route with apartment buildings – evidence of the early *Gründerzeit* building spirit in Graz. The original Late Classicist and Early Historicist facades have partly been lost today on commercial and banking buildings.

INTERFACE SCHLOSSBERG IX

IV. 2. 2. 9.

Interface between the buildings and green space from the former third Sacktor (at the end of Kaiser-Franz-Josef-Kai) via Sackstraße and Sporgasse up to the beginning of the Schloßberg road.

Due to its historically varied genesis, this area also features a diverse structure and can be subdivided into single sections.

A direct connection between the city and the Schloßberg only exists through the two entrances (on Karmeliterplatz and on the northern side of the Schloßberg), via the stairs, or via the cog railway.

In some cases the gardens of the urban courtyards (in the area of Sackstraße and Sporgasse) extend up to the fortifications. However in most cases a free space exists between the mainly small-scale back houses and the remaining fortifications. Some sections of this steep Schloßberg slope are accessible via footpaths, and offer an impressive view of jumbled back courtyards along the foot of the Schloßberg.

ARCHITECTURAL ANALYSIS

Northern side – area of Wickenburggasse

The princely zoo was located here from 1450 to 1663. Wickenburggasse was first laid out in 1836, after which development of this area began. The houses are built directly on the bedrock, or have a narrow back courtyard.

Little room remains along both sides of the northern access road between the Schloßberg and Wickenburggasse. The entrance is also located here to a tunnel system, which houses a private collection of historical mining hoists. However these have not yet been made accessible to the public due to a lack of funds.

Jahngasse

The boulevard which runs between Wickenburggasse and the Paulustor Bastion is part of the City Park, and was laid out during its earliest phase at the end of the 18th century. The allotment of the land along the Schloßberg (formerly the hay warehouse of the Estates) followed in 1819. Today this area is especially dominated by the Provincial Gymnasium complex erected during the mid-19th century.

Paulustor Quarter

See chapter IV.2.2.7.

Eastern side – between the entrance to the Schloßberg and Sackstraße

Small-scale buildings are positioned along the entrance to the Schloßberg. Until the founding of the Paulustor suburb these buildings were located outside of the walled city. The buildings extend from the Clock Tower area down to the partially preserved medieval ring wall between Sporgasse 25 and 27, and finally end with the long drawn-out former inn “Zum Uhrturn” (originally belonging to Stiegengasse 7).

To the south of the medieval ring wall the Schloßberg fortifications are largely preserved. Only Saurau Palace features a large garden area with a baroque pavilion which stretches up to the Bürger Bastion. By comparison the houses in lower Sporgasse were built directly onto the bedrock, although some of them have small terraced courtyards. The houses Sporgasse 11 and 13 are the first to again possess passageways and back houses, which border on the estate of Sackstraße 10.

First Sack (cul-de-sac)

The area around the jumbled houses on the corner of Sporgasse and Schloßbergplatz is the oldest settlement in the city. Together with their back houses, the long drawn-out former medieval farmsteads extend up to the bedrock. In the past some of the farmsteads also owned a proportionate section of the Schloßberg slope (e.g. the garden of Herberstein Palace), which was accessible from the back houses. Only

the estate Sackstraße 10 still has a passageway to the Schloßberg next to its backhouse, which today is kept locked.

First Sack Gate

The first Sack Gate was located at the end of the so-called First Sack (cul-de-sac between the houses Sackstraße 17 and 22). First mentioned in 1372, it was demolished during the construction of Attems Palace in 1704.

Schloßbergplatz

From the 17th century the initially open space in front of the oldest city wall was a garden of the Reinerhof Estate. Not until the early 20th century did the area become the property of the municipality, and was transformed into a public square. The “Felsensteig” (stone steps) built between 1914 and 1918 are today one of the landmark symbols of Graz

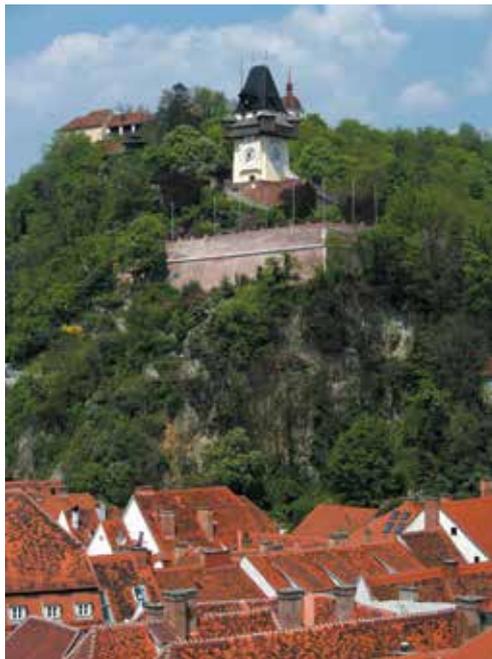


Fig. 27
Roofs of Inner cul-de-sac,
Clocktower

Second Sack (cul-de-sac)

Although the city fortifications were pushed northwards as early as the mid-14th century, a gate was not constructed until the end of the 15th century (formerly located between Sackstraße 27 and 36; demolished in 1836).

Generously dimensioned estates, which mostly originate from the baroque period are located directly after Schloßbergplatz. Their structures diminish the farther they are from the city centre, and in the area of the former second Sack Gate they change over into small narrow houses. The open space once located in front of the gate (still recognizable between Sackstraße 38, 40 and 42) does not have a direct connection to the Schloßberg today.

Third Sack (cul-de-sac)

Poorer groups of people settled in front of the second Sack Gate from early times. After the third Sack Gate was erected in 1629 during the course of refortification, this area was also integrated into the city. Of this city gate demolished in the mid-19th century, a fragment of a gable with the inscription FERDINANDUS ROM IMP has remained built into the fortification wall along the side of the Schloßberg. Today the remaining fortification wall is mostly obstructed by newer buildings and is barely visible. The buildings of the former Third Sack, today Kaiser-Franz-Josef-Kai 28 – 60, feature an overall petit-bourgeois layout. The diverse gable and eave orientated street houses characterize the appearance of the Schloßberg as seen from the opposite side of the Mur. Along the side of the Schloßberg are located predominately narrow back houses with small courtyards.

Two gaps leading to the Schloßberg interrupt the otherwise closed row of houses: the narrow open space between the houses 50 and 52 recalls the rope transport system which led up the Schloßberg during the 16th and 17th centuries (later converted into a garden for house 52 and no longer passable). The Schloßberg cog railway including its station in the valley (built in place of two older gabled houses) was built at the end of the 19th century.

MURKAI MURVORSTADT X

IV. 2. 2. 10.

Gorbachplatz, Marburgerkai, Kaiser-Franz-Josef-Kai, Lendkai, Mariahilfer Platz, Grieskai, Nikolaiplatz.

Between Radetzkybrücke and Keplerbrücke, the Historic Centre borders directly on the Mur. In the opposite Mur suburb (“Murvorstadt”), the axis of the Main Bridge marks the border between the districts of Lend and Gries. Sections of the Mur suburb such as Griesgasse were already completely developed by the 17th century, and today still sometimes exhibit late baroque or late-19th-century facades. The land is divided into long narrow parcels similar to the strip plots of a street village. Especially in the 19th century there followed a densification of the auxiliary courtyard buildings along the borders of the property. These new buildings were used for residential and commercial purposes. Today many of the buildings are in a desolate condition.

Along both sides of the Mur the original buildings and former landing docks for rafts, i.e. the direct connections to the river, were lost during the layout of the wharfs and bank streets in the 19th century, and the bank streets subsequently cut off the urban areas from the river.

The Radetzky, Tegetthoff, Main and Kepler Bridges were rebuilt for heavy traffic from the 1960s. The Erich-Edegger Footbridge has connected Mariahilfer Platz to Schloßbergplatz as a bicycle and pedestrian bridge since 1992. An additional connection of the two riverbanks was created by the “Acconci Island” in 2003. Around the same time, footpaths with several entry points were laid out along the bank of the Mur adjacent to the Historic Centre.

ARCHITECTURAL ANALYSIS

Gorbachplatz

At the intersection of Radetzkystraße and the riverbank a more or less randomly created free space exists in the centre of which a small green area can be found with a small green area with a monument to Duke William of Württemberg dating from 1907.

Marburgerkai

Between Radetzkystraße and Andreas-Hofer-Platz a monumental building was also erected at the same time as the wharf development. The facades of the building face the river. Between Andreas-Hofer-Platz and the Main Bridge the gardens and rearward houses of Neutorgasse stretched down to the bank of the Mur. Due to the embankment road with its underpass under the Main Bridge, the natural connection to the Mur was interrupted. On the Mur-side of the house on the corner of Andreas-Hofer-Platz (built on a section of the stone city wall from the mid-17th century), the traditional Stadtkeller Inn, which had a beer garden on wooden frames along the bank of the Mur, was located until the 1970s.

Kaiser-Franz-Josef-Kai

The wharf street leading from the Main Bridge to Kepler Bridge was built in its existing form during the regulation of the riverbank at the turn of the 19th/20th centuries. Due to the demolition of Hafnergasse (between the Main Bridge and Schloßbergplatz) and the Mur-sided rearward houses of the Second Sack, the rear sides of the houses developed into effective facades. Proposals for new development were only implemented in the area of the Institute of Franciscan Sisters (on the site of the Ursuline Bastion and Convent) in accordance with predetermined regulations. Only in recent times have there been isolated incidences of redevelopment (Kastner & Öhler Sports House and “Sackstraßenspitz”).

The row of houses situated today along the Schloßberg between Sackstraße and Keplerstraße is the side of the street of the so-called Third or Outer Sack which remained after the demolition of the entire row of houses on the side of the Mur. At the beginning of the 20th century, plans for an entirely new design of the transition from Sackstraße to the wharf street with generous facades in a mixed Secessionist and Old German style were drawn up, but never realized.

Along the riverbank the supporting walls with their *Jugendstil* railings and masonry stairs built around 1905 are still mostly preserved, and were re-activated for the riverbank footpaths.



Fig. 28
Lendkai development



Fig. 29
Mariahilferkirche with
Mariahilferplatz

Lendkai

Auxiliary buildings and landing places were created along the sandy riverbanks. A majority of these backhouses were already demolished in the mid-19th century. The only major redevelopment was the so-called Nu-

remberg Houses, a group of rental houses which created an intentional urban accent to the bank of the Mur through their Old German architectural elements and Secessionist decorations on their facades. The basic idea of this design was to give the Mur suburb an appearance with more class opposite the Historic Centre. A further distinctive urban accent could only be put in place on this riverbank through the construction of the Kunsthaus next to the Main Bridge.

Mariahilfer Platz

Originally only an extension of the Mariahilferstraße in front of the Friars Minor Monastery and Church, this square is today the only one which opens to the Mur and is bordered by houses on three sides.

The inner courtyard next to the Friars Minor Monastery is bordered on three sides by monastery wings and the so-called Friars Minor Hall. Its northern side opens to the Friars Minor Garden (today a parking lot). On one part of the Friars Minor Garden the hospital of the Barmherzige Brüder order was built in the last few years by the adjoining Barmherzigen Monastery (in Marschallgasse).

Grieskai

The area south of the Main Bridge was mainly used as a harbour and landing place due to its sandbanks. From 1878 the wharf street was laid out, along which hotels (the Wiesler and Weitzer complexes) and mid-19th century residential buildings were erected.

Nikolaipplatz

This free space, first named Schiessstattplatz after the shooting range formerly situated here, later called Entenplatz, interrupts the continuing Grieskai street before Radetzky Bridge. Until recently, this area was characterised by suburban buildings typical of the Gries quarter. In the last years, after construction of an underground parking garage and redesign of the square, the erection of office complexes followed, which totally redefined the small-scale ensemble.

SCHLOSS EGGENBERG XI

IV. 2. 2. 11.



Fig. 30
Eggenberg Castle estate,
layout plan 1829

Schloss Eggenberg is situated on the western edge of Graz and represents the most significant castle enclosure in Styria. The castle and park are listed as protected monuments.

HISTORY

Prince Hans Ulrich von Eggenberg (1568 – 1634) was born to a Graz patrician family and became the most influential person at the court of Emperor Ferdinand II within a few decades. Whereas General Wallenstein directed matters of war, Eggenberg directed political affairs.

The Eggenberg family owned an estate with a Gothic chapel along the old Celtic and Roman road (Baiernstraße). From 1625, Prince Hans Ulrich von Eggenberg had his inherited estate built into a castle. Giovanni Pietro de Pomis from Lodi (Lombardy) is said to have been his master builder. De Pomis worked as the court master builder and court artist at the imperial court in Graz, the former capital of Inner Austria, from 1597 up to his death in 1633. After his death, the Dutch fortification master builder Laurenz van de Sype completed the castle and the final levelling work. His client Hans Ulrich von Eggenberg took a personal interest in the design of the building plans.

Since 1939, the castle has been owned by the Province of Styria. After sustaining serious damage during the World War II and the post-war Allied occupation, the castle was integrated into the Universalmuseum Joanneum in 1947 and, following extensive renovation work, has been open to the public since 1953.



Fig. 31
Eggenberg Castle estate



Fig. 32
Arcaded courtyard,
Schloss Eggenberg

ARCHITECTURAL ANALYSIS

Schloss Eggenberg

Eggenberg Castle is situated on the western edge of Graz and represents the most significant castle estate in Styria. The core of the castle still houses the former estate of the Eggenberg family. Built on a rectangular ground plan, the new castle rises out of a dry moat into a mighty frame building, on the corners of which the facades are elevated into towers. Inside, T-shaped wings divide the castle into three courtyards. At the intersection of all axes, the fifth central tower, the core of which is identical to the medieval defence tower, dominates the entire complex.

For the first time in the architectural history of Austria, an axial symmetry in the arrangement of the rooms, hallways and staircases can be found here, which is a determining factor for further castle-building. The clear, almost puritan architecture, features a language of design reminiscent of Italian Renaissance master builder Palladio. The castle estate designed according to the model of the Spanish Escorial is meant to express the powerful position and the Humanist world view of the client.

According to the orders of the Princes of Eggenberg, the castle was built *as an architectonic image of the universe*, influenced by Natural Philosophical ideas of cosmic harmony, as they were taught by Johannes Kepler or Giordano Bruno at this time.

The castle can be interpreted as the logically constructed Utopia, in which everything should find its own place. The course of time and celestial mechanics, earthly hierarchy and the power of faith, world history and world ethos are all symbolically expressed through the castle and its interior, as is the difficult alchemistic and astrological representation of the secret structure of the universe.

The interior furnishing was only commissioned two generations later by Prince Johann Seyfried von Eggenberg. Above the audience hall, the large ceremonial or planet hall was created as a new main room and as starting and ending point in a cycle of 24 staterooms. A whole colony of artists worked on the site under the direction of Johann Melchior Otto and after his death, of Hans Adam Weissenkircher.

A second furnishing period began in the mid-18th century in Rococo style. At the same time, the Eggenberg Theatre was sacrificed to make way for a church. The architect for this project was the Graz court master builder Joseph Hueber.

The park

Schloss Eggenberg is surrounded by an extensive park. The surrounding wall has been preserved with its representative entrance portal as well as modest side doors which are today partly closed off: the rear entrance from Baiernstraße and corner pavilions. The surrounding wall is an important characteristic structural element of the Castle and its park. On the north-eastern corner of the surrounding wall, the “Inn in the Manorial Garden” was located together with a bowling alley (most probably from the 17th century). From 1860, the inn was used as a rectory. Today the poorly maintained building houses the Museum Academy of the Universalmuseum Joanneum.

Of the baroque garden, which surrounded the Castle with richly patterned flower beds, a labyrinth and high hedge squares in the 18th century, only some of the statues and a garden pavilion remain. Laid out during the Romantic period after 1820, today’s landscape garden with its valuable trees is one of the most significant garden monuments in Styria.

BUFFER ZONE XII

IV. 2. 2. 12.

The buffer zone XII is divided into 3 parts:

1. Buffer zone around the Historic Centre
2. Buffer zone around Schloss Eggenberg
3. Buffer zone connection axis between the Historic Centre and Schloss Eggenberg

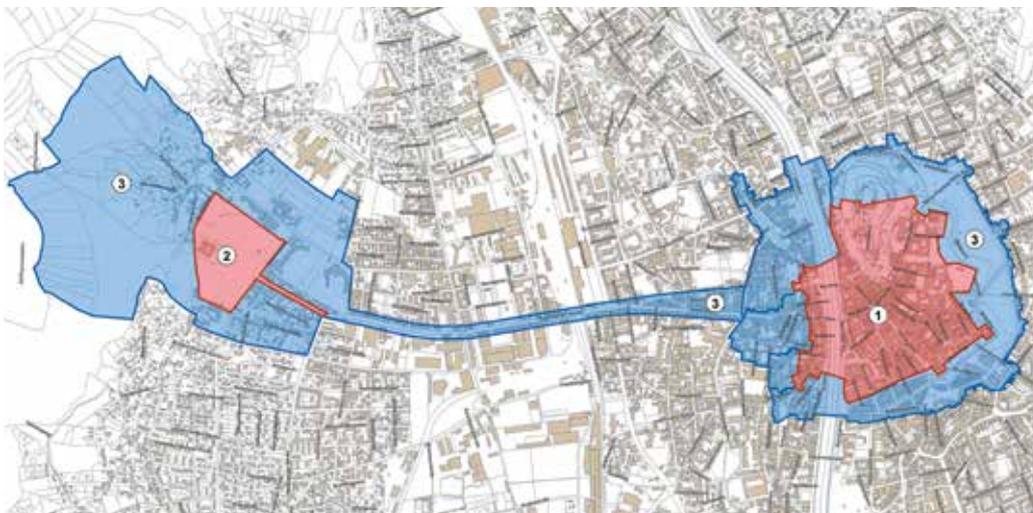


Fig. 33
Overview World Heritage Site
since August 2010; in red: core
zones, in blue: buffer zone

1. BUFFER ZONE AROUND THE HISTORIC CENTRE

ARCHITECTURAL ANALYSIS

The former suburbs of the *Biedermeier* and mid-19th century (*Gründerzeit*) periods, which surround the Historic Centre, are of special importance. Their own historical quality is the reason for their classification as protection zones II and III according to the Graz Historic Centre Protection Act (GAEG). Besides the proper buffer zone function, the main purpose of which is to preserve visual axes and avoid high-rises, which would drastically increase the average building height in this area of the city, there are also concerns about the preservation of the historical integrity and direction of building developments in the future. The historical cityscape must not be compromised here by new measures, neither in terms of quality, nor quantity.

Suburb

The rather low suburban houses typical of the earliest suburban settlements are today located in a small-scale buffer zone between the expanding city centre and the generously laid-out mid-19th century apartment blocks. The suburbs are more or less located in the area of Jakominiplatz, Gleisdorfergasse and Girardigasse, Kaiser-Josef-Platz and Glacisstraße.

The settlement reflects several stages: a first suburban development of the abandoned southern fortification installations, where the lines of the city moats and ravelins are still visible today (area of Jakominiplatz, Girardigasse), a suburban settlement which was already considered an extension of the Historic Centre (Kaiser-Josef-Platz and the area up to Grazbachgasse), and an early *Gründerzeit* settlement on the Glacis with the first block development, where the higher house front faced the Historic Centre and was planned as a visible facade in front of the lower suburban houses.

The earliest stage is characterised by one to two storey houses in the tradition of the 18th century. Most of these rather modest suburban houses were replaced by mid-19th century residential buildings during street regulations (as for example during the layout of Dietrichsteinplatz and the covering of the Grazbach brook). Where the suburban houses were maintained, high firewalls remained a problem.



Fig. 34
Glacis development,
Glacisstraße 27 – 29

The second stage, from the *Biedermeier* period, is characterised by systematic settlement and a significantly higher standard of living. The urban department was already intervening and regulating the design of new house fronts, and in some cases decreed that no houses be built “with only one storey”, that houses should form continuous rows and that rooms should “not be less than 10 feet high” (for example during the allotment of Schlegelwiese in 1827). These houses were already designed by well-known master builders of the *Biedermeier* period (e.g. buildings on Kaiser-Josef-Platz).

The earliest *Gründerzeit* buildings were erected during the allotment of the Posthof (area of Heinrichstraße, Goethestraße, Harrachgasse) shortly before the middle of the 19th century. During the layout of Villefortgasse and Attemsgasse in the form of a cross, residential squares were created that were approved in accordance with predefined directives for a block development on their edges. Whereas for the whole complex, three-storey houses were prescribed, houses along the Glacis had to be four storeys high, in order to form a representative facade across from the Historic Centre. The houses still do not show a rich Historicist facade decor, but were already built to the living standards of the main *Gründerzeit* period in the 2nd half of the 19th century.

Jakominiplatz

This square was laid out by Caspar Andreas Edler von Jakomini in 1786 as the first planned suburban development. The rows of houses 1 – 6 as well as 19 – 25 were built along the city moat and received uniform *Plattenstil* facades. The buildings on the southern side were one storey higher and were laid out with a facade facing the centre.

Already in 1859, a plan existed for the demolition of the city moat houses in connection with the installation of the ring road, and for the redesign of Jakominiplatz and Am-Eisernen-Tor-Platz. During the 20th century, there were several plans for new buildings (1913, 1926/27, 1947). In 1965, the construction of a central high-rise building with a shopping and administrative centre was planned. The square was last redesigned in 1995/96.

Opernring

Buildings between Jakominiplatz and Girardigasse.

Opposite the long curtain wall between Dietrichstein Bastion and Citizen’s Bastion (today still recognizable by the line of buildings along the city centre side of the Opernring), a ravelin for their protection was located. After the levelling of the latter (Ravelin Square, today Opernhaus and Thalia area) the contours of the current buildings were determined. The historic Opera House and “Thalia”, built in 1956, and one of the few characteristic buildings from the 1950s in Graz, form a monumental building complex facing the Historic Center, which is currently being redesigned.

The continuous housing front between Jakominiplatz and the western part of Girardigasse was constructed at the same time as Jakominiplatz, but was rebuilt in *Gründerzeit* style (in 1952, there was a competition for an overall addition of floors, which was never executed). What is also characteristic of this area is the green belt which spans from Jakominiplatz up to the Stadtpark.

Girardigasse

Was laid out at the end of the 18th century as an alleyway on top of the dam along the city moat. The suburban houses from this period were mostly renovated during the 19th century.

Gleisdorfergasse

Originally, this street was part of Poststraße, which led from Jakominiplatz via Gleisdorf to Hungary and which received its current form and buildings during the course of the earliest suburban settlement. In the two-storey houses with plain facades, small courtyards and back houses, the typology of suburban

craftsmen houses is still recognizable. The buildings erected at the beginning of the 20th century (11 and 15) created a decisive heightening in the former low house fronts. Due to recent additions of storeys and new buildings, the appearance of the street is very irregular today, and its building structure is rather diverse.

Kaiser-Josef-Platz

The erection of the first Protestant place of worship in Graz (today the building complex of Heiland Church) on the former “Holzplatz” in front of the Glacis, as well as the allotment of the adjacent “Salpeterfabrik” (Salpeter Factory) and “Schlegelwiese” form the basis for a uniform suburban building development. Even today, Kaiser-Josef-Platz and the beginning of Glacisstraße (up to Rechbauerstraße) and Schlögelgasse display a nearly continuous ensemble of three-storey *Biedermeier* houses.

Glacisstraße

After the abandonment of the Glacis (a free shooting area in front of the fortifications), it was redesigned as a city park with an accompanying street connecting Kaiser-Josef-Platz to Geidorfplatz. The one-sided development of Glacisstraße forms the urban transition from the Historic Centre with the city park to the former suburbs (today 2nd and 3rd districts. During the systematic development, the idea of a uniform four-storey representative facade could only be realized in the area between Heinrichstraße and Har-rachgasse. In the area around Leechkirche and at the beginning of Leonhardstraße, an older development already existed (Grünanger houses).

2. BUFFER ZONE AROUND SCHLOSS EGGENBERG

ARCHITECTURAL ANALYSIS

The Castle Estate forms an indivisible entity of the Castle building and enclosed park. In order to preserve the lines of sight and the overall appearance of the castle and its surrounding park, the area adjacent to the castle estate was included as a protection zone IV/5 in the Graz Historic Centre Protection Act (GAEG 1980) already in 1980. In this way, reckless building developments were to be avoided and the solitary position of the castle estate was to be ensured.

Slope behind the castle estate

In its main symmetrical entrance axis, the Castle Estate, which is orientated on an axis, is influenced by the Gaisberg Forest which rises up behind the facade of the Castle. Already in its appearance, the situation of the estate on the western edge of Graz, i.e. on the historical north-south axis of the Graz Basin (formerly a Celtic road, later a Roman and then a Bavarian road) is expressed.

Southern and northern sides

Along the Grasbergerstraße, the narrower southern side of the surrounding wall is laid bare. The buildings in this area are characterised by various apartment buildings and the former School for Telegraphy.

In Georgigasse along the northern surrounding wall, lies the Teacher Training Academy of Eggenberg, which was built in 1969 to a design by Günter Domenig and Eilfried Huth. A green strip separates the sculpture-like building group in exposed concrete from the Castle Estate.

Eastern side with entrance alley

The eastern front facing the Historic Centre, together with the representative portal and carriageway leading up to the castle, form the viewing side of the entire Castle Estate. In this rigorously axially orientated ensemble, the “Eggenberger Allee”, which leads from Straßgangerstraße up to the Castle Gate, is of decisive significance. This avenue represents the last section of the original connection between the Historic Centre and the Castle. The mansions along both sides of the avenue date back to the 19th century and have since

been partly surrounded by apartment buildings in recent years. The avenue itself, however, has preserved its original appearance and represents an essential feature of the axially orientated access road leading to the Castle Gate.

Urban design conditions

Schloss Eggenberg and the surrounding Castle Park have been defined as an “open space – used as a public park” according to the Urban Development Concept (STEK) and the Land Use Plan (FLWP) of the City of Graz.

In the Land Use Plan, the Castle building has been designated as a listed object, whereas the park and the existing natural monuments have been protected according to protection zone IV/5 GAEG. The largely developed adjacent areas in the north, south and east shall be further developed as “residential areas of medium density” according to the Urban Development Concept. The urban framework of the future residential development shall be designed according to the existing buildings, whereby it explicitly states that these residential areas as shown in the Urban Development Concept are not suitable as a “high rise location”. To the east of the Eggenberg swimming pool in the area of Straßgangerstraße and Eggenberger Allee, lies the district and neighbourhood centre “Eggenberg”, which is of regional importance. To the west of Baiernstraße and Bergstraße, the characteristic wooded slope of Plabutsch Mountain begins. At the same time, the area has a special protection status due to its position in the Graz green belt, which creates a setting for the Eggenberg Castle Estate, thus influencing the urban environment. New developments are therefore generally not planned (i.e. no new development permits).

Adjacent developments

Along Georgigasse lies the building complex of the former Teacher Training Academy, which has been acknowledged as an architectural monument of the 1970s. The building structures are designed more horizontally than vertically and their rear sides create meandering green spaces facing the northern surrounding wall for the Castle Estate.

On the southern side of the entrance front, there is a development of auxiliary buildings directly bordering the Castle Wall. In the area between Grasbergerstraße and Herbersteingasse, the allotments are so densely developed that the Castle Estate is no longer visible (former School for Telegraphy).

3. BUFFER ZONE CONNECTION AXIS BETWEEN THE HISTORIC CENTRE AND SCHLOSS EGGENBERG

HISTORY

The historic road

As an old route to Eggenberg, a winding road once led from the Historic Centre through the former Mur suburb up to **Weisseneggerhof**. The pest column erected in front of Weisseneggerhof around 1680 marks



Fig. 35
Strauchergasse including
Weisseneggerhof, pen
drawing from 1880

the end of this road. (The last section of this road which was very sparsely developed up to the 19th century is still preserved in the current Strauchergasse.)

To the side of the medieval Weisseneggerhof estate, which was owned by Johann Ulrich Fürst zu Eggenberg from 1635, one had to cross the spacious enclosed farmyard (today Esperantoplatz, fig. 36). Only after this point did the avenue to Schloss Eggenberg begin.

It was intersected by Alte Poststraße, which was the most important north-south axis of the western Graz Basin before the 17th century. Since Alte Poststraße formed the western border of the City until 1938, the Eggenberg Toll House was also located here.

The *Gründerzeit* connecting axis

The opening of the Südbahn or Southern Railway Line in 1844 and the completion the Semmeringbahn created a new urban point of reference. Completed in 1850, Annenstraße was laid out as a direct connection between the inner city and the railway station. However, it did not lead directly to the railway station building, but bypassed it, and was subsequently extended across the railway tracks in the direction of Eggenberg.

With the layout of Annenstraße and Eggenberger Straße, which run directly into Eggenberger Allee, a continuous direct connection between the Historic Centre and Eggenberger Schloss estate was first created. The historic route was thus originally divided in two parts. Weisseneggerhof estate formed the end of the road leading from the Historic Centre. To the side of the estate, after a winding section, the proper Eggenberger Allee began.

The current connecting axis between the Historic Centre and Schloss Eggenberg was created in the mid-19th century in the framework of an urban planning concept typical of the *Gründerzeit*.

ARCHITECTURAL ANALYSIS

Annenstraße up to Esperantoplatz

From the Main Bridge via Südtirolerplatz and the first part of Annenstraße, the core of the former Mur suburban development (Murvorstadt) has been preserved. From here, the medieval main street (today's Dominikanergasse with the former Citizens' Hospital) also branched off to the west. From the house Annenstraße 21, the straight section of Annenstraße begins, which was laid out as a visual connection with *Gründerzeit* development from the mid-19th century. Despite the typical commercial character of the street, most of the facades are still in the style of the proper or Late Historicism.

Esperantoplatz with Weisseneggerhof

The small square opens to the historic Weisseneggerhof, which was first documented in 1414 as a princely farm estate. Soon after 1480, the estate was bought by Wolfgang von Weissenegg and was enlarged as the centre of his manor. Although the ownership was transferred to Johann Ulrich Fürst zu Eggenberg in 1635, the name was kept. Georg Matthäus Vischer's engraving from 1681 shows the "Weisseneggerhof" more or less in its existing form, surrounded by small houses of the subjects. According to the route of Strauchergasse as a connecting axis to Schloss Eggenberg, the frescoed alliance coat of arms of Eggenberg-Sternberg of 1732 can be seen on the side of Strauchergasse. During renovations in 1994, the medieval embrasures could be uncovered with the help of the City and the Federal Antiquities and Monuments Office. Weisseneggerhof is thus one of the most important testimonials of profane medieval architecture in Graz and still marks the historical connection route to Schloss Eggenberg today.

Annenstraße and Esperantoplatz were redesigned in accordance with the plans of an architectural competition organised in 2010.

Until 1870, the curved and slightly ascending Metahofgasse in the west of Weisseneggerhof was still named “New Eggenberg Street”, because the route was originally laid out from here to the newly constructed Schloss Eggenberg.



Fig. 36
Weisseneggerhof,
Esperantoplatz

Fig. 37
Annenstraße: View from
Esperantoplatz to Franziskaner-
kirche (Franciscan Church)

Area of the railway station and ring road

Hardly any other district of Graz suffered such heavy bombing damage in World War II as the area around the railway station. The former Bahnhof Hotel, which was a representative eye-catcher across from the end of Annenstraße (today Hotel Daniel) also fell victim to bombs.

The entire area is therefore exclusively characterised by post-war buildings and recent commercial and office buildings.

Eggenberger Straße

Eggenberger Straße, which was influenced by industrial buildings during the 19th and first half of the 20th centuries, has in recent years developed into a campus for universities of applied sciences. Due to the urban programme Urban West, subsidised by the EU, a new city district with high-quality architecture has been created.

Eggenberger Allee begins at the intersection of Alte Poststraße (the former city border up to the integration of Eggenberg as a city district). On this site, the former Toll House (Eggenberger Allee 2), a late baroque hip-roofed gable house, is still preserved. The shrine on the opposite side (Alte Poststraße 146) also documents this striking point of intersection.

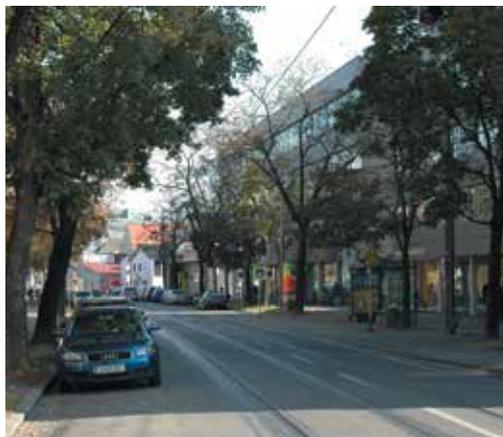


Fig. 38
Alte Maut, intersection of
Eggenberger Straße und
Alte Poststraße

Fig. 39
Eggenberger Allee, area of the
University of Applied Sciences

Eggenberger Allee

After the intersection with Alte Poststraße, the remaining section of the access road laid out in the 17th century to Schloss Eggenberg begins.

The section up to Straßgangerstraße shows that the entire access road to Eggenberg was slightly curved. The trees were replanted after the installation of the tram tracks in 1912 and still exist on both sides after the houses 8 and 9.

From Straßgangerstraße up to the Castle Gate, the straight avenue is still completely intact. This area of

Eggenberger Allee was included in the Master Plan for Schloss Eggenberg as an important element for the characterisation of the Castle Estate.

Current situation

The current street connection still follows the *Gründerzeit* design despite the bomb damage in the railway station area. With the layout of Annenstraße, this design first created a straight connection axis between the Historic Centre and Eggenberg. Weisseneggerhof is situated in a small park, through which the historic connection route once led to the Castle Estate. Thus, the starting point of Eggenberger Allee and the building of Weisseneggerhof with its medieval embrasures can be experienced from the Annenstraße as a connection axis. The original road is still preserved in the section Alte Poststraße – Schloss Eggenberg.



Fig. 40
Eggenberger Allee,
entrance to the Castle Park

RECOMMENDATIONS FOR ACTION

IV. 3.

STRUCTURE AND MAKEUP OF THE MASTER PLAN

IV. 3. 1.

As the scientific basis of the World Heritage Management Plan 2013, the Master Plan consists of a set of plans and a section of text.

The section of texts contains the findings of the World Heritage Site from a historical and architectural viewpoint, as well as the accompanying recommendations for action including the explanatory notes. At a basic level, these are divided into preservation, restoration and development within the World Heritage zone.

The set of plans consists of three individual plans showing the two core zones and the surrounding buffer zone. The plans show the categorisation of the action zones according to the legend. The complementary recommendations for action are located in the section of text. Together with the section of text, the site-specific recommendations for use can be used in this way. The texts and plans form a single unit.

For a better understanding of the historical structure of the city, plan depictions of the Franziszeischer Kataster (Imperial “Francis” Cadastre)³⁴ of 1829 as well as aerial images³⁵ and photos of the current situations (as per 2011) have been added.

All of the recommendations for action have been made in accordance with property rights and do not interfere with them. However, possibilities for an improvement of the structural and visual integrity in the World Heritage zone should be shown, which could lead to a re-evaluation of the existing situation and real estate. The naming and mapping of historical specialties represent a significant part of the contents. The greater public should be made aware of them, in order to ensure a respectful and quality-based approach to the architectural substance within the World Heritage zone of the City.

The recommendations for action support the protection mission with regards to World Heritage, but should also enable developments, which in their quality and quantity do not compromise the historic cityscape, but rather enrich it.

This set of tools should be used as a means for ensuring a quality-based transfer of the historical cityscape to subsequent generations.

34

The plan depictions of the Franziszeischer Kataster come from the Styrian Provincial Archive, StLA.

35

The aerial images of the current situation (as per 2011) come from the Graz City Survey Office, STVA.

CATEGORISATION OF THE ACTION ZONES INCLUDING RECOMMENDATIONS FOR ACTION

IV. 3. 2.

In the legend of the Master Plan, the protection zones are indicated according to the GAEG, the distribution of the historic districts and the borders of the core and buffer zones.

PROTECTION OF MONUMENTS

IV. 3. 2. 1.

Dark-grey backgrounds



Based on the Monuments List of the Federal Antiquities and Monuments Office, as per July 2011. Buildings subject to the Monuments and Historic Buildings Act (federal act).

SIGNIFICANT HISTORIC CHARACTERISTICS

Areas accentuated with a purple line



Areas and ensembles which possess a special feature of the historical cityscape.

RECOMMENDATION FOR ACTION

Preservation of the features, revitalisation according to a historical perspective, no significant changes to buildings are possible.



Fig. 41
Wildenstein Palace,
Paulustorgasse



Fig. 42
Sporgasse

STRENGTHENING OF THE HISTORICAL FEATURES

Areas surrounded by a green dotted line



In the area of the Historic Centre, spaces and incisions are noticeable, the roots of which lie in their historical development. These lines and intersections bear witness to a long and turbulent urban history and influence the structure of the City.

RECOMMENDATION FOR ACTION

Restoration of the existing buildings, improvement of the visibility and accessibility of the historical buildings through design and architectural measures in the neighbourhood.

LIST

A CITY WALLS, CITY MOATS

Remnants of the historic city wall with city moat still partly recognizable.

RECOMMENDATION FOR ACTION

Accentuate the historical features through restoration, or design measures with the goal of increasing public awareness.

A 1 Medieval city wall in the area of the Seminary and Seminary Garden

On the rear side of the houses Färbergasse 11 and Mehplatz 2, the earliest city wall erected in the mid-12th century is partly exposed; in the courtyard of the Seminary (Bürgergasse 2), a remnant of the former city moat is also visible.

A 2 City moat in the area of the inner courtyards of Karmeliterplatz and Ballhausgasse

On the rear side of the row of buildings in the area of the Castle as well as in the courtyard between the building block Karmeliterplatz (Carmelite Square) 5 – 7 and Ballhausgasse, the medieval city moat is clearly visible.

A 3 City moat in the area of the Franciscan Monastery

Between the western wing of the Franciscan Monastery and Neutorgasse, the medieval defensive trench and tower with recently uncovered embrasures still exist.

B RENAISSANCE FORTIFICATION BELT AROUND THE HISTORIC CENTRE

At the time of the construction of the Renaissance fortifications in the 16th and 17th centuries, Graz was considered the best fortified city in Central Europe.

Accentuate the historical features through restoration, or design measures with the goal of increasing public awareness. In the area of the Schloßberg, accentuation also through the removal of vegetation.

**RECOMMENDATION
FOR ACTION**

B 1 Paulustor Quarter

The fortification belt around the Paulustor suburb from 1578 with the Paulustor, Karmeliter and Castle bastions is still partly preserved and clearly recognizable in terms of its basic structure.

B 2 Burgring and Opernring

The layout of the housing blocks Burgring 4 – 18 and Opernring 4 – 12 still follows the connecting curtain wall between the bastions.

B 3 Marburgerkai

On Marburgerkai to the north of Andreas-Hofer-Platz, a part of the former city wall next to the Mur is exposed.

B 4 Jakominiplatz

The so-called city moat houses Jakominiplatz 1 – 6 and 19 – 25 follow the counterscarp line³⁶ of the fortifications and the building block Opernring – Gleisdorfergasse follows the ravelin.

C HISTORICAL LANES

Ensure accessibility and create visual connections with the goal of creating public awareness.

**RECOMMENDATION
FOR ACTION**

C 1 “Blutgässchen”

The lane leads from the passageway in the house Färbergasse 9 as narrow steeply ascending route with flying buttresses to Hofgasse and once ended between Hofgasse 6 and 8. The end of this lane was integrated into the current Hofbäckerei (court bakery) Edegger in the 19th century. The connection to the former blacksmith in the Seminary Garden has been closed off.

C 2 “Goldgässchen”

From the western side of Enge Gasse, a thoroughfare runs between the houses 2 and 4, which was named “Golt Lane” or “Gold Lane” in the 16th and 17th centuries, leading to Prokopigasse (no proofs in the archive).

³⁶

Counterscarp line: outer wall or embankment of the defensive trench, compare: Österreichische Zeitschrift für Kunst und Denkmalpflege (ÖZKD), ed. Österreichisches Bundesdenkmalamt, Wiener Stadt- und Burgbefestigung, Vol. LXIV, Book 1/2, Vienna 2010, p. 200.

C 3 Bischofshof

The narrow lane between Bischofshof Estate and the City Parish Church was created by an imperial order in 1483. According to this order, houses had to be built up to the City Wall in the southeastern part of the garden of the Bischofshof Estate due to the Turkish threat, whereby a lane width of 12 shoes (1 shoe = approx. 32 cm) had to be maintained.

C 4 Lanes in the former Jewish quarter

The lanes Jungferngasse, Frauengasse, Fischer-von-Erlach-Gasse still partly retrace the former Jewish Quarter once located at the end of Herrengasse and abolished in the 15th century.

C 5 Bischofplatz, Mehlgrube, Schlossergasse**RECOMMENDATION FOR ACTION**

Fig. 43
Bischofplatz to the south,
Mehlgrube, Schlossergasse

Former lanes in the area of the current bank building on Tummelplatz. Integrated into the city area through the erection of the city wall in 1265/67. The buildings Mehlgrube 1, Mehlgrube 2 = Schlossergasse 1, as well as Mehlgrube 4 = Schlossergasse 3 were almost completely destroyed in 1944. From 1949 – 1967, the remaining buildings were demolished. In 1967/69, the current building including a bank was built on Tummelplatz.

In the event of future changes to the building complex, the perception of the importance of this area should be strengthened through suitable measures, taking the former Schlossergasse and Mehlgrube into account.

C 6 Former “Eseltrieb” (donkey path) on the Schloßberg

Former supply line to the Graz Castle on top of the Schloßberg entrance between Sackstraße 50 and 52 to the current Starcke House with auxiliary paths. Supply line before the installation of the Schloßberg funicular railway. Currently covered with recent auxiliary buildings.



Fig. 44
Donkey path leading from
Sackstraße up to the Castle.

RECOMMENDATION FOR ACTION

Strengthening public awareness of the beginning of the donkey path by opening it towards the direction of the Schloßberg. Removal of objectionable recent auxiliary buildings.

D SCHLOSSBERG FORTIFICATIONS

Preservation and accentuation of the historical features through restoration or design measures with the goal of increasing public awareness of the Schloßberg area; accentuation of the fortifications through the removal of vegetation.

RECOMMENDATION FOR ACTION

D 1 Schloßberg

After the blasting of the Schloßberg fortifications in 1809, large parts of the surrounding walls and bastions remained, especially on the southwestern side, where the houses situated at the foot of the Schloßberg were taken into account.



Fig. 45
Northern fortification wall
next to the Paulustor

D 2 Saurau Palace, Citizens' Bastion

Major sections of this wall as well as the walls leading to the city fortifications (e.g. the wall along the northern side of Saurau Palace up to the Citizens' Bastion) are partly overgrown. Today they are hardly visible and can no longer be experienced.

D 3 Kaiser-Franz-Josef-Kai

At the end of Kaiser-Franz-Josef-Kai wharf, there remains a part of the fortification wall with an inscribed stone girder from the former Outer Sack Gate.

E PARTICULARITIES

E 1 Leonhardkirche

Leonhardkirche (Leonhard church) was transformed into a residential building in 1790 (Bürger-gasse 13).

The Leonhardkirche shall be made visible again through a courtyard passageway to the former Stiftsgasse (today the house passageway Salz-amtsgasse 5 up to the former church choir stalls). In the medium-term, monument-relevant building elements shall be restored and made visible. Alternative uses shall be taken into consideration.



RECOMMENDATION FOR ACTION

Fig. 46
Choir stalls of the former
Leonhardkirche

Areas surrounded by a blue dotted line



There are some areas in the historical city structure, which have been left out or bypassed by any development. These areas require high-quality redesigning. In such areas, improvement of visual integrity could be achieved in connection with an upgrade of these zones in the World Heritage area through high-quality design and architectural measures.

G 1 Outer Sack Gate



Fig. 47
Outer Sack Gate,
Sackstraße

RECOMMENDATION FOR ACTION

In the area of the demolished Outer Sack Gate and the Mur-sided buildings of Kaiser-Franz-Josef-Kai, i.e. the former north-western entrance area to the Historic Centre, the area should be structurally improved and re-arranged through high-quality design measures.

G 2 Schloßberg Interface

The area of Schloßbergplatz to Palais Saurau with the Stiegenkirche on higher ground above them, is the oldest urban area



Fig. 48
Beginning of Sackstraße and
Sporgasse in the north of the
Hauptplatz (Main Square).

The original passageways and accesses should be restored and the quarter be provided with paths, e.g. Sackstraße 10, Sporgasse 25 – 27. The Schloßberg terraces with a view of the Historic Centre could be made accessible in order to access the Schloßberg.

RECOMMENDATION FOR ACTION

Area of buildings on the side of the Schloßberg, Kaiser-Franz-Josef-Kai (26 – 60)

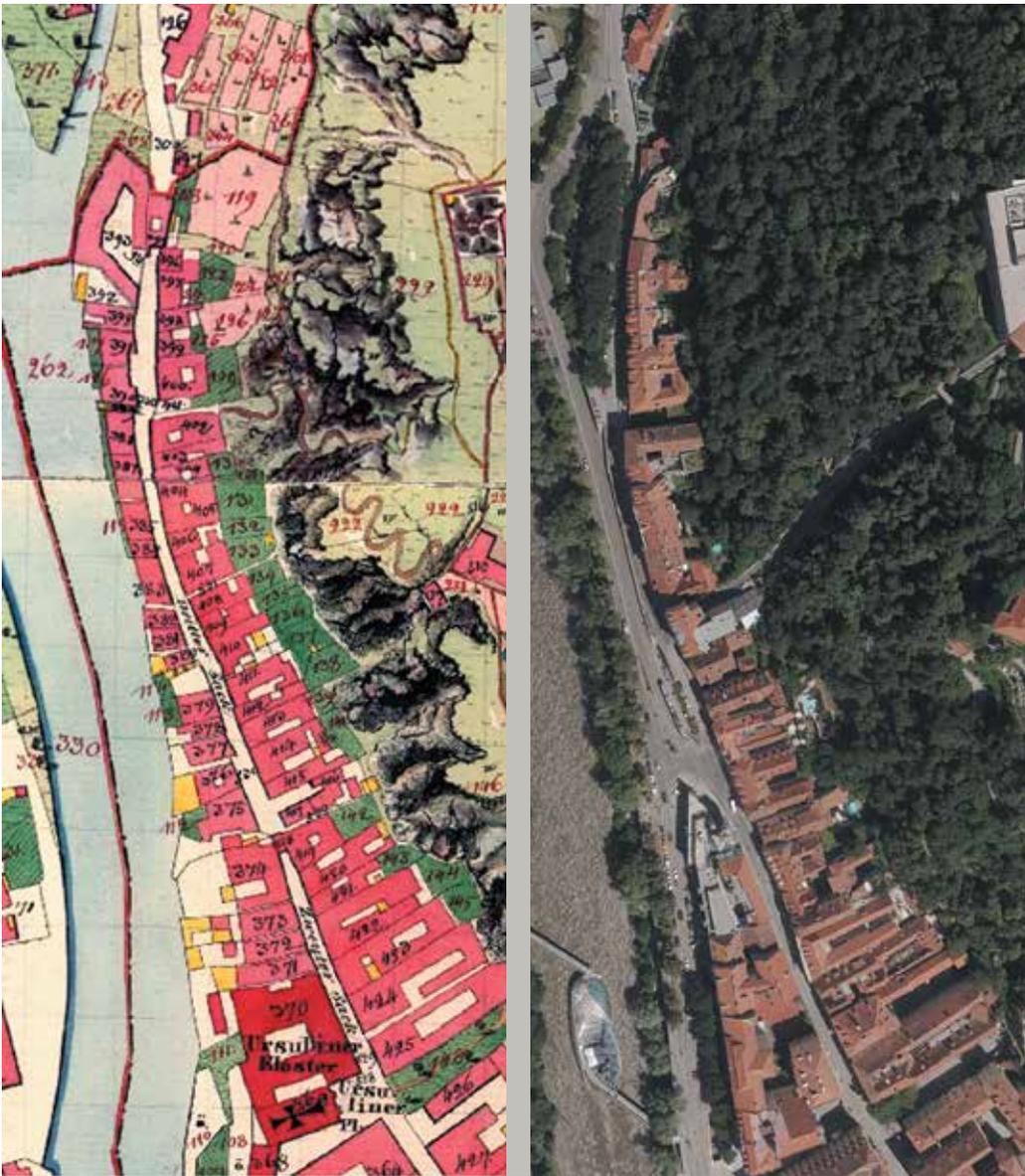


Fig. 49
Sackstraße, northern section along the Schloßberg

The substandard residential area adjacent to the slopes of the Schloßberg should be upgraded to a high standard, and the intervention of high-quality design measures should enable a contemporary symbiosis between the continuous row of buildings and the natural area of the Schloßberg. Changes should be respectful of the characteristic building structures.

RECOMMENDATION FOR ACTION

The historic donkey path (between Kaiser-Franz-Josef-Kai 50 and 52) should be opened as an access from Kaiser-Franz-Josef-Kai to the north-eastern circular Schloßberg path (see also IV.3.2.7.).

G 3 Northern area above Paulustorgasse

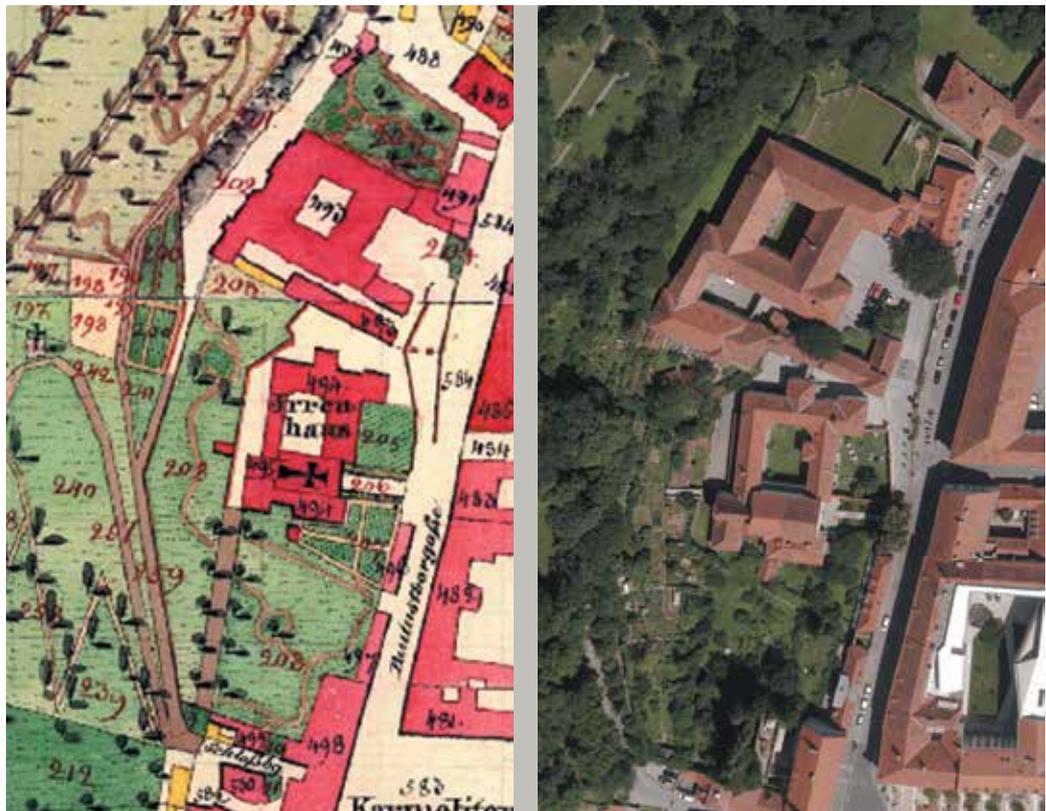


Fig. 50
Paulustorgasse next
to the Schloßberg

RECOMMENDATION FOR ACTION

The garden area with its paths behind the narrow houses of Paulustorgasse 5 and 9 could be made accessible to the public and redesigned together with the wide entrance gate (Paulustorgasse 7). Bastion I, which is still intact and borders directly on the Schloßberg slope, served in the 19th century as a recreational park for the first Graz General Hospital. It would be desirable to make this area with its view to the north accessible to the public. In order to do this, interventions involving high-quality design will be necessary. The former Palmburg should be given a high-quality use.

G 4 The School of the Franciscan Sisters of Graz-Eggenberg

Kaiser-Franz-Josef-Kai 14, 16, 18 = Sackstraße 19



Fig. 51
Former Ursulinen Monastery
and Schloßbergplatz in
Sackstraße, today School of the
Franciscan Sisters

RECOMMENDATION FOR ACTION

Redesign of the courtyard area including the border to Sackstraße with reciprocal visual connections of a high architectural quality.

G5 Seminary Garden



Fig. 52
Färbergasse and Ferdinandeum,
former Jesuit building and
Seminary Garden

The unsightly fences should be replaced with high-quality solutions, whereby at least partial views of the green space and visual connections to the Glockenspiel ensemble are desirable. The opportunity to experience the green space would enrich the cityscape.

RECOMMENDATION FOR ACTION

G6 Neutorgasse, Kälbernes Viertel

Northern part of Neutorgasse – Main Bridge/entrance to the Historic Centre



Fig. 53
Kälbernes Viertel,
Upper Neutorgasse,
Andreas-Hofer-Platz

Redesign of the open areas between Murgasse and Neutorgasse through high-quality design interventions taking the unique urban western entrance situation into the Historic Centre into account (see also public access IV.3.2.7).

RECOMMENDATION FOR ACTION

G7 Garden of the Franciscan Monastery



Fig. 54
Former garden of the
Franciscan Monastery with current
passageway to Albrechtgasse

RECOMMENDATION FOR ACTION

The display windows from 1951 should be replaced by high-quality solutions ideally including partial views of the green space. The opportunity to experience the green space would enrich the cityscape (see also IV.3.2.7.).

G 8 Bishop's Garden

Fig. 55
Bishop's Palace with
Garden on Bischofplatz

RECOMMENDATION FOR ACTION

The wall should be replaced by high-quality solutions, ideally including partial views of the green space. The opportunity to experience the green space would enrich the cityscape.

G 9 Annenstraße and end of Metahofgasse

Fig. 56
The Mühlgang canal in the area of
Elisabethnergasse, Strauchergasse,
Weisseneggerhof, road leading
to Schloss Eggenberg as the first
connection between the Historic
Centre and the Castle as well as
the current Annenstraße including
Weisseneggerhof bordering
Esperantoplatz

RECOMMENDATION FOR ACTION

High-quality architectural reurbanisation of Annenstraße as an inner-city connection axis between the area of the railway station and the Historic Centre with consideration of its value as a physical connection between the WHS core zones of the Historic Centre and Schloss Eggenberg.

Redesign of the street area and row of facades in terms of a unified urban ensemble through high-quality design interventions. Rediscovery of the historical route at the junction of Metahofgasse and Annenstraße to the west.

G 10 Esperantoplatz with Weisseneggerhof estate

Fig. 57
Weisseneggerhof on
current Esperantoplatz

Revitalisation and strengthening public awareness of the importance of Weisseneggerhof as a pivotal point in the historic route from the Historic Centre to Schloss Eggenberg. High-quality redesign of the street and Esperantoplatz.

**RECOMMENDATION
FOR ACTION**

G 11 Eggenberger Maut

Fig. 58
Former Eggenberg Toll
Station at the intersection
with Alte Poststraße

At the intersection of Eggenberger Straße and Alte Poststraße, strengthening public awareness of the importance of the old Toll House through the removal of objectionable connected buildings and the preservation of the shrine opposite the Toll House. High-quality redesign of the intersection and strengthening of the boulevard character of the street.

**RECOMMENDATION
FOR ACTION**

G 12 Ensemble Brückenkopfgasse, Schiffgasse, Entenplatz

The Schiffgasse branches off from Brückenkopfgasse to the north and ends in Grieskai wharf. The one to four storey buildings are irregular and date from the late 18th century and the first half of the 19th century. The so-called “Flossmeisterhaus” or Raft Master’s House, Schiffgasse 1, a single-storey hip-roofed gabled house which was converted into a bath house in 1770, is of historical importance. The accompanying “Franzensbad” was converted into a garage in 1818/19 and was demolished in 1962.

The casually built area is a small ensemble in the city today, like an island in the cityscape. Of significant importance is the historic network of paths leading from Nikolaiplatz to the south, which is particularly noticeable in Storchgasse and Schiffgasse. Due to the demolition of simple buildings and huts, a splintered, unfinished building development exists today.

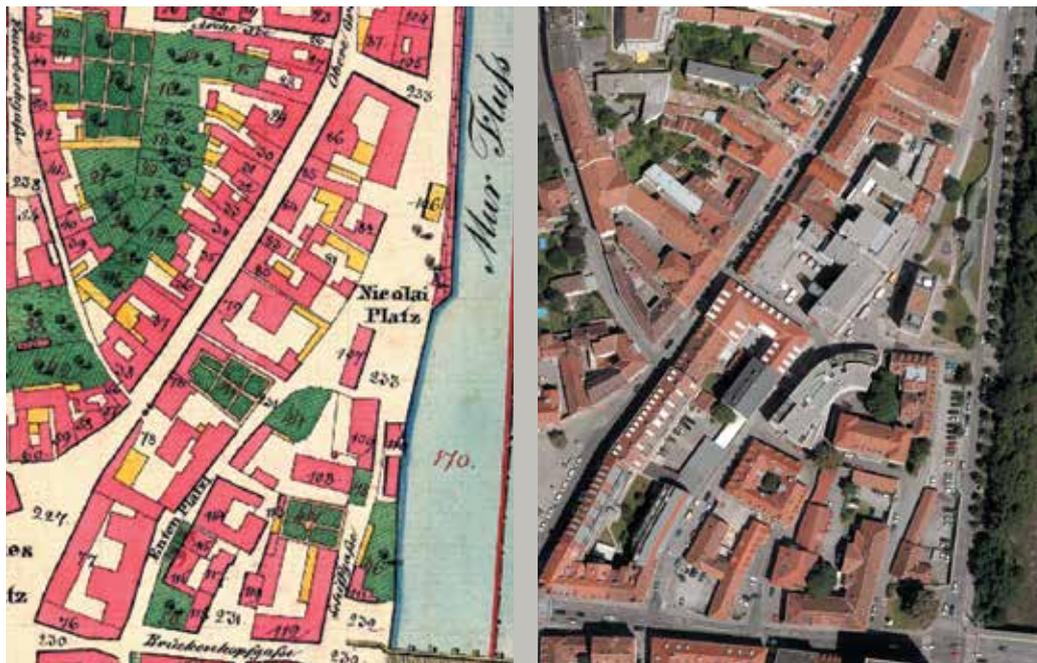


Fig. 59 Schiffgasse area

RECOMMENDATION FOR ACTION

Bringing together and completing the urban splinters in order to form a proper small ensemble. Strengthening the historical network of paths in order to enhance the identity of the public living space within the ensemble. Revitalisation of individual houses and addition of new forms of architecture in order to strengthen the character of the ensemble.

IV. 3. 2. 5.

AREAS OF IMPROVEMENT V 1 – V 21

Areas marked in white



In addition to the buildings and ensembles declared worthy of protection by the Graz Historic Centre Protection Act 2008, there are also buildings and ensembles that need not be preserved, but should be improved and redesigned with a high level of architectural quality. This results in problem zones, which in some cases are due to the sudden end of the *Gründerzeit* urban planning, which had already come to a halt before World War I. For this reason, certain urban planning accents were nipped in the bud, a fact that led to only partly designed residual areas and drawbacks in the city fabric and was still further aggravated by later demolitions. The current appearance of these areas is no valuable contribution to the World Heritage Site and should be improved. This goal should be achieved through restoration and an improvement in the visual integrity.

V 1 Keplerstraße Substation



Fig. 60 Outer Sack Gate and mouth of the Mühlgang canal

In the long term, the current off-scale substation area should be redeveloped in accordance with the scale of the surroundings. The filled in Mühlgang canal (in the area of the tram station) should be made noticeable again through design measures. This would enhance the gate situation of the City.

RECOMMENDATION FOR ACTION

V 2 Inner courtyard area of the ensemble Paulustorgasse, Sauraugasse

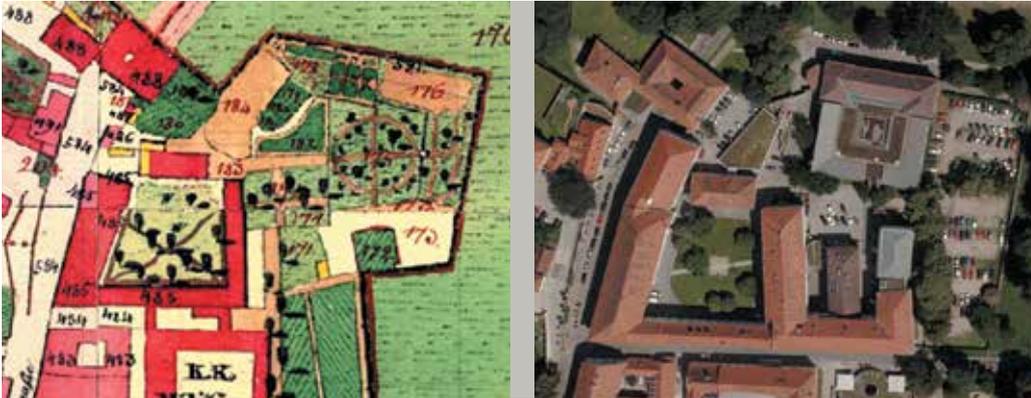


Fig. 61 Paulustor, former hospital in the southern area, today the police headquarters

Strengthening public awareness of the importance of the historical former hospital building next to the fortification belt (Paulustor Bastion – Karmeliter Bastion). Preservation of the former open Bastion area leading to the city park. Conversion of the buildings into high-quality inner-city residential space. Removal of recent buildings from the courtyards.

RECOMMENDATION FOR ACTION

V 3 Former Peacock Garden



Fig. 62 Former Peacock Garden, today an underground car park, wall leading to the City Park

Strengthening public awareness of the importance of the existing historical fortification walls and protection against new development (distance). Redesign of the border with Karmeliterplatz (Carmelite Square), including preservation of the organic visual connection from Karmeliterplatz to the open space in front of the fortifications (Glacis, today the City Park). The same applies to the visual connection from the City Park

RECOMMENDATION FOR ACTION

(playground) to the tiled roof of the Provincial Archive and the Schloßberg in the background. Removal of objectionable buildings in the City Park, installation of a footpath between Karmeliterplatz and the City Park.

V 4 Inner courtyard area of the ensemble Freiheitsplatz, Ballhausgasse and Hofgasse



Fig. 63
Inner courtyard area
on Freiheitsplatz

RECOMMENDATION FOR ACTION

Removal of the inner buildings and redesign of the courtyard area as an urban green inner courtyard.

V 5 Castle area

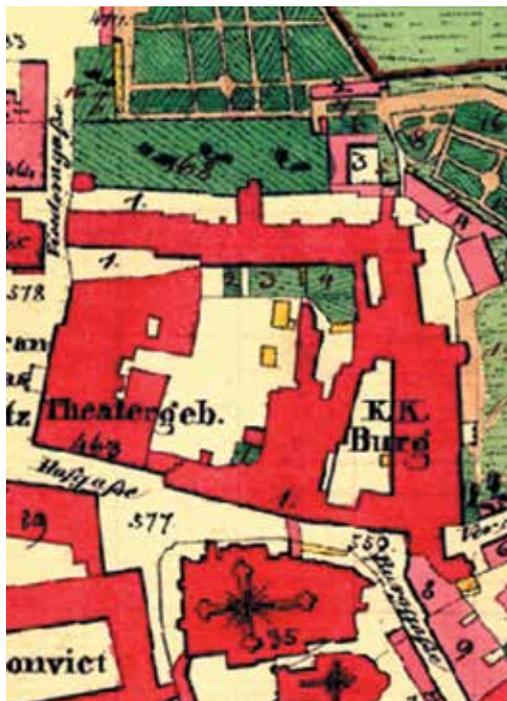


Fig. 64
Castle area and Cathedral

RECOMMENDATION FOR ACTION

Creation of a newly defined and designed inner area, comprising the entire area between the Castle (Charles wing), Hofgasse and the buildings of the Theatre (Schauspielhaus) with a passageway to Freiheitsplatz. High-quality interventions are required in order to solve the problem of the border with Hofgasse. The Office Building dating from the 20th century is available. Opening of the so-called Hofratstiege steps leading to the City Park to the public (see also IV.3.2.7).

V6 Courtyard of the Old University



Fig. 65
Courtyard of the Old University and Cathedral

Redesign of the inner area. Reshaping of pre-existing partial basements and installations in order to create a uniform urban space.

RECOMMENDATION FOR ACTION

V7 Courtyard Hauptplatz 14, northwestern end of Prokopigasse



Fig. 66
Courtyard ensemble to the east of Hauptplatz

The wall between the back yard of Hauptplatz 14 and Prokopigasse should be demolished. This would allow the courtyard area to be upgraded. A passageway leading to Sporgasse once existed here.

RECOMMENDATION FOR ACTION

V8 Entrance to the courtyard of the Seminary (Bürgergasse 2), Old City Wall

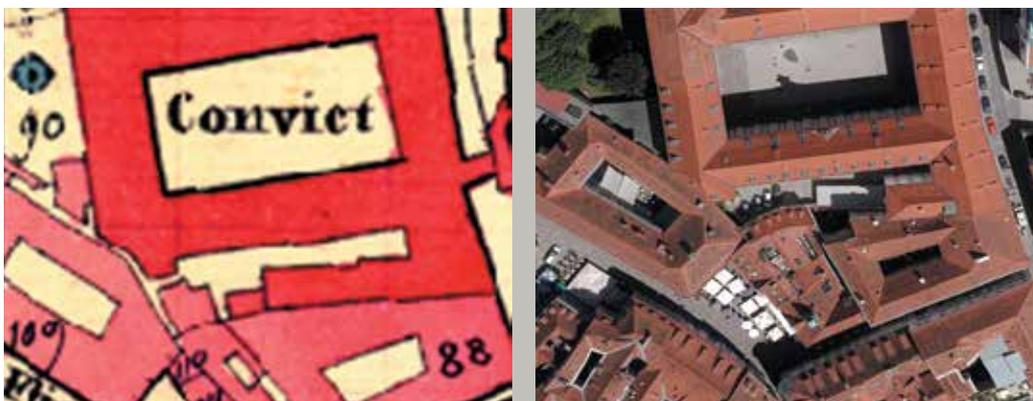


Fig. 67
Southern courtyard of the Seminary and medieval City Wall

RECOMMENDATION FOR ACTION

Removal of courtyard buildings and parking spaces and redesign of the courtyard in order to upgrade the southern inner courtyard of the Seminary. Strengthening the visibility of the medieval City Wall which runs along the rear side of Glockenspielfplatz 2 and 3, and Mehlplatz 2, with the option of continuing the path along the Wall.

V 9 Buildings in southern Murgasse

Fig. 68
Courtyard ensemble between
Murgasse and Kapaunplatz

RECOMMENDATION FOR ACTION

Alleviation of the Murgasse bottleneck by removing obstacles and improving accessibility in the direction of Kapaunplatz. Redesign of the abandoned courtyards in the event of a change of function.

V 10 Inner courtyard of the City Hall block

Fig. 69
City Hall courtyard ensemble

RECOMMENDATION FOR ACTION

Demolition of the objectionable roof coverings in the courtyard. Removal of obstacles and redesign of the courtyard as an urban space including improvement of the surrounding facades (e.g. Media Centre).

V 11 Stempfergasse 7: Courtyard building, Bishop's Garden**RECOMMENDATION FOR ACTION**

Redesign of the centre of an important historic ensemble adjacent to Bischofshof and City Parish Church. The provincial office building bordering the courtyard is not worthy of protection. Possibility of an inner-city passageway.



Fig. 70
City Parish Church and
Bishop's Garden

V 12 Post-war buildings, Burggasse and Salzamtsgasse ensembles



Fig. 71
Salzamtsgasse courtyard ensemble

Urban reorientation of the city quarter for residential and commercial uses. Redesign of the inner courtyard as an urban green space. The Gothic choir stalls of the secularized Leonhardkirche, in which apartments were installed, is the only building worthy of protection. Strengthening of the significance of the former Leonhardkirche as a sacred building.

**RECOMMENDATION
FOR ACTION**

V 13 Corner of Burggasse 15 and Einspinnergasse: former Kommod House



Fig. 72
Einspinnergasse, route along
the former fortification

RECOMMENDATION FOR ACTION

High-quality architectural redesign of the corner area with consideration of the surrounding building scale and the further city structure environment.

V 14 Andreas-Hofer-Platz

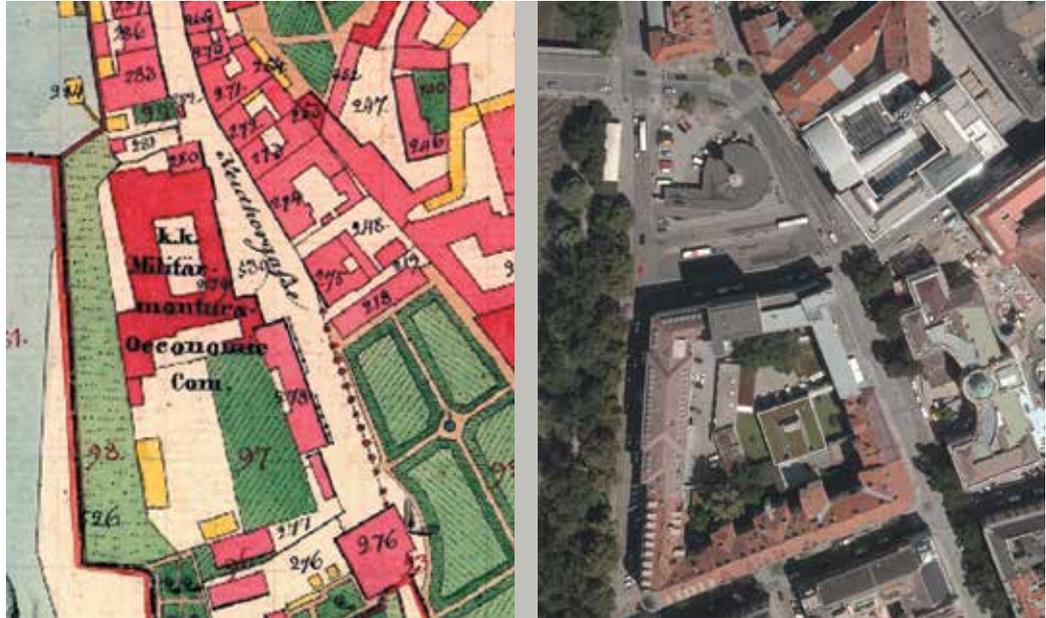


Fig. 73
Andreas-Hofer-Platz with former Carmelite Convent

RECOMMENDATION FOR ACTION

Reintegration as a developed and designed urban space taking into account the historical importance of the former Fischplatz, now Andreas-Hofer-Platz, and the urban intersection situation between Neutorgasse and Landhausgasse (Joanneum). Filling in and redesigning gaps in the currently divided Neutorgasse. Consideration of the surrounding building scale and the further city structure environment.

V 15 Gründerzeit inner courtyards

- Andreas-Hofer-Platz area – Marburgerkai – Kalchberggasse – Neutorgasse
- Kalchberggasse – Kaiserfeldgasse – Raubergasse
- Kaiserfeldgasse – Raubergasse – Joanneumring – Schmiedgasse
- Kaiserfeldgasse – Neutorgasse – Joanneumring – Raubergasse



Fig. 74
Inner courtyard Kaiserfeldgasse, Neutorgasse, Joanneumring, Raubergasse

Removal of objectionable courtyard buildings, redesigning them as unpaved or green inner courtyards with free spaces.

RECOMMENDATION FOR ACTION

V 16 Girardigasse – Thalia



Fig. 75
Route of the ravelin along the current Girardigasse, today the Opera House.

Redesigning, reshaping and regrouping of the entire northern development as a part of the Opera House ensemble in order to remove the current urban drawbacks. Ensuring the solitary position of the development belonging to the Opera House complex without setting a design precedent with regard to the surrounding neighbourhood. Preservation of the diverse appearance of different building styles in the surrounding neighbourhood, which as a former suburb possesses buildings from the Biedermeier period, monumental Gründerzeit buildings and was once home to the post-war modern Thalia.

RECOMMENDATION FOR ACTION

V 17 Monastery and hospital of the Barmherzige Brüder in Marschallgasse, and the Friars Minor Monastery



Fig. 76
Area of Friars Minor, monastery

Redesign of the western courtyard of the Friars Minor Monastery. Redesign as an urban entrance square for the frequently visited cultural and event venue "Minoritensaal". Matching of roofcolours of the newly built hospital of the Barmherzige Brüder in Marschallgasse, so that they blend better with the appearance of the city district, especially with regard to the visual connection to the Schloßberg.

RECOMMENDATION FOR ACTION

V 18 Inner courtyards of Griesgasse

Courtyard area Griesgasse 8 and 10

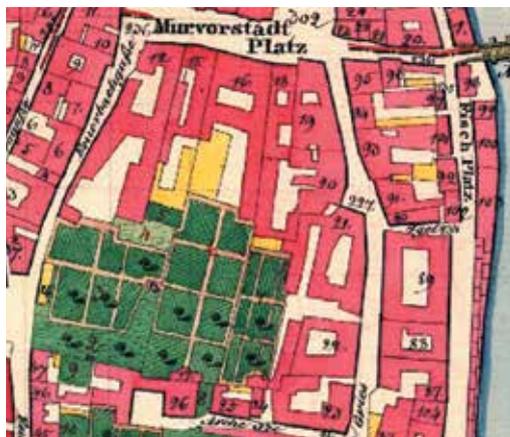


Fig. 77
Courtyard ensemble
northern Griesgasse

Courtyard ensemble Griesgasse, Arche-Noah-Gasse and Feuerbachgasse.



Fig. 78
Courtyard ensemble
southern Griesgasse

RECOMMENDATION FOR ACTION

Removal of objectionable courtyard buildings. Creation and/or redesign of new high-quality courtyard buildings with generous unpaved inner courtyards as free spaces.

V 19 North-eastern corner of Eggenberg Castle Wall



Fig. 79
North-eastern corner of
Eggenberg Castle wall

RECOMMENDATION FOR ACTION

Restoration and improvement of the existing structures, accentuation of the Castle Wall elements.

V 20 Entrance square of the garden gate leading to Schloss Eggenberg



Fig. 80
Entrance to Eggenberg Castle Park

Comprehensive redesign of this area through high-quality design interventions as well as redesign of the square with consideration of the historical elements of the avenue and park areas and of the axial relationships of the Castle Estate. Upgrading of the entrance area of the Castle Park.

RECOMMENDATION FOR ACTION

V 21 Stable with barn at the southern Castle Park Wall



Fig. 81
Western area of the Castle Park

The former lapidarium is currently used as an agricultural building for gardening. Future interventions should be made at a high design level.

RECOMMENDATION FOR ACTION

IMPAIRMENT OF VISUAL INTEGRITY

IV. 3. 2. 6.

Areas marked in yellow



Zones in the cityscape, whose visual integrity has been compromised by various objects.

Removal of the obstacle through comprehensive changes, demolition or replacement with buildings of a high design quality.

RECOMMENDATION FOR ACTION

White circle with Z



**RECOMMENDATION
FOR ACTION**

Significant historical objects which should be made accessible to the public.

Z 1 Former Bastion Well in Paulustorgasse 17

The former Bastion Well was built during the second half of the 16th century and was integrated into the house Paulustorgasse 17 during a conversion. The entire length of the ca. 30-m deep well shaft is equipped with a brick spiral staircase. Today, the opening is covered and is located on the property of Paulustorgasse 15. Access from the street is through an arched doorway in the outer left axis of the house (used today as a garage).

Z 2 “Hofratsstiege“ stairs next to Burggarten

The so-called “Hofratsstiege” was built along the northern wall of the Castle Bastion during the 19th century and provides direct access from the Castle area to the City Park.

Z 3 Neutorgasse 17 – 19

The medieval kennel is currently only accessible through the Franciscan Monastery. It would be desirable to create an entrance from Neutorgasse, probably from the house Neutorgasse 17/19, in order to make the oldest intact area of the Historic Centre accessible to the public.

Z 4 Inner courtyard Herrengasse 5

Farm estate courtyard, removal of objectionable courtyard buildings.

Findings see IV.2.2.12.

The buffer zone is not distinguished by a great number of historically significant buildings per se, but must ensure the protection of the World Heritage through the function of the layer surrounding the core zone.

Building structures of an inadequate height, volume or shape, as well as buildings that are off-scale or untypical for the area especially with regard to visual connections and axes, as well as the adjacent street space, harming the core zone, must be avoided. The colours should be harmonised with the cityscape (gaudy colours should be avoided). The scale of the development must be orientated to the existing buildings (no high rises).

According to this, the buffer zone is not part of the World Heritage, but should protect it and contribute to the improvement of its urban quality in the greater area of the World Heritage. Its purpose is especially to preserve the visual integrity of the core zone and to guarantee a sustainable urban transition between the core zone and the general cityscape.

The buffer zone XII is divided into 3 parts:

1. Buffer zone around the Historic Centre
2. Buffer zone around Schloss Eggenberg
3. Buffer zone connection axis between the Historic Centre and Schloss Eggenberg

1. BUFFER ZONE AROUND THE HISTORIC CENTRE

The greater part of the buffer zone is subject to the rules of the GAEG 2008 (protection zones I and II). Details see chapter VII.2. – Set of plans I: Historic Centre

2. BUFFER ZONE AROUND SCHLOSS EGGENBERG

Some parts of the buffer zone are subject to the rules of the GAEG 2008 (protection zone IV/5). Details see chapter VII.3. – Set of plans II: Schloss Eggenberg

Schloss Eggenberg landscape buffer zone

Areas surrounded by a green dotted line



In the event of new developments behind the Castle Estate, including landscape design measures such as the planting of trees, the integration of the surrounding wooded row of hills should be further preserved as a landscape background.

RECOMMENDATION
FOR ACTION

Buffer zone in the area of Schloss Eggenberg and the connecting axis to the Historic Centre:

The sycamore-lined avenue in front of the Castle Estate is an integral element of this World Heritage site (situated in the core zone). Its current condition must be maintained, cared for and/or added to in an appropriate manner.

RECOMMENDATION
FOR ACTION

The existing buildings adjacent to the Castle Estate and the avenue should under no circumstances be densified or heightened more than the standard local amount allows. In this zone, no untypical or off-scale buildings should be erected and the colours should be harmonised with the landscape (no gaudy colours).

The scale of the development must be orientated to the existing buildings (no high rises), so that the solitary position of the Castle Estate is preserved.

The slope behind the Castle Estate should be seen as an “indispensable background” of the Castle area and should be protected from future development. In the event of new buildings on the construction ground, extensive tree planting is recommended in order to preserve the wooded and green character of the slope.

The exposed surrounding walls of the Castle Estate can still be experienced as such and should be protected from any development. Objectionable annexes, fences etc. should be removed. Restoration measures are recommended for the existing wall. As an essential measure, the preservation of the visual axes to and from the Castle area is recommended.

3. BUFFER ZONE CONNECTION AXIS BETWEEN THE HISTORIC CENTRE AND SCHLOSS EGGENBERG

Eggenberger Allee, Eggenberger Straße, Annenstraße/Esperantoplatz, Metahof and Strauchergasse areas. Details see chapter VII.4. – Set of plans III: Connection axis between the Historic Centre and Schloss Eggenberg.

Recommendations for action of the UNESCO Advisory Mission 2010³⁷ regarding the buffer zone which connects Schloss Eggenberg to the Historic Centre:

RECOMMENDATION
FOR ACTION

- *The avenue of the Eggenberger Allee and Eggenberger Straße will be preserved and replanted until it meets Annenstraße.*
- *The configuration and dimensions of Eggenberger Allee & Eggenberger Straße will be enhanced.*
- *Historic sight lines will be preserved.*

³⁷
Information report to the responsible municipal council, file Nr. A10/BD – 39319/2008 – 34 as of 18.1.2010.

- *The existing sight lines to the church tower of the Franciscan Friars (former town tower), to the Uhrturm (Clock Tower) and towards the hills behind Schloss Eggenberg will be preserved and care taken that their visibility is not obstructed by other buildings.*
- *The visual integrity of the surrounding area beyond the Buffer Zone will be monitored*
- *Construction in the Buffer Zone must be done to scale. Any alterations to building heights must therefore comply with urban development scales whilst additionally taking the historic lines of sight into account.*
- *The width of the Buffer Zone will be 70m along the length of Eggenberg Allee and Eggenberg Straße.*
- *In the area between Metahof Platz and the existing Buffer Zone, the proposed Buffer Zone will widen out to include Annenstraße and all the earlier historic route to Eggenberg.*
- *Any construction alterations within the Buffer Zone must enhance the value of the physical connection between the Historic Centre and Schloss Eggenberg.*
- *The need for advertisements, billboards and traffic signs will be checked in order to avoid cluttering up those areas.*
- *Since the addition of Schloss Eggenberg (2010), the urban development has paid special attention to the visual integrity of both areas.*

IV. 3. 2. 9.

IMPORTANT VISUAL AXES

Orange circle with S and arrow



Organic and intentionally created visual axes in the historic urban fabric which still reflect the characteristic historical buildings in the urban area today.

**RECOMMENDATION
FOR ACTION**

Extensive preservation of the visual relationships.

S 1 **EGGENBERGER STRASSE IN THE DIRECTION OF ANNENSTRASSE, ALTE POSTSTRASSE,
KÖFLACHER GASSE S1**



Fig. 82
Annenstraße – Bahnhofgürtel/
Eggenberger Gürtel
Axis: Schloßberg (Clocktower)

S 2 Annenstraße in the direction of the Franciscan Church



Fig. 83
Axis: Franciscan Church
and Herz Jesu Church

S 3 Lendplatz in the direction of the Schloßberg



Fig. 84
Axis: Schloßberg (Clocktower)

S 4 Geidorfplatz in the direction of the Clocktower



Fig. 85
Axis: Schloßberg (Clocktower)
and Paulustor Gate

S 5 Zinzendorfsgasse in the direction of the Clocktower



Fig. 86
Axis: City Park Fountain and
Schloßberg (Clocktower)

S 6 Mandellstraße in the direction of the Clocktower



Fig. 87
Axis: Schloßberg (Clocktower)

S 7 Conrad-von-Hötzendorfstraße in the direction of the Clocktower (not included in set of plans I)



Fig. 88
Axis: Schloßberg (Clocktower)

S 8 Nikolaiplatz in the direction of the Clocktower



Fig. 89
Axis: Schloßberg (Clocktower)

S 9 Strauchergasse in the direction of the Clocktower

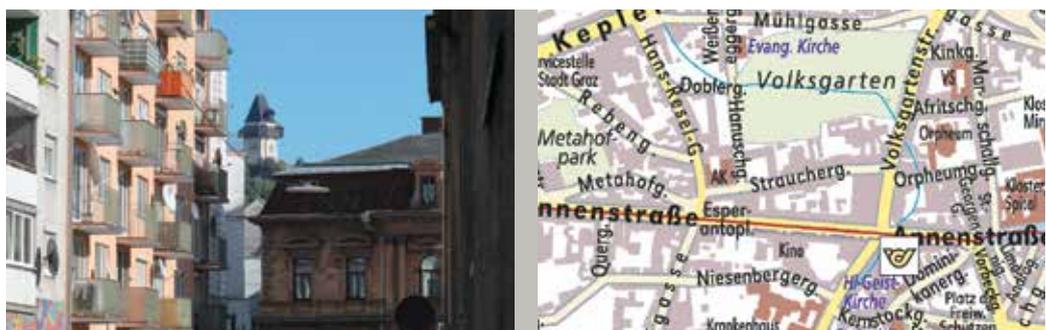


Fig. 90
Axis: Schloßberg (Clocktower)

S 10 Eggenberger Allee in the direction of Schloss Eggenberg

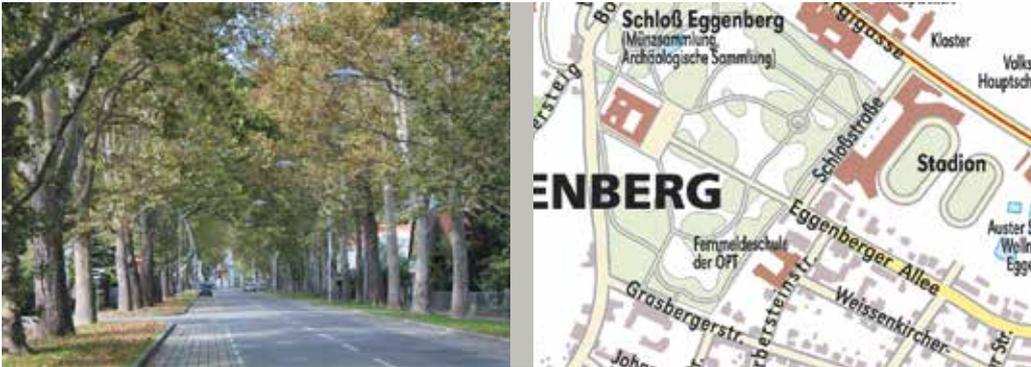


Fig. 91
Eggenberger Allee –
Straßganger Straße
Axis: Schloss Eggenberg

HISTORIC ROOFSCAPE

IV. 3. 2. 10.

The roofscape of the Historic Centre, which corresponds to protection zone I according to the GAEG, demonstrates a characteristic unique for Central Europe. The shape and volume of the roofs, their varied pitch and intersections as well as their historical attic ventilation apertures especially in the form of shed dormers, are of special significance. Essential elements of the interaction of different roof surfaces are the tiled roofs which contribute to the impression of a holistic roofscape. Although some of these have recently been perforated, the uniform character of the roofscape still prevails.



Fig. 92
Aerial view of the roofscape

The goal of the World Heritage recommendations for action is to preserve this characteristic feature. Changes to the appearance of the roofs in the core zone must take the uniform appearance of the roofscape into consideration.

The appearance of a house is determined by its facades, its architectural elements and its roof. The roofs as a fifth facade are thus an integral part of the appearance of the districts.

In this regard, attic extensions represent a major challenge due to the continuous dynamic development of the creation of living space in the core zone. In order to satisfy these demands from a planning point of view, a historical and typological analysis of the existing buildings worthy of protection is required, as well as a solution for changes to the ensemble or individual objects – in accordance with the eligibility for protection and the architectural quality. The features relevant to the appearance of the roof zone include: size, shape, design, pitch, mouldings, eave shape, roofing material, element form and colour and intersections.

**RECOMMENDATION
FOR ACTION**

In order to preserve roofs worthy of protection, the roofing should be oriented to the existing historical buildings and integrate itself to them. For this reason, tiled roofs, which use salvaged material, are preferred in the core zone.

During roof changes, openings, additions and changes to the roofing, the integration into the traditional appearance of the Graz roofscape should be observed. An essential feature of the roofs is their unity and their interaction as a spatial element.

During architectural changes, the unity of the roofscape should be strengthened, i.e. changes due to new skylights should be made in such a way that the visual integrity of the roofscape is not compromised and the greater part of the original roof surface is maintained.

The visibility of the roofscape as an integral element of the existing historic buildings is of decisive importance regardless of the perspective, but especially with regard to the view from public spaces and the Schloßberg. The installation of technical equipment on the roof surface, which is contrary to traditional appearance (satellite dishes, solar collectors, photovoltaic elements, ventilation shafts etc.) should be avoided.

Research project “D(N)achhaltigkeit Graz” (Sustainable Roofscapes in Graz)

The Institute of Wood Construction and Wood Technology (direction: Univ.-Prof. Dipl.-Ing. Dr. Gerhard Schickhofer) of Graz University of Technology initiated the research project “Sustainable Roofscapes in Graz” together with the Directorate for Urban Planning, Development and Construction. This project (funded by “Zukunftsfonds Steiermark” (Future Funds Styria) and the City of Graz) aims to establish concepts for long-term and economically reasonable preservation of the roofscape of the Graz Historic Centre. In this regard, inspection and maintenance plans as well as specifications for the structural condition assessment and maintenance plans have been established.

The results of this one-and-a-half year long research project have greatly contributed to the preservation of the load-bearing historical roof structures of the roofscape. 35 assessments of historical roof-bearing structures were carried out, 10 of which were detailed structural condition and damage assessments. On the basis of these findings, subsequent maintenance and inspection plans were carried out. A second focus of the research project was the adequate structural condition assessment with a focus on modelling. Together with master carpenters, examples of detailed solutions for the repair of damaged load-bearing structures or structural parts were created.

SIGNS, TRAFFIC SIGNS

IV. 3. 2. 11.

In buffer zone XII, core zone XI (Schloss Eggenberg), and especially in core zone I (Historic Centre), the approval status and purpose of all signs in these zones should be checked in the light of visual impairment according to the rules of the Decree on the design of announcements 1986 regarding the design of announcements in the protected area according to GAEG.

§ 1 of this Decree 1986 is as follows:

“In a protected area as defined by the Graz Historic Centre Protection Act 1980 it should be observed that all announcements (advertisements, names, lettering, notices) including devices used for their mounting should be designed in such a manner that their shape, size, color, material or manner of fastening does not harm the appearance of the building, ensemble, street or urban area, especially through an impairment of the line of sight.”³⁸

By analogy, the provisions of the same Decree should also be applied as recommendations for action in the WHS zone (core and buffer zones).

RECOMMENDATION
FOR ACTION

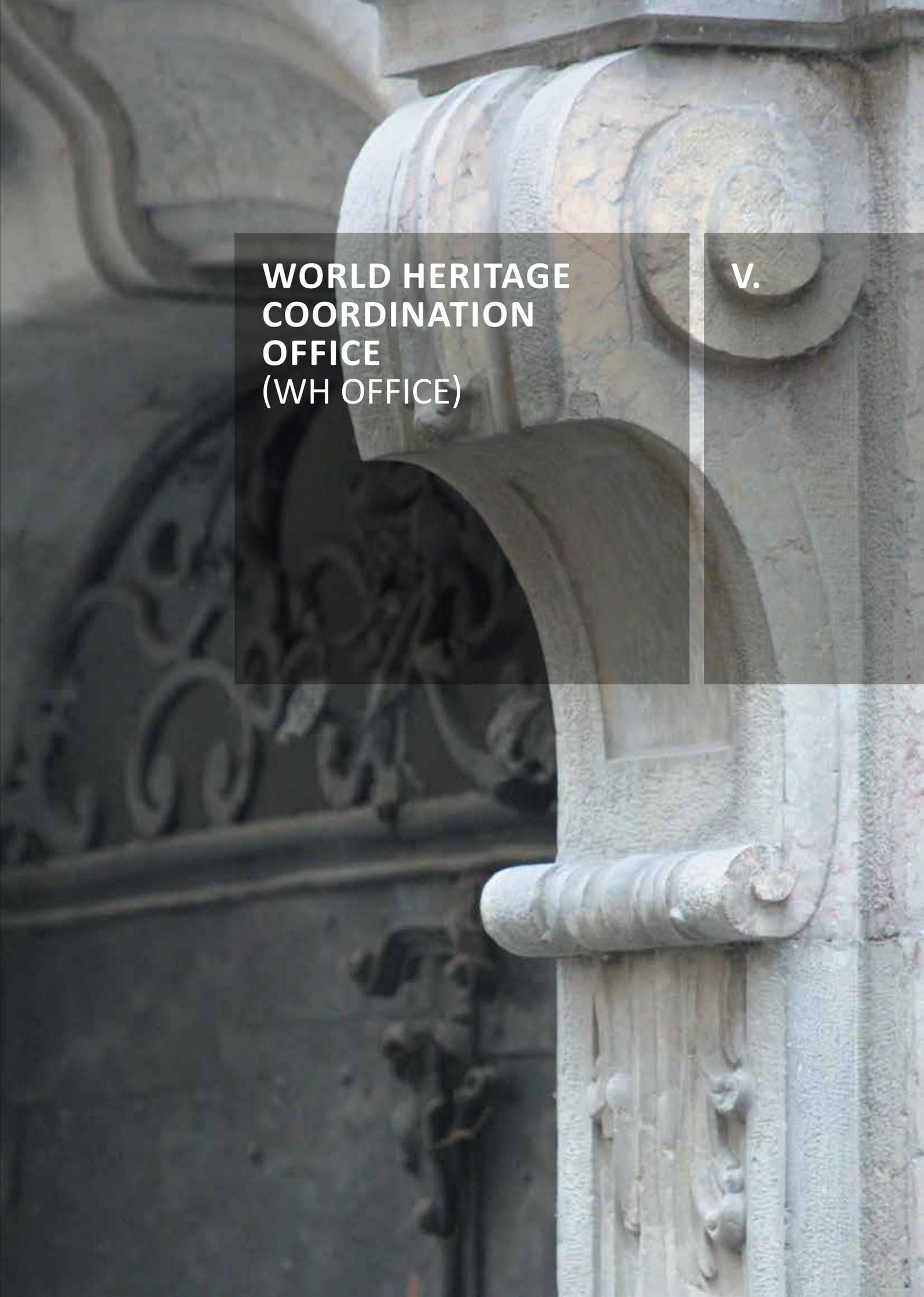
In principle, the number and format of the signs fastened to the facades should be kept to a minimum.

In public spaces (core and buffer zones), structures built for hospitality purposes as well as advertisement, commercial and announcement purposes should be placed and designed in such a manner that they do not impair the visual relationships of buildings and ensembles worthy of protection and through their design quality integrate themselves in the general appearance of the affected zone and district. Generally, a significant reduction of announcements in the World Heritage zones is recommended.

As an initiative, this World Heritage Management Plan recommends the evaluation of all traffic signs according to their necessity in cooperation with the responsible authorities. By using design latitudes in the Road Traffic Regulations as amended, this could lead to a considerable reduction of traffic signs throughout all of the zones.

38

LGBI 1986/3, (working translation
by WH Office).

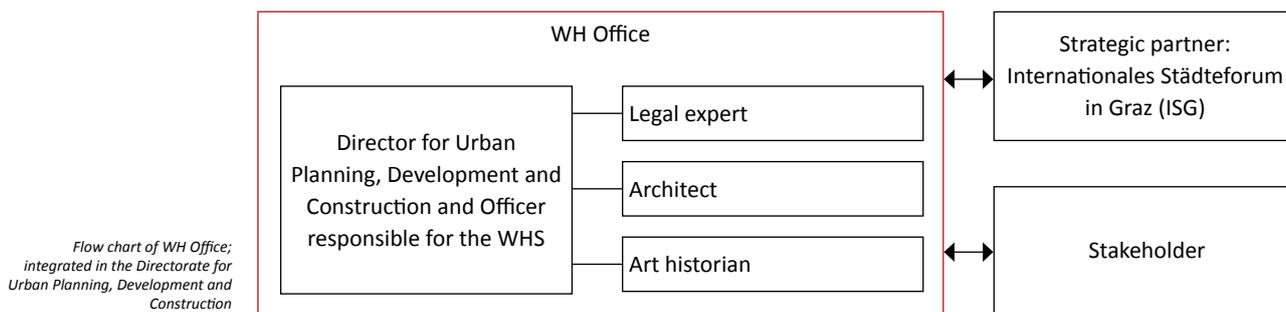
A close-up photograph of a stone architectural capital, likely from an ancient or classical building. The capital is intricately carved with various motifs, including what appears to be a central circular medallion and a large, curved, shell-like element. The stone is light-colored and shows signs of weathering and age. The background is dark and out of focus, showing more of the building's facade.

**WORLD HERITAGE
COORDINATION
OFFICE
(WH OFFICE)**

V.

Since the interests of World Heritage are not so well anchored in the Austrian legal system, they can also not be represented directly during the course of administrative procedures as required (e.g. approval of new buildings).

However, in order to address them as efficiently as possible and to appropriately place them in the foreground of the administrative procedures within communal administrative structures, the WH agenda is coordinated by the WH Office.



Main tasks of the WH Office:

- coordination of all upcoming WH activities
- information and assistance
- mediation
- pro-active monitoring
- consulting in regards to competition procedures
- cooperation with the expert committee for building culture
- PR
- urban and architectural history (monumental topography research work)
- cooperation with strategic partners
- participation in thematically relevant EU programmes

As a coordination interface for all of the upcoming WH activities, one of its main tasks is to communicate with higher-ranking World Heritage thematically relevant offices and stakeholders such as the Province of Styria, ASVK, BMUKK, BDA, UNESCO, ICOMOS etc.

As an information interface and first contact partner, the WH Office should provide assistance and preliminary consulting to project developers/investors as a service within the framework of all architectural projects in the WH. The goal of this activity is a common understanding of all relevant bodies and institutions. In its special function as a mediation interface, the WH Office contributes to the finding of solutions in critical cases as well as the achievement and establishment of a common understanding.

The consulting and jury activities in regards to competition procedures as well as the cooperation with the expert committee for building culture (FBR) are to be understood as tools for QA in architectural culture. The pursuit of scientific analysis and inventory taking of the historic building fabric in the core and buffer zones (monumental topography) are included within the WH Office's area of responsibility

as is the building of awareness together with strategic partners and stakeholders for WH topics including the organisation of workshops and meetings, the creation of articles in publications etc. (PR activities) and the participation in thematically relevant EU programmes (e.g. HerO, see V.3.).

Within the framework of **pro-active monitoring**, the catalogue of tasks especially includes

- continuous observation of existing/planned uses of objects in the core and buffer zones;
- early identification of problematic developments through information and assistance, especially prior to submission of projects to the authority.

PARTICIPATION IN THEMATICALLY RELEVANT EU PROGRAMS

V. 3.



Connecting cities
Building successes



Integrated management strategies for the sustainable development of historical cityscapes – URBACT EU Programme 2008-2011.

The communication process with regard to the topic “Cultural heritage and urban development” took place within a Europe-wide city network. In addition to the Lead Partner, the network also included the City of Regensburg (GER), the cities of Graz (AT), Naples (IT), Vilnius (LT), Sighișoara (RO), Liverpool (GB), Lublin (PL), Poitiers (FR), Valencia (ES) and Valletta (MT).

Moreover, there was cooperation with the “European Association of Historic Towns and Regions”. With the help of local experts and interest groups, local support groups formed in the partner cities and formulated positions and strategies for the development of World Heritage. The programme was subsidized by the EU within the framework of URBACT “Regional Competitiveness and Employment”.

Project management by the City of Graz: Directorate for Urban Planning, Development and Construction | Service for EU Programmes and International Cooperation, with the assistance of the WH Office; consulting expert: Architect DI Christian Andexer, Graz.

Project goals and results

Local implementation plans for each city were developed from the basic material within the framework of the HerO project. The results were published in the form of the guideline for action “Routes to Success – Integrated Management of Historical Cityscapes”.

Theme

Despite different cultural morphologies, there were similar themes: the demographics of the cities have undergone many changes over the last few decades. Originally conceived as core cities in which all functions were located, the gentrification shifted important social functions to the periphery. Individual stores are today in competition with car-friendly shopping centres. Traffic calming as required for high-quality living is contrary to the economic use of the Historic Centre. The former cross-generation owner structure has changed into an economic structure. Although new investments are advantageous for historic centres, the appearance of the organic city changes as it turns into an economic city. In general, historic cityscapes increase high infrastructure and maintenance costs.

HerO and GRAZ

Compared with other participating cities, the City of Graz records the most interventions in the sense of contemporary buildings in the core zone. This corresponds to the World Heritage granting, in which outstanding examples of different stylistic periods were mentioned as characteristics of UNESCO World Heritage Sites. By gathering expertise according to the Graz Historic Centre Protection Act and introducing the World Heritage Management Plan in 2007, the City possesses excellent tools which allow it to accompany the dynamic development process. Increased PR work, cooperation with the Tourism department, mediation work and awareness-raising in general thus represent the focuses of the measures to be taken in the Graz “local implementation plan” during the next few years.

V. 4.

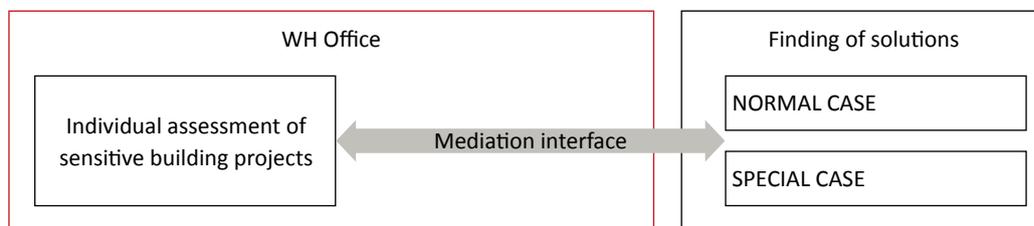
OBLIGATION TO NOTIFY ACCORDING TO THE PLAN BY STAGES

In principle, all of the building projects designed in protection zones must be assessed according to Styrian Building Law (BauG) and the Graz Historic Centre Protection Act (GAEG) 2008. At the same time, listed monuments are examined according to the Monuments and Historic Buildings Act (DMSG).

Should the WH Office during its duties find out that a construction project is contrary to the Management Plan and/or that essential WH interests are harmed, it is obliged to inform higher-ranking institutions about the set of problems in the framework of a plan by stages. The ultimate goal of this stepwise plan is always to achieve a common understanding.

Procedures and information flow

In its special function as a mediation interface, the WH Office contributes to finding solutions in critical cases (if possible before the submission of the proposal) as well as achieving and ensuring a common understanding between the relevant specialist services.



In a **normal case**, an administrative approval procedure (in short: building procedure) is not yet pending. In a **special case**, a building procedure has already been instituted – but the preliminary service of the WH Office has not been used.

The information flow regarding sensitive building projects within the WH is designed together with the responsible Building and Regulations Authority (taking into account the official secrecy):

Normal case:

- preliminary request to the WH Office
- Trigger information flow to ASVK and other parties – strengthening in the sense of a common solution of interest conflicts
- Finding solutions between all the parties

Special case:

- Information jour fixe between building authority and WH Office
- Contact with client in order to develop solution approaches

Assessment criteria for WH building projects

According to the assessment criteria mentioned below, the WH Office filters the projects that are contrary to WH interests. In order to achieve this goal (identification of problematic building projects), technically relevant experts shall be involved (Urban Planning department, ASVK, BDA, BMUKK, etc.). Despite individual appraisals of every building project, the experts involved must adhere to the principals of **transparency, conclusiveness** and **objectivity**.

The following tasks are crucial for the bodies involved:

- improvement of the urban fabric in terms of the WH taking into account the development of our society in accordance with the decisions of the VIENNA MEMORANDUM³⁹;
- improvement of the urban quality of life;
- strengthening the cultural identity of social cohesion.

The following criteria should be observed, especially with regard to the evaluation:**Stage 1: General evaluation criteria**

- Location of the building project within zone I according to GAEG 2008
- Scale – building heights/ volumes
- Prominence – “outstanding value”
- Authenticity

Stage 2: Urban evaluation criteria

- Integration into the existing fabric – exciting relationships Old – New
- Approach to the transitions between the existing fabric and the new construction
- Location of the buildings with regard to each other and the surrounding environment
- Urban holistic character and impact on the urban development
- Distribution of the building mass/coarseness of the zone
- Height development
- Visual relationships/ axes
- Division and design of the building bodies
- Relationship to the roofscape
- Exterior access and circulation – spatial connection
- Landscape design in terms of the urban context
- Design of public squares/ courtyards
- Traffic conditions/ access

Stage 3: Architectural evaluation criteria

- Quality of inner/ outer appearance
- Functionality – spatial concept, organisation of ground plan, design
- Effectiveness and sustainability – appropriateness of the idea of the proposal
- Innovation content – contribution to the contemporary building culture
- Quality of details
- Quality of materials
- Exposure, sunlight, shading

39

Stadtentwicklung Wien MA19 (ed.), Wien, Weltkulturerbe – Der Stand der Dinge, Vienna 2006, 122; see also www.wien.gv.at/stadtentwicklung/grundlagen/weltkulturerbe (downloaded 23.10.2012).

WH Office’s obligation to notify

Should the WH Office during the course of its duties find out that a construction project is contrary to the Management Plan and/or that essential WH interests are harmed, the following procedure must be adhered to:

building projects with few WH conflicts of interest (few problems):

- 1st step:** WH Office/coordination: discussion of problem between authority, experts, applicant with the goal of finding a solution (or LOI).
- 2nd step:** If no solution can be found, the responsible city councillor will be mandated to find a solution.
- 3rd step:** If a solution is still not found, a written information report must be sent immediately to the responsible political committee (secrecy clause).

Building projects with considerable WH conflicts of interests (serious problems):

- 1st step – 3rd step** the same as in the event of few problems
- 4th step:** as long as it corresponds to the applicable law, the following parties shall be informed:
 - **State Party – Federal Ministry for Education, the Arts and Culture (BMUKK), Vienna**
 - **World Heritage Centre (WHC), Paris**

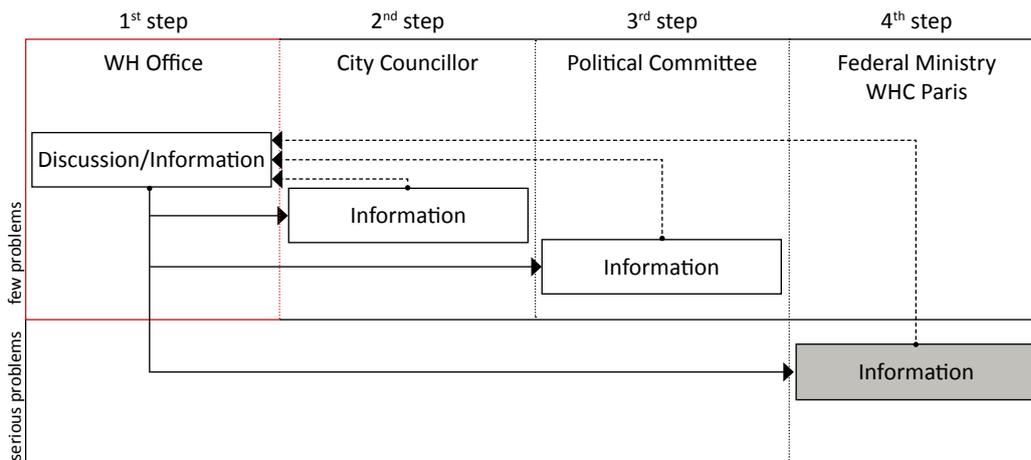


Diagram: plan by steps 1 – 4 (source: WH Office)



**LEGAL INSTRUMENTS
OF PROTECTION,
ADMINISTRATIVE
INSTITUTIONS**

VI.

The Graz Historic Centre Protection Act 2008 and the World Heritage Convention expressly refer to the UNESCO World Heritage. Of the further overlapping protective “layers” for the indirect preservation of the World Heritage, the most important will now be listed and briefly explained:

- Monuments and Historic Buildings Act – DMSG
- Styrian Regional Planning Act 2010 – StROG
- Styrian Building Act – Stmk. BauG
- Graz Historic Centre Protection Act 2008 – GEAG 2008

Adopted in 1972, *the Convention for the Protection of the World Cultural and Natural Heritage* (World Heritage Convention) is the most important binding instrument under international law for the protection of the cultural and natural heritage of humanity and has been signed by 190 countries⁴¹ of 194 states worldwide.

It defines natural and cultural properties and describes the duties of the member states during the identification of a potential WH as well as their protection and preservation tasks with regard to such sites. The guiding principle of the Convention under international law is the “... *considering that parts of the cultural or natural heritage are of outstanding interest and therefore need to be preserved as part of the world heritage of mankind as a whole ...*”⁴² and thus require collective responsibility. Specific operational guidelines govern the execution of the World Heritage Convention.

By joining the World Heritage Convention in 1992 which entered into force on the 18th of March 1993, Austria has committed itself to making an inventory of the cultural and natural heritage within its territory, to protect and preserve it, and has acknowledged that the sites listed as World Heritage are part of the Heritage of humanity, and that the task of their protection is the responsibility of the international community in its entirety.

Moreover, all measures which could harm World Heritage in an indirect or direct manner, have to be avoided. Through the addition of cultural properties to the World Heritage List, this general obligation will be substantiated.

Due to the approval of the Austrian State Treaty by the National Council and the Federal Council as an international treaty which affects and modifies laws, and due to the lack of a caveat regarding its fulfilment, the Convention can be applied directly to the territorial legal sphere.

However, since the Convention was not approved as constitution changing, it will not affect the distribution of responsibilities between the Federation and the Provinces regarding legislation and execution. This demonstrates how complicated the territorial implementation of the World Heritage Convention is. How the required measures are taken, is the responsibility of either the Federation or the Provinces, according to the cultural property. They act either alone or together in accordance with the various aspects and the nature of the World Heritage.⁴³

40

BGBl 60/1993.

41

As of 19th of September 2012; <http://whc.unesco.org/en/statesparties> (downloaded 19.10.2012).

42

From the Preamble of the World Heritage Convention.

43

Cf. Perthold-Stoitzner, Das Übereinkommen zum Schutz des Kultur- und Naturerbes der Welt aus völkerrechtlicher und innerstaatlicher Sicht (The Convention for the Protection of the World Cultural and Natural Heritage from the viewpoint of international law and Austrian law), JPR 19, 111 – 120 (2011).

MONUMENTS AND HISTORIC BUILDINGS ACT – DMSG⁴⁴

VI. 1. 2.

According to the Federal Constitutional Act, the protection of monuments is the responsibility of the Federation in terms of both legislation and execution. It includes the protection of the defined monuments against destruction, modification and transferral outside of the country.

The Monuments and Historic Buildings Act chiefly governs the listing of monuments in Austria as well as the consequences for the owners. Monuments are protected due to their historical, artistic or other cultural importance.

The goal is to preserve and document the entire cultural wealth of Austria, i.e. its historical heritage in all of its diversity.

Monuments are subject to the constraints of the DMSG, because their preservation is of public interest. This interest must be examined from the viewpoint of the historical, artistic or cultural importance of the object. As the authority of first instance, the Federal Antiquities and Monuments Office decides about questions of listing or removal of the protection status. Any destruction or modification of a monument is generally forbidden and requires the approval of the Federal Antiquities and Monuments Office.

Conservation Council of Styria:

The Provincial Conservation Council is a department of the Federal Antiquities and Monuments Office and is responsible for legal agenda as defined by the Authority on the one hand, and on the other hand, for scientific counselling with regard to any questions of restoration. During the course of expert restoration, a preliminary scientific assessment of the condition of the monument by experts (restorers, architectural historians and archaeologists) is essential.

⁴⁴
BGBl 533/1923 as amended
2/2008.

STYRIAN REGIONAL PLANNING ACT 2010 – STROG⁴⁵

VI. 1. 3.

Regional planning is a cross-sectoral matter. According to the catch-all clause of Art. 15 B-VG, the Austrian provinces are responsible for the regional planning legislation and enforcement. However, this competence is interwoven with important planning-relevant technical matters at a federal and provincial level. The StROG 2010 governs Styria's regional planning matters. The Federation's technical planning competence is excluded from it (such as the regulation of land use in connection with railways and roads; post and telecommunications, mining, forestry). The Province's regional planning competence also includes the technical planning competences of matters for which the provinces are legislators and executors (civil engineering, provincial culture, nature conservation, etc.).⁴⁶

According to Art. 118 Para. 3 Nr. 9 B-VG, the competence of the communities in their own spheres of activity including the execution of local planning is excepted from the Province's executive competence. Local planning is subordinate to regional planning, i.e. it is determined by the supra-local planning and bound to the same. The local planning tasks include spatial regulation and planning of the entire territory of the community.

⁴⁵
LGBI 49/2010 as amended
44/2012.

⁴⁶
Lienbacher, Raumordnungsrecht, in Bachmann et alii (ed.), Besonderes Verwaltungsrecht (Special Administrative Law), 2008, 356 et seq.

⁴⁷
See also www.raumplanung.steiermark.at/cms/beitrag/11297457/241551/ (downloaded on 19.10.2012).

The Styrian Regional Planning Act has been modified approximately twenty times since its adoption in 1974. As a result of many revisions, a thorough clarity and compliance no longer existed. After an extensive revision, the Styrian Regional Planning Act 2010 entered into force on the 1st of July 2010. This act also aims to protect cultural properties, cities and villages worthy of protection.⁴⁷

The sovereign instruments of urban planning are:

The Urban Development Concept (STEK)⁴⁸ represents a regulation of the City of Graz and includes the provisions which are to be taken into account during the subordinate land use designation. The statements of the STEK are made at a general target level. Implementation measures are taken within the framework of later planning such as technical programmes, land use plans, master plans and construction procedures. A central goal is to strengthen the historic city core with its development axis to the west up to Schloss Eggenberg.

Within the framework of the STEK 3.0 (and the FLWP 3.0), a spatial guiding principle was designed for the urban area. This guiding principle also applies to the area of the WH Zone and includes provisions which state that priority must be given to the preservation of pre-*Gründerzeit* buildings especially in the area of the Historic Centre. The details of this approach can be seen in the Master Plan.

The Land Use Plan (FLWP) is also a regulation of the City of Graz and has to be approved by the supervising authority of the Styrian Provincial Government. It bindingly determines the regulated manner of use of the whole city surface area and divides the categories of use into three main groups (designations of use): building zones, open space and traffic areas). Within these groups, the respective designations of use – as well as the allowed building density for building zones – are defined in more detail. All of the legal acts derived from the Land Use Plan must comply with it (e.g. building plans, building permits, etc.).

The building schemes specify the design of the building zone designated in the land use plan. They are regulations of the City of Graz, through which the configuration of the buildings in a certain area is determined (e.g. height, road-building lines, routes of the municipal roads, type of development, building density, alignments/ building lines).

48

The STEK 4.0 was adopted by the Graz Municipal Council on the 14th of June 2012.

The core area of public building law is made up of legal provisions which should ensure the safety and faultless quality of buildings with regard to technical, sanitary and hygienic requirements. The material competence of the “Building Law” remains within the independent sphere of activity of the provinces, unless it has been expressly transferred to the federal legislation or execution within the framework of the federal constitution. According to Art. 118 Para. 3 Nr. 9 B-VG, the execution of the local building police lies within the community’s sphere of activity. In cities with a proper statute (such as Graz), the city senate is the building authority of first instance.

The construction, modification, protection and removal of buildings are governed by the Styrian Building Law. All building permits in the WH Core Zone must comply with the GAEG 2008. According to Art. 118 Para. 2 Nr. 9 B-VG, the protection of “village and city appearances” lies within the community’s sphere of activity. The goal of this protection is to preserve specific aesthetic effects: Every overall visual impression should be preserved, which due to a group of buildings, constitutes a unique characteristic of the appearance of a specific village or city.

49

LGBI 59/1995 entered into force on 1.9.1995 as amended LGBI 13/2011.

50

Jahnel, Baurecht, in Bachmann et alii (ed.), *Besonderes Verwaltungsrecht*, 2008, 379 et seq.

According to Art. 118 Para. 2 Nr. 9 B-VG, the protection of “village and city appearances” lies within the community’s sphere of activity. The goal of this protection is the preservation of specific aesthetic effects:

51

LGBI 96/2008 as amended LGBI 5/2010.

Every overall visual impression should be preserved, which due to a group of buildings, constitutes a unique characteristic of the appearance of a specific village or city.⁵²

“Historic Centre Protection” means the protection of historical urban areas as they appear with their unique architecture.⁵³

“The goals of the GAEG 2008 are to preserve the Historic Centre of Graz in terms of its appearance, building structure and fabric, and the activation of its diverse urban functions. These goals are of great public interest. Moreover, this Act should contribute to the preservation of the Historic Centre of Graz as a UNESCO World Heritage.”⁵⁴

“The local scope of this Act covers every district of Graz which influences the appearance of the city in terms of its landscape and architectural characteristic, and which has to be preserved in terms of appearance, building structure and architecture as well as its multifarious urban function (protected area). The protected area consists of a core zone (zone 1) and further zones 2, 3, 4 and 5.”⁵⁵

The Graz Historic Centre Protection Act of 1974 and its amended edition of 1980 first laid out concrete protection provisions for the Graz Historic Centre with the goal of preserving the existing buildings of the extraordinarily valuable Graz Historic Centre. The essential points of the Act have remained unchanged for 34 years. Due to the fact that the Graz Historic Centre Protection Act of 1980 no longer entirely suits the goals of the City of Graz and the UNESCO World Heritage, a new edition of the Act has been created following protracted negotiations.

The new GEAG 2008 entered into force on the 1st of December 2008. The most important changes are, among others, that all of the preservation provisions apply to all of the building activities regarding buildings worthy of protection in the entire protected area; additional subsidizing provisions should help to avoid the demolition of buildings worthy of protection on the grounds of “economic inadequacy”. Another new provision is the appointment of an independent Historic Centre Advocate, who is legitimated to complain to the Higher Administrative Court; in return, all grounds for the invalidity of rulings included in the GAEG of 1980 were no longer applicable – with the exception of the time frames indicated in the transitional provisions. The fines were considerably increased and the levy from unjust enrichment corresponding to the extent of the pecuniary advantage obtained through tort, was introduced in compliance with Penal Law.⁵⁶

Experts Commission for the Graz Historic Centre:

The Experts Commission for the Graz Historic Centre (ASVK) is a collegial body whose members are nominated by the Styrian Provincial Government for a period of five years. Renominations are possible. The composition is a result of the delegates being freely nominated by the individual delegating organisations.

It is an expert body, which according to the GAEG 2008, has to be heard during the course of building procedures within the protection zones, otherwise the building ruling would be in danger of becoming null and void. However, as with other rulings, the rulings are not binding for the building authority. In most cases though, they are used as a basis for authority’s decision.⁵⁷

The ASVK’s task is to increase the awareness of the necessity of responsible high-quality and professional planning within the protection zones through continual expert practice independent of the size of the project.⁵⁸

The historical and artistic-historical analysis of the existing objects of the ensemble in connection with an assessment of the architectural demand form the quality gauge for the object to be assessed. In the event of new plans, the integration order for the object in an ensemble shall apply. It depends on how much the

52

Mally-Widtmann, Das Grazer Altstadterhaltungsgesetz 1980 – GAEG 1980, 36.

53

Funk, ZfV 1976, 18 in Mally-Widtmann, Das Grazer Altstadterhaltungsgesetz 1980 – GAEG 1980, 35.

54

§ 1 para 1 GAEG 2008.

55

§ 2 para 1 and 2 GAEG 2008.

56

www.umwelt.steiermark.at/cms/beitrag/11075591/2321771/ (Abfrage 19.10.2012).

57

www.umwelt.steiermark.at/cms/ziel/686617/DE/ (downloaded on the 19.10.2012).

58

Cf. § 12 GAEG 2008 – tasks of the ASVK.

new project reacts to the surroundings in that it uses the existing appearance as part of its own identity, without copying it. Special attention is devoted to the preservation of the irreplaceable Graz roofscape.

According to § 13 GAEG 2008, the individual members of the ASVK are nominated for a legislative period of the Styrian Diet as follows:

- two delegates from the Provincial Government, one as the president and one who represents the president in the event that he/she is unable to attend;
another delegate with a purely advisory function who has an expert knowledge of the field of law with a focus on matters of building law;
- two delegates from the City of Graz;
- a delegate from the Faculty of Architecture of the Graz University of Technology;
- a delegate from the Department of Humanities of the University of Graz;
- a delegate from the Chamber of Architects and Engineers of Styria and Carinthia;
- a delegate from the Federal Antiquities and Monuments Office. In the case of procedures involving listed buildings, this delegate has only an advisory role.

With the exception of the president, a vice-delegate has to be nominated for each delegate in accordance with the proposal of each delegating body.

The ASVK nominees and replacement nominees should be persons who due to their special expert knowledge, are able to provide advice in regards to matters relevant to the decision. Preference will be given to nominees who are graduates of the following fields of study: architecture, urban planning, archaeology, history and art history. During the ASVK nomination process, a balanced ratio between historical and design experts should be looked for.

Historic Centre Advocate:⁵⁹

In order to express and preserve the special public interest and especially due to the demand for more control, an independent Historic Centre Advocate was appointed by the GAEG 2008. Under certain conditions, this Advocate may be a party in legal proceedings. The Advocate is nominated independently from the ASVK for a period of three years; a one-time renomination is allowed by law. The Advocate is entitled to participate in all meetings of the ASVK. The Advocate's main task is to check whether rulings regarding the protected area comply with the provisions of the GAEG 2008 and therefore also with the goals of UNESCO. In the event of non-compliance, he/she has the right of appeal. This means that the Building Authority is obliged to consult the Historic Centre Advocate or invite him/her to provide advice, if it intends to make a decision which is contrary to the ASVK's expertise. In such cases, however, the Historic Centre Advocate is party to the legal proceedings at the latest following the first-instance decision, and has the right to appeal or to complain to the Higher Administrative Court. This may delay building projects considerably.

Contact:

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www.verwaltung.steiermark.at

⁵⁹

Cf. § 15 GAEG 2008 – Altstadt-anwaltschaft (Historic Centre Advocate).

ADMINISTRATIVE INSTITUTIONS AND FIELD OF ACTIVITY

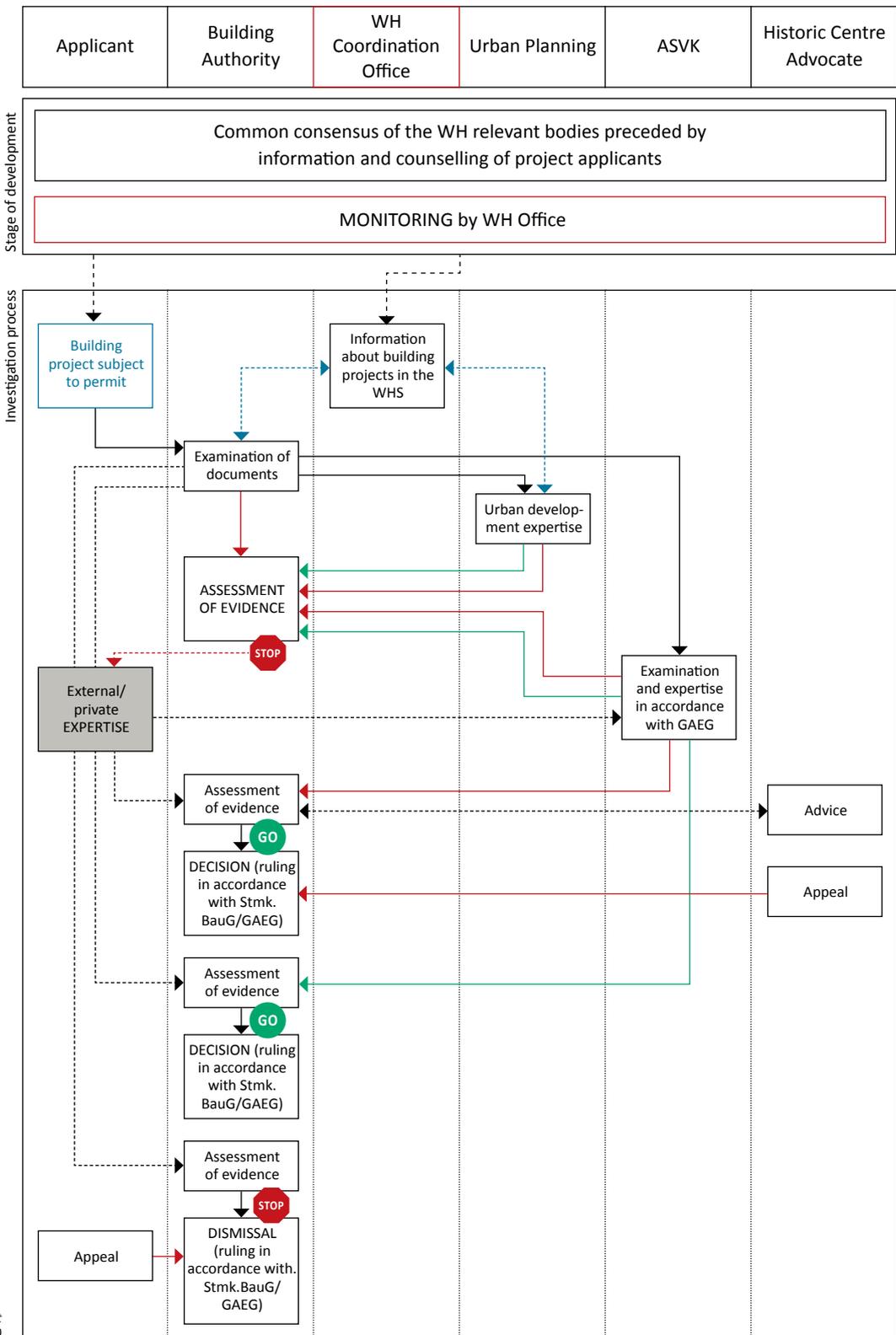
VI. 2.

In general, all new buildings, additions and conversions require a building permit, unless the building project only needs to be notified or is “free”. This means that a corresponding administrative legal procedure has to be carried out before construction begins. Any project requiring a building permit is subject to a building permit procedure (hereinafter: building procedure). The authority’s decision will be made in the form of a ruling.

Since the interests of the World Heritage are not strictly defined in the Austrian legal system, they are hardly taken into account during the building procedure in accordance with the Styrian Building Act. However, in order to be able to respond to these interests as efficiently as possible, they have to be taken into account in the initial stages of an investigation process at the level of the municipal administrative structures. This fact is also taken into account with the help of the WH Office .

Administrative structure/ organizational body	Field of activities	Scope of services
World Heritage Coordination Office (WH Office)	The first contact point for any questions prior to the submission of an application in connection with the Graz World Heritage	Interface management of all WH-relevant internal and external stakeholders as well as any questions during the course of building projects within the WH
Responsible City Councillor	Municipal government officer responsible for building projects within the City of Graz	Decision regarding building projects
Building and Regulation Authority	Authority responsible for the execution of building procedures	<ul style="list-style-type: none"> ■ Review of documents in terms of their completeness and relevance ■ Application for an expertise by the Urban Planning Department, if required. ■ Application for an expertise by the ASVK for any building projects within the GAEG protection zones. ■ Application for further expertises, if required. ■ Issue of a ruling according to the Styrian Building Act BauG/GAEG
Urban Planning Department	Department responsible for urban planning and development (master plans, land use plans)	Preparation of urban development expertise
Experts Commission for the Graz Historic Centre (ASVK)	Official expert body (collegial body) for the examination of compliance with the integration order in the protection zone – regardless of the size of the project	Preparation of expertises in accordance with the GAEG
Historic Centre Advocate	Is independent, defends the interests of the public	Right to appeal against rulings which are contrary to the ASVK’s advice
Federal Antiquities and Monuments Office	Examination of the building project in connection with listed monuments	Issue of a ruling according to the DMSG

The general goal of an administrative procedure is to obtain a valid official consensus (building ruling) which takes into account the relevance of the World Heritage, i.e. the WH interests.

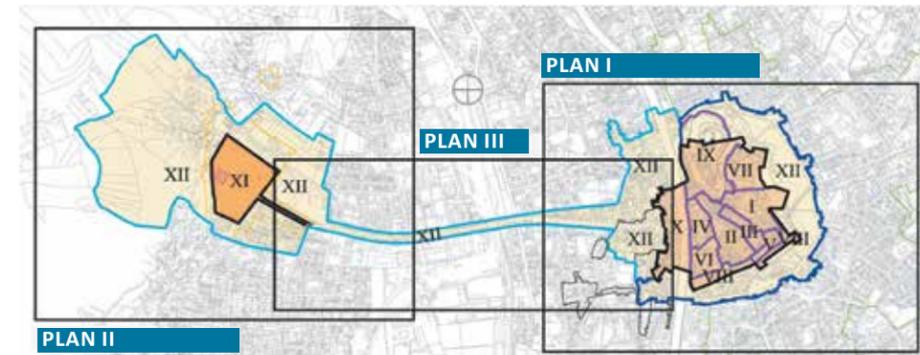


SET OF PLANS FOR THE MASTER PLAN

VII.

OVERVIEW OF PLANS FOR THE FOLLOWING PAGES

VII. 1.



AERIAL IMAGES: HISTORIC CENTRE & SCHLOSS EGGENBERG

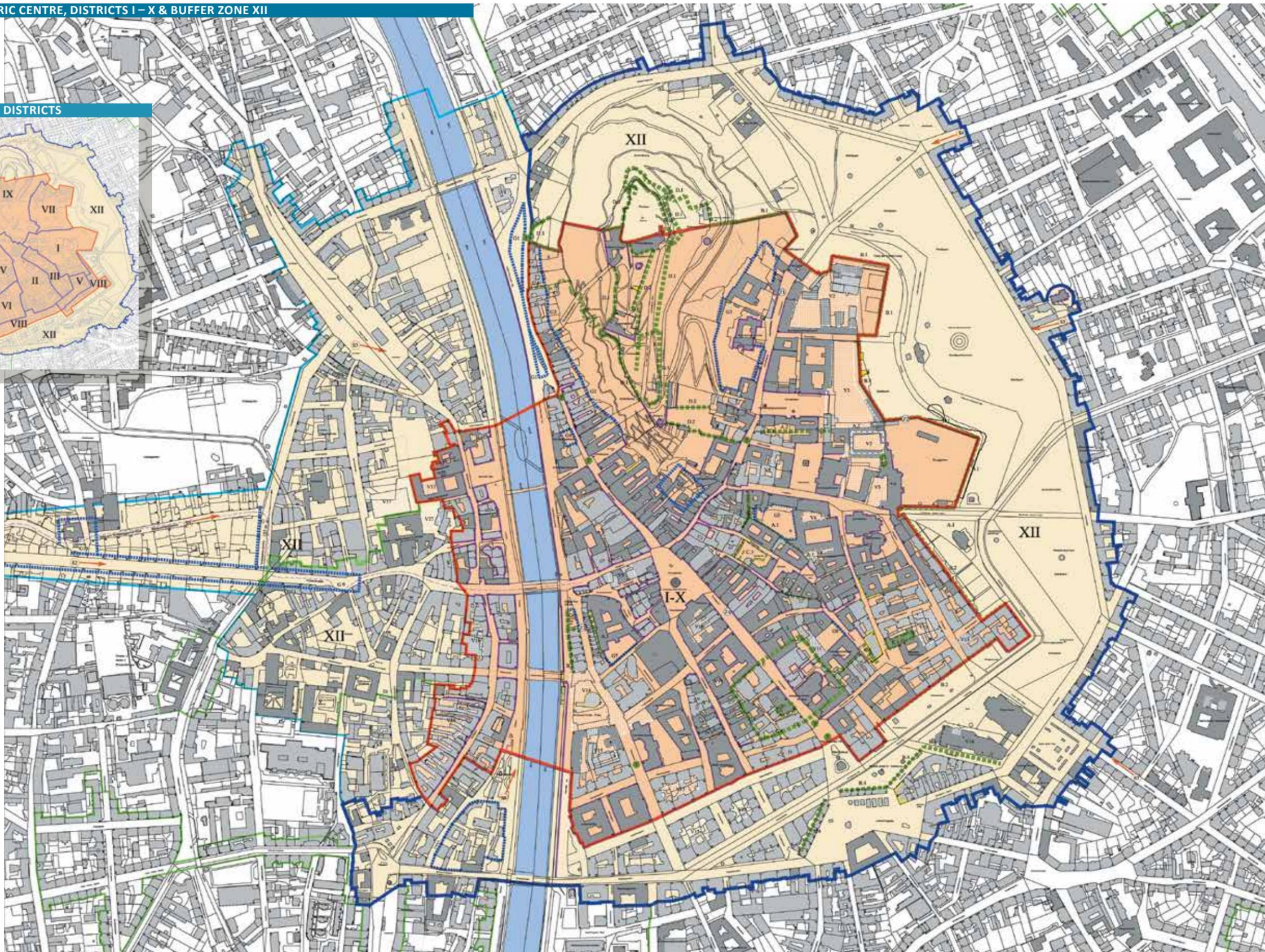
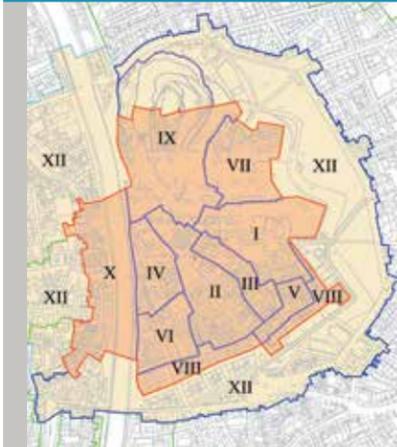


KEY TO THE FOLLOWING PAGES

- | | |
|---|---|
| Protection of monuments | VII Numbering of historic city districts |
| Significant historic characteristics | Historic route to Eggenberg 1829 |
| Strengthening of the historical features | I – X WHS Graz – Historic Centre 1999 |
| Areas of design | XI WHS Schloss Eggenberg 2010 |
| Areas of improvement | XII buffer zone World Heritage Site |
| Impairment of visual integrity | Core zone WHS |
| Landscape buffer zone | Buffer zone WHS |
| Former city gate | Protection zone I GAEG 2008 |
| Providing access | Protection zone II GAEG 2008 |
| Important visual axes | Protection zone III GAEG 2008 |
| Classification as historic city districts | Protection zone IV/5 GAEG 2008 |

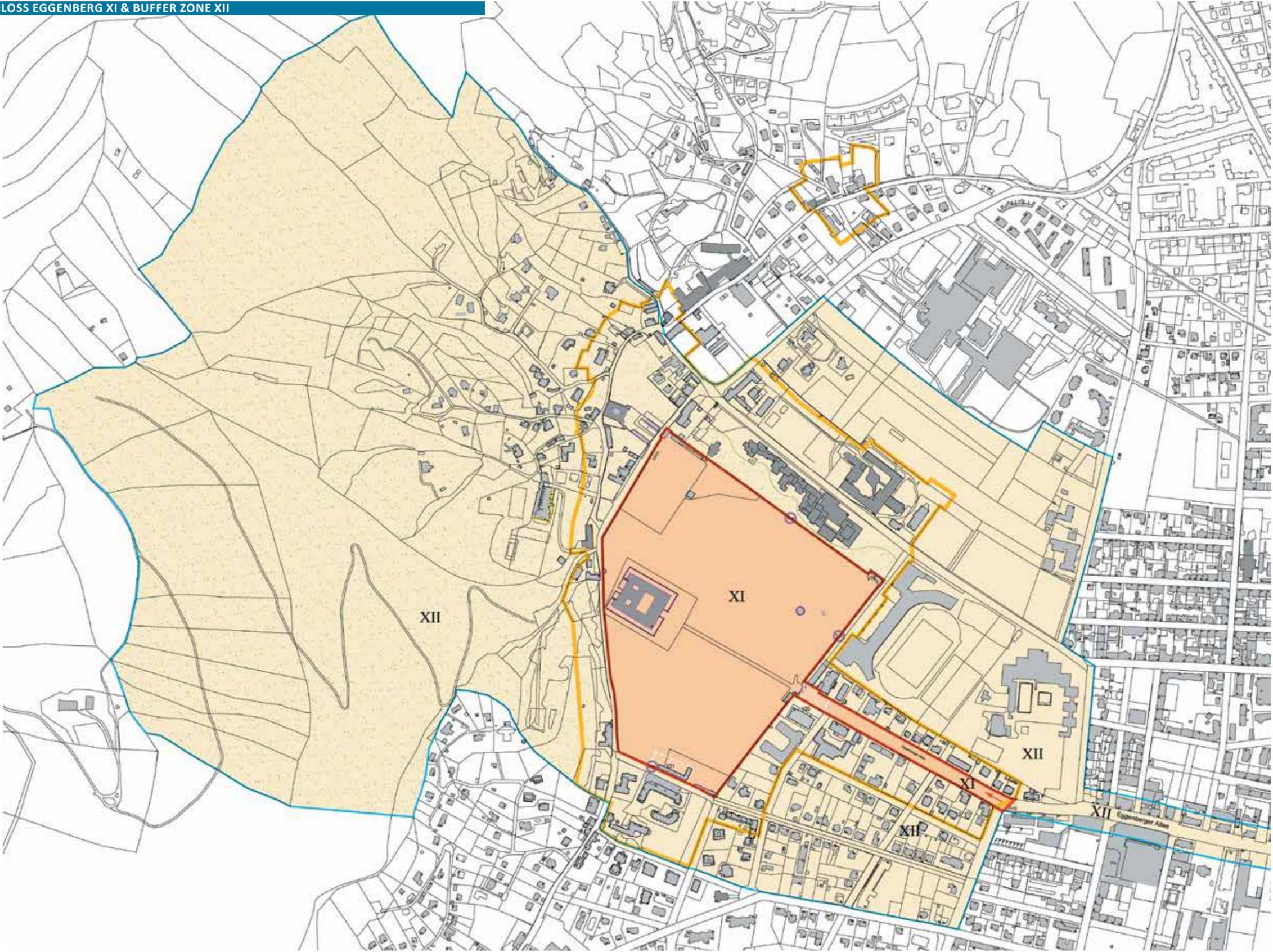
VII. 2. PLAN I: HISTORIC CENTRE, DISTRICTS I – X & BUFFER ZONE XII

HISTORIC CITY DISTRICTS

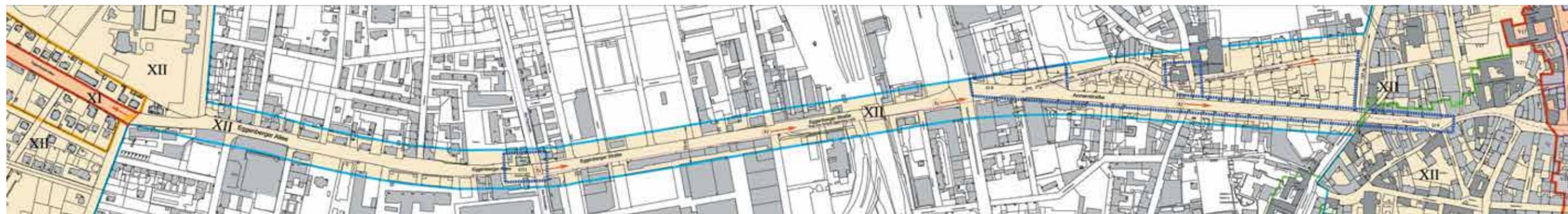


PLAN II: SCHLOSS EGGENBERG XI & BUFFER ZONE XII

VII. 3.



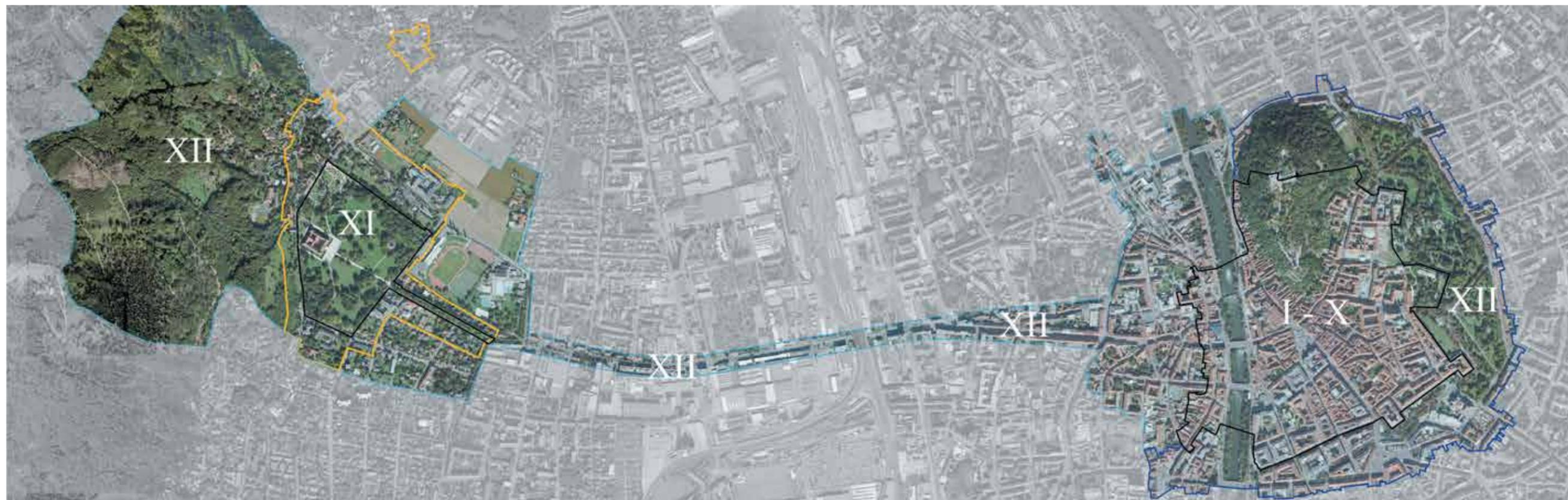
VII. 4. PLAN III: CONNECTION AXIS – 3RD PART OF BUFFER ZONE XII



HISTORIC ROUTE TO EGGENBERG (FRANZISZEISCHE CADASTRE 1829)



WORLD HERITAGE SITE WITH DISTRIBUTION OF CITY DISTRICTS & BUFFER ZONE



The background of the page is a photograph of a textured, greyish-brown wall. A vertical metal pipe runs down the center-right of the image. At the bottom of the pipe, there is a decorative metal fitting with three circular elements. The wall has a rough, stucco-like texture with some horizontal lines and a vertical crack.

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VIII.

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- | | | |
|---------------------------|------------------------|------------------------|
| ■ WHC-99/23 COM VIII.C.1. | ■ WHC-05/29 COM 7B.63. | ■ WHC-09/33 COM 7B.91. |
| ■ WHC-04/28 COM 15B.82. | ■ WHC-06/30 COM 7B.76. | ■ WHC-10/34 COM 8B.37. |

PLANS

- **Cadastre of Monuments:** Stadt Graz – City Survey Office
- **Franziseische Cadastre:** The historical maps have been taken from the Francis' Cadastre of Graz and Algersdorf and made available by the Styrian Provincial Archive (STLA) for the scientific work within the framework of the World Heritage Management Plan (fig. 44, 45, 47 – 81).
- **Cadastre:** City of Graz – City Survey Office
- **Aerial photos:** Bildflug 2011 / © City of Graz – City Survey Office
- **City map:** © City of Graz – City Survey Office & ARGE Cartography

INTERNET SOURCES

- | | | |
|---|--|--|
| ■ http://whc.unesco.org | ■ www.museum-joanneum.at | ■ www.unesco.org |
| ■ www.bmukk.gv.at | ■ www.staedteforum.at | ■ www.uni-graz.at |
| ■ www.graz.at | ■ www.steiermark.at | ■ www.tugraz.at |
| ■ www.icomos.at | ■ www.unesco.at | ■ www.wien.gv.at |

LIST OF ILLUSTRATIONS

- Andexer Christian: 41
 Eder Peter: 42
 Graz Tourismus: 4, 11, 27
 Internationales Städteforum in Graz: 21
 Katzianer Manfred: 5, 8, 12 – 16, 19, 23, 26, 29, 32
 Österreichische Kunsttopographie: 43
 Probst Christian: 7, 10, 24, 25, 37, 38, 39, 40, 46, 82 – 91 and all photos on cover and chapter separator sheets
 Resch Wiltraud*): 6, 9, 17, 20, 28, 34, 36
 Familie Scala: 18
 Styrian Provincial Archive: 1, 2, 17, 22, 30, 35
 Universalmuseum Joanneum: 31

* Some of the figures have been taken from Dr Wiltraud Resch's working documents for the preparation of the Monumental Topography of the Historic Centre of Graz 1986 – 1996, which were made during her research in the Styrian Provincial Archive (STLA), the Graz Municipal Archive (STAG) and GrazMuseum (STMG). They serve for a better understanding of urban developments (e.g. Carmelite Church with Monastery in the area of the current Andreas Hofer Platz Square) or major urban conversions (e.g. layout of Freiheitsplatz and Hartiggasse after the Fire in 1823).

ABKÜRZUNGSVERZEICHNIS

Fig.	Figure
ASVK	Experts Commission for the Graz Historic Centre (ASVK)
BDA	Federal Antiquities and Monuments Office
BMUKK	Federal Ministry for Education, the Arts and Culture
BGBl	Federal Law Gazette
B-VG	Federal Constitutional Act
DMSG	Monuments and Historic Buildings Act
FBR	Expert Committee for Building Culture
FK	Imperial "Francis" Cadastre 1829
FLWP	Land Use Plan
GAEG	Graz Historic Centre Protection Act
Ed.	Editor/publisher
ICCROM	International Centre for the Study of the Preservation and Restoration of Cultural Property
ICOMOS	International Council on Monuments and Sites
ISG	Internationales Städteforum in Graz
IUCN	International Union for Conservation of Nature
LGBl	Provincial Law Gazette
OG	Operational Guidelines
ÖKT	Austrian Monumental Topography
StAG	Graz Municipal Archive
STEK	Urban Development Concept
StLA	Styrian Provincial Archive
Stmk. BauG	Styrian Building Act
StROG	Styrian Regional Planning Act
StVO	Graz City Survey Office
STVA	Road Traffic Regulations
UMJ	Universalmuseum Joanneum
UNESCO	United Nations Educational, Scientific and Cultural Organization
WH	World Heritage
WHC	World Heritage Centre
WHS	World Heritage Site City of Graz – Historic Centre and Schloss Eggenberg
WH-MP	World Heritage Graz Management Plan 2013
WH Office	World Heritage Coordination Office

For more information
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WWW.GRAZ.AT

