

# **Small and medium sized historic cities as cultural heritage**

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Taormina, June 4, 2009

# Protecting historic cities

A short overview on a quite important Policy on Protection and Restauration of historic cities in Eastern Germany, that started after the reunification of Germany 1990 up to today and in the future.



## **Situation in East Germany's historical cities in 1990**

- Decades of neglecting,
- almost ruined historical city centres
- 1 million dwellings in the stock of historical buildings uninhabitable
- Inner-urban technical infrastructure not renewed since the late 19<sup>th</sup> century
- Deformed functional structure
- Acute danger of losing complete quarters in the historical city centres
- Public protest





**A race**



**against**



**ruin**





# Halberstadt



# Havelberg



# Osterwieck



# Pirna





# Tribsees



# Historic heritage survived

- Without a dominance of private owned cars inner cities were not destroyed for transport reasons as in so many western towns
- Many historic centres 1990 had been in a situation like German towns before the Second World War
- A little bit „Germany of the 19. and early 20. century“
- A gift for urban and cultural heritage

# Strategies since 1990

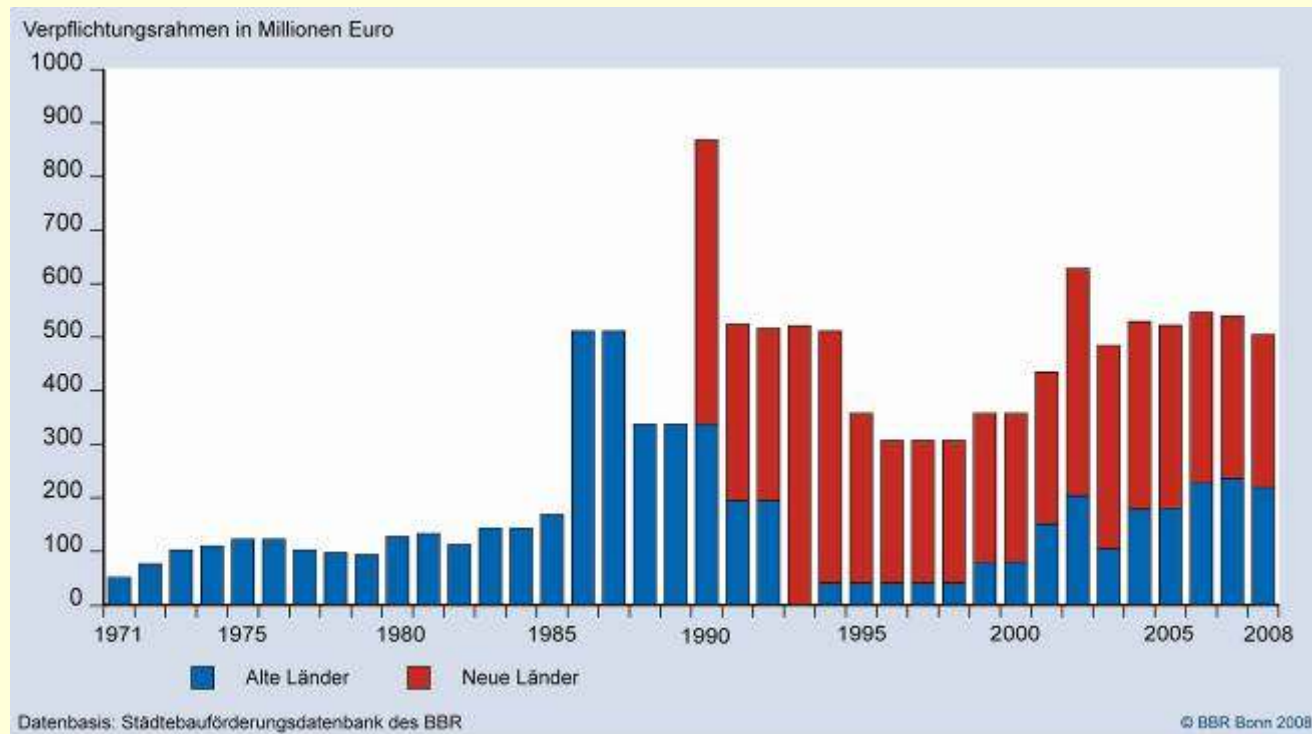
- An overall urban renewal programme was started
- Preserving the urban heritage
- Modernising urban infrastructure and the housing stock
- Avoiding some mistakes of the 60ies and 70ies in western Germany and other parts of Western Europe
- Starting together yet with the Government of the German Democratic Republik in March 1990
- 5 model cities as starting points for a new urban policy and for exchange of experience

# Historical cities as cultural heritage

- After the first all German elections in December 1990
- the Federal Government launched a broad programme for revitalisation the cultural heritage in historic cities
- Thanks to the high level and excellent documentation of east german experts on cultural heritage
- Almost 100 cities had been quickly identified for special urban renewing programme



# New priorities for federal funding after German unity 1990



## Some remarks on the programme

- Financing
- Evaluation
- Congress

## Budget for Historical Building Preservation in Urban Development

- Promotion funded by three entities :
  1. Federal government: 40 %
  2. Respective federal state: 40 %
  3. Respective municipality: 20%.
- Financial aid of the federal government:  
100 million € p.a.
- since 1990 up to 2009 **240 million € p.a.**





# Evaluation

## from the very beginning

- An independent expert group gives recommendations
- Headed by the Chairman of the German Foundation for Monument Protection, Prof. Dr. Gottfried Kiesow and former Secretary of State for Urbanism and Architecture in the last East German Government, Michael Bräuer
- Giving expertises about new projects and priorities
- A Scientific Institute is reporting each year to the Federal Government and Parliament

- Bi-annual congress of all participants of the programme in Quedliburg
- Exchanging experiences
- Proposals for changes
- Participation of Federal Minister



- Competitions of all participating towns – 1994 and 2002 – with gold, silver and bronze winners
- Documentation of experiences
- Exhibitions
- Overview on measures and effects



# Legal framework of the programme



## **Preservation Areas in Germany („Erhaltungsgebiete“)**

- amendment of the Federal Building Act (Baugesetzbuch)
- Contains instrument of “Preservation Areas” in section 172
- Local statutes,
- require permission under the Act by the local public authority,
- related to any building in the area,
- for any of the following measures:
  - demolition,
  - change of use, of substance or outward appearance and
  - construction of a new building.

■ **State aid available for the following purposes:**

1. The protection of buildings, ensembles or other constructions of historical, artistic or urban importance.
2. The modernisation and restoration or the remodelling and expansion of these buildings or ensembles.
3. The maintenance or transformation of streets, squares and spaces of historical, artistic or urban environmental importance.



# Some examples





## Historical cities as cultural heritage

- Urban structure
- Street patterns
- Urban fabric:  
monuments and groups of buildings
- Public spaces:  
streets, squares and open spaces
- Private spaces:  
houses, backyards, gardens



## **Historical cities as part of a sustainable development**

- Centres of regional or transnational settlement and transportation networks.
- Compact structure and
- mixing of functions,
- reducing land consumption and traffic volume.
- Genuine historical substance regarded as a limited resource of material and cultural value.



## Luckau: New planning approaches in the shrinking process



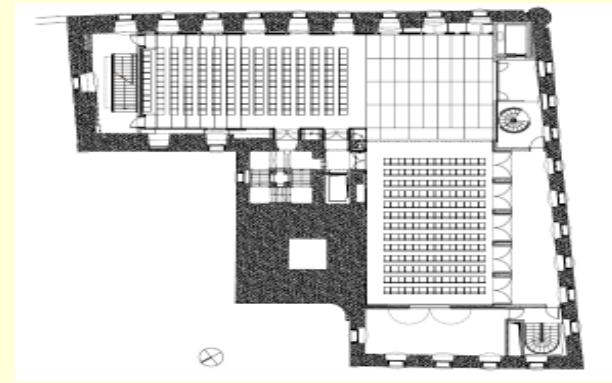
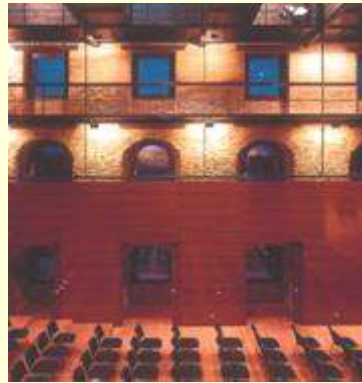
- Facing the new quality of shrinking.
- Adjustment of local development planning.
- Defining the historical city as main potential.
- Project planning on municipal level for 21 empty historical buildings.
- Ensuring long-term existence of all historical buildings.
- Avoidance of inner city fallows.



## **Pirna: Reorganisation und revitalisation of a complete urban quarter in the historical city centre**

- Complex revitalisation of a complete historical quarter with ruined buildings and fallows.
- Project guided by a cooperation between municipality and investor.
- Remodelling of a historical slaughterhouse into a housing area.
- Construction of an old people's home on former fallows.
- Restoration and modernisation of outstanding buildings from the 15<sup>th</sup> to the 19<sup>th</sup> century.
- Integration of new functions: restaurant, pubs, hotel, private theatre.





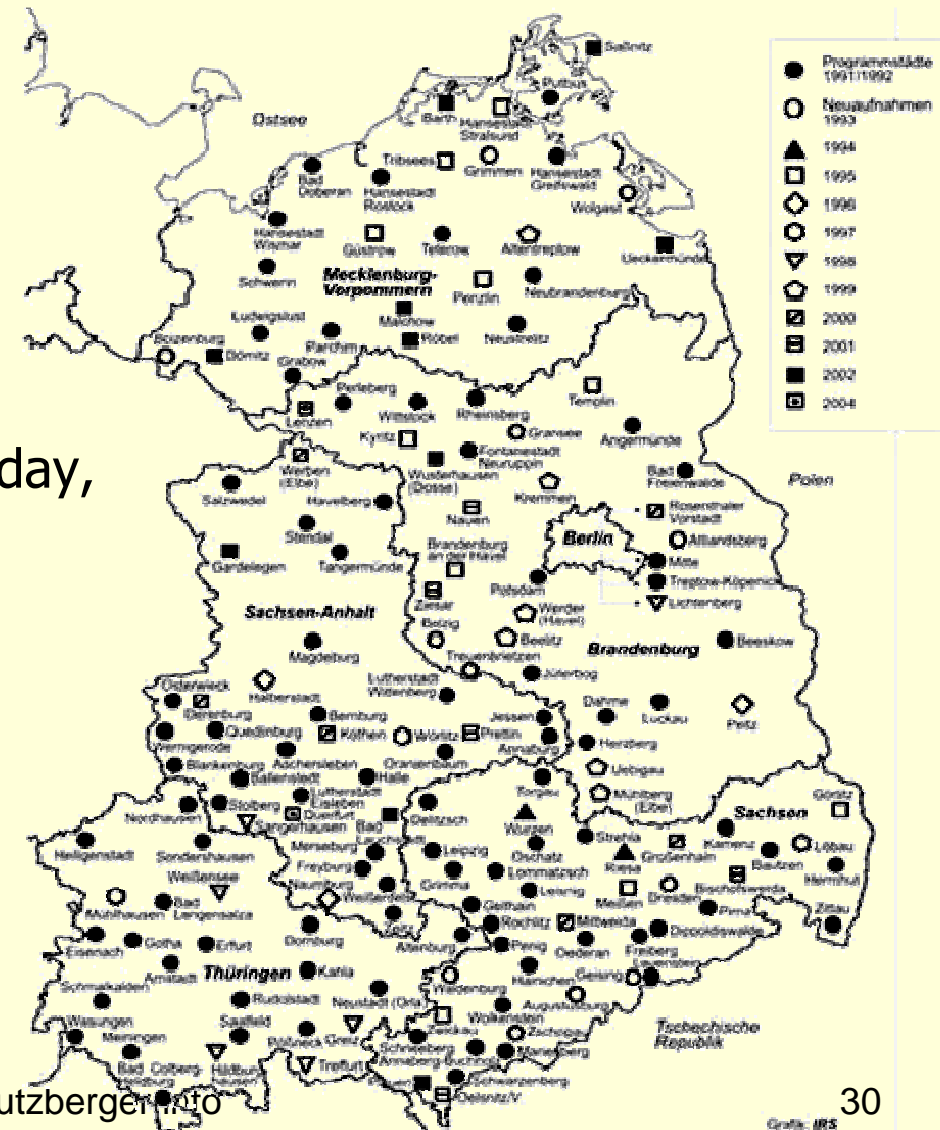
## **Großenhain: The new local centre of culture – Conservation and expansion of historical castle ruins**

- Conservation of historical substance.
- Maintenance of the historical appearance as a ruin.
- Careful expansion for new requirements.
- Installation of two multi-functional halls.
- Innovative technology ensure low energy standard of the complex after remodelling.

# Program Historical Building Preservation in Urban Development

Programm  
Städtebaulicher Denkmalschutz

- Applied in 1991, continuing until today,
- in East Germany only
- Joining municipalities:
  - 1991: 80
  - 2008: 181
- Requirement for the municipalities:
  - Adoption of the local statute on a preservation area (§ 172 (1) Nr. 1 BauGB)
  - Vote of the committee of consultants











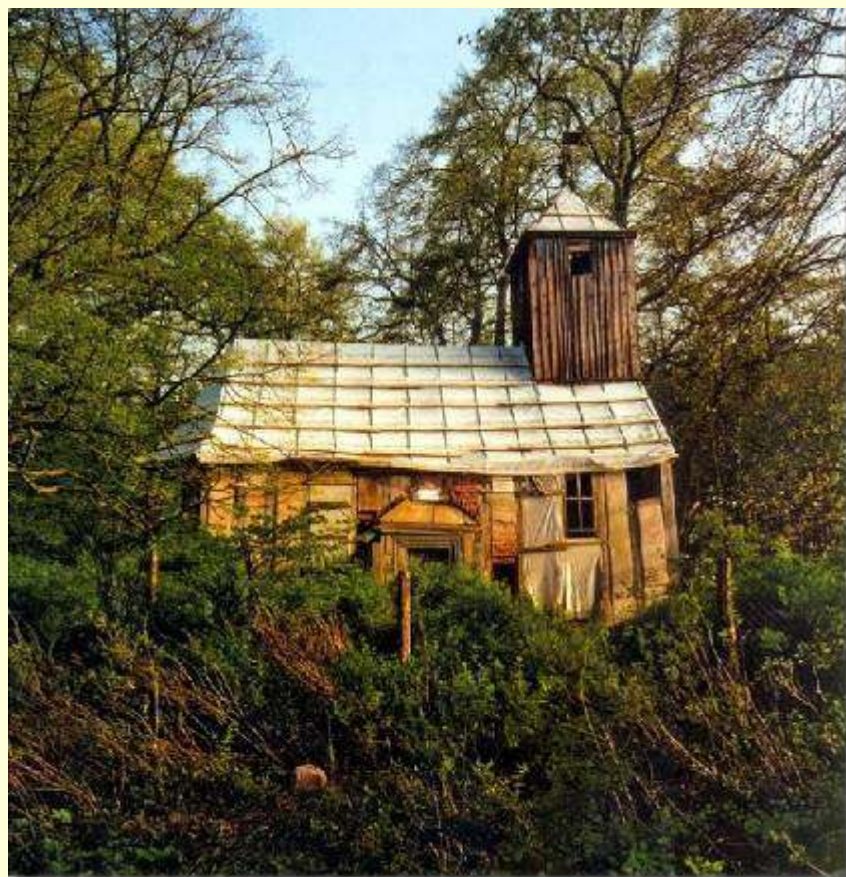












# Kamenz





# Schwarzenberg



# Osterwieck



# 2009 the programme goes West

- The idea of a special urban renewal programme focussed on historic cities was a success for cultural heritage and for urban identity
- 2009 the programme „goes West“
- Some of us hope that in the future also the European Structural Funds may be even more open for the support of urban European heritage – and the historic cities

## Quellenhinweise

- Für Unterstützung und Bereitstellung von Folien danke ich
- Dr. Jan Prömmel, IRS Leibniz-Institut für Regionalentwicklung und Strukturplanung, Flakenstraße 28-31, 15537 Erkner und
- Frau Anke Michaelis-Winter (Bundesministerium für Verkehr, Bauen und Stadtentwicklung, Berlin)