

## **Draft Retrospective STATEMENT OF OUTSTANDING UNIVERSAL VALUE**

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<b>Property</b>	<b>Old City of Dubrovnik</b>
<b>State Party</b>	<b>Croatia</b>
<b>Id N°</b>	<b>95bis</b>
<b>Date of inscription</b>	<b>1979, 1993</b>

### **BRIEF SYNTHESIS**

The city of Dubrovnik, on the southern part of the eastern Adriatic coast, is a remarkably well-preserved example of a late-medieval planned city. Founded in the 7th century AD, the town eventually combined Latin and Slav areas into one city state which survived until its conquest by Napoleon in 1808.

Its walled historical core situated at the foot of Mount Srđ has preserved its character as a unique urban area defined by its city walls, despite the impact of the 1667 earthquake. The city has a significant place in the history of urban planning. Based on its development and survival on trade and navigation, Dubrovnik developed to become a strong maritime and trading hub on the east coast of the Adriatic and an important center of the Mediterranean. It reached its apogee in the 15th and 16th centuries, when its commercial and maritime success was matched by great achievements in art and science. Dubrovnik boasted a highly advanced municipal infrastructure and health care system: it had a municipal sewage and water supply system, a granary at Rupe, quarantine protection, medical service, apothecaries, hospitals – hospices, and an orphanage. The 1272 city statutes made precise provisions for planned urban development based on a high degree of rationalization in the use of space and a well-thought out municipal structure.

The orthogonal street grid was designed with strictly prescribed widths for streets, the layout of housing and public spaces, building materials (stone instead of wood), paving of streets and squares and a highly advanced utility infrastructure. Housing construction had to conform to regular blocks of houses, which were the distinctive feature of the city's architecture. The axis of the city and the focal point of public life is the main street – the Placa, running east-westwards and ending in Luža, the central city square. While the Placa is lined with patricians' and wealthy commoners' mansions, Luža and its southern extension are bordered by administrative, business, sacral and municipal buildings. Among the outstanding medieval, Renaissance and Baroque monuments within the magnificent, powerful fortifications and the monumental city gates are the Rector's Palace, dating from the 11th century; the Franciscan Monastery with its imposing church (completed in the 14th century); the extensive Dominican Monastery; the Cathedral (rebuilt after the 1667 earthquake); the customs house (Sponza), the town clock, the Arsenal and a number of other Baroque churches, such as that of St Blaise (patron saint of the city). The town is encircled by monumental stone walls, whose entire length is 1940 meters. The impressive defence system was given its present-day shape in the 13th century, while its fortifications were completed in the 17th century. The system consists of the main town wall with towers, donjons and bastions, barbicans, the moat and Kaše breakwater, which protects the harbor.

The property was extended in 1994 to include areas outside the city walls which are integral to its history and development. These include the Pile medieval industrial suburb, a planned development of the 15th century, and the Lovrijenac Fortress, located on a cliff, which was probably begun as early as the 11th century, but owing its present appearance to the 15th and 16th centuries. Also included were the Lazarets, built in the early 17th

century to house potential plague-carriers from abroad, the late 15th-century Kase moles, built to protect the port against south-easterly gales, and the Revelin Fortress, dating from 1449, which was built to command the town moat on its northern side. The island of Lokrum to the south-east of Dubrovnik, some 500m from the coast, became a Benedictine abbey in 1023, the first of several in the Republic of Dubrovnik. In the late 15th century, a new monastery was built in Gothic-Renaissance style to the south of the ruins of the Benedictine establishment. During their occupation of the island in the early 19th century, the French began to work on the construction of the Fort Royal Fortress, which was completed by the Austrians in the 1830s.

## JUSTIFICATION FOR CRITERIA

**Criterion (i):** The historical urban and architectural complex of Dubrovnik has retained to date the essential elements of the medieval structure of a fortified town: the ramparts, the lay-out of the streets and squares, impressive public edifices and a great many private dwellings. Regardless of any considerations on the particular artistic value of the edifices, here we find primarily a complex of outstanding value which demonstrates the will to create, develop and embellish an urban landscape as if it were a work of art.

**Criterion (iii):** The urban historical complex of Dubrovnik is a unique creation of medieval architecture and town planning, which has exerted considerable influence in the area of the Adriatic Coast and the Balkans. It provides unique evidence of the power of the Republic as a trading centre in the Adriatic. Among all medieval European cities, Dubrovnik stands out due to the mutual relationship which has been established between the individual edifices and the whole complex and by the enormous archival documentation allowing each stage of its growth to be studied in the light of history.

**Criterion (iv):** Nearly all stages of the development of the town through the centuries have been preserved in its structure, and in particular the extensive town planning interventions of the 13th century by means of which this town was given unity. Among the outstanding medieval, Renaissance and Baroque monuments within the magnificent fortifications and the monumental gates to the city are the Town Hall (now the Rector's Palace), dating from the 11th century; the Franciscan Monastery (completed in the 14th century, but now largely Baroque in appearance) with its imposing church; the extensive Dominican Monastery; the cathedral (rebuilt after the 1667 earthquake); the customs house (Sponza), the eclectic appearance of which reveals the fact that it is the work of several hands over many years; and a number of other Baroque churches, such as that of St Blaise (patron saint of the city).

## STATEMENT OF INTEGRITY

The property includes all the significant elements necessary to express the Outstanding Universal Value. The unique complex of the city walls, 1940 meters long, which surrounds the urban core, monumental and an impressive defence system built in stone, reached today's scope and basic form in the 13th century, while its fortification and modernization were completed in the 17th century. Apart from the main city wall with towers, forts and bastions, the system consists of outer walls, the city moat and isolated fortresses, including Kase seawall that protected the harbour. The property also includes all the intramural and extramural areas which demonstrate its significance in terms of urban planning and architectural achievement. Despite the damage caused by earthquakes in 1667 and 1979 and during the Croatian Homeland War in the late 20th century, the elements expressing its Outstanding Universal Value are sufficiently intact. Apart from the continuous threat from earthquakes, possible future threats are tourist pressure and depopulation, and inappropriate development in the setting of the property.

## STATEMENT OF AUTHENTICITY

Despite the passage of centuries, reverses of fortune and different lifestyles, Dubrovnik's historic core has preserved its late-medieval urban matrix, in which - thanks to the principle that each building has to conform to the whole - different building styles have co-existed in perfect harmony since the Romanesque period. This harmony is the fruit of its inhabitants' highly developed awareness of the values and beauty of their town. Although severely damaged by an earthquake in 1667, Dubrovnik managed to preserve its beautiful Gothic, Renaissance and Baroque churches, monasteries, palaces and fountains. Damaged again in the 1990s by armed conflict, it is now the focus of a major restoration programme.

## PROTECTION AND MANAGEMENT REQUIREMENTS

City of Dubrovnik is a designated national cultural property protected by the Heritage Protection Act and, as a result, any intervention requires authorization by the competent local heritage protection department of the Ministry of Culture. Responsibility for the management of the property is shared between the Ministry of Culture and local authorities complemented by the Expert Advisory Board which cooperates with the Institute for Restoration of Dubrovnik, the Ministry of Culture – Conservation Office in Dubrovnik, the Society of Friends of Dubrovnik Antiquities, and the Administration of the City of Dubrovnik. The protection arrangements are being implemented according to the Law on the Restoration of the Endangered Historic Centre of Dubrovnik (OG, no. 21/86) and further amendments (1989, 1999). Finances for maintenance and conservation are provided by national and local budget as well as by income from visitors' tickets. Additionally, there is a national monitoring system which reports on the state of the property every 4 years.

The general state of conservation of the property is good. The city of Dubrovnik suffered extensive damages by an earthquake in 1979 as well as during the Croatian Homeland War, so the long term priority is the consolidation of these damages.

## **Nacrt retrospektivnog IZJAVA O IZVANREDNOJ UNIVERZALNOJ VRIJEDNOSTI**

**Kulturno dobro**

**Old City of Dubrovnik**

**Država**

**Croatia**

**ID Broj**

**95bis**

**Datum upisa**

**1979, 1993**

### **KRATKA SINTEZA**

Grad Dubrovnik, na južnom dijelu istočne jadranske obale, izvanredno je dobro sačuvan primjer kasnog srednjovjekovnog planiranog grada. Utemeljen u 7. stoljeću, grad je naposljetku spojio latinski i slavenski prostor u jednu gradsku državu koja je do osvajanja Napoleona preživjela 1808. godine.

Njegova povijesna jezgra smještena u podnožju brda Srđ, sačuvala je svoj karakter kao jedinstveno urbano područje koje definiraju gradske zidine, usprkos utjecaju potresa 1667. godine. Grad ima značajno mjesto u povijesti urbanog planiranja. Na temelju svog razvoja i opstanka u trgovini i plovidbi, Dubrovnik se razvio u snažno pomorsko i trgovačko središte na istočnoj obali Jadrana i važno središte Mediterana. Svoj vrhunac dosegao je u 15. i 16. stoljeću, kada je njegov komercijalni i pomorski uspjeh bio popraćen velikim postignućima u umjetnosti i znanosti. Dubrovnik se hvalio vrlo razvijenom općinskom infrastrukturom i zdravstvenim sustavom: imao je komunalni kanalizacijski i vodovodni sustav, žitnicu u Rupe, karantensku zaštitu, medicinsku službu, apoteke, bolnice - hospicije i sirotište. 1272 gradski statut donio je precizne odredbe za planirani urbani razvoj na temelju visokog stupnja racionalizacije u korištenju prostora i dobro osmišljene općinske strukture.

Ortogonalna ulična mreža projektirana je sa strogo propisanim širinama za ulice, rasporedom stambenih i javnih prostora, građevinskim materijalima (kamen umjesto drva), popločavanje ulica i trgova i vrlo napredna komunalna infrastruktura. Stambena izgradnja morala je odgovarati pravilnim blokovima kuća, što je bila posebnost gradske arhitekture. Osovina grada i žarište javnog života glavna je ulica - Placa, koja se proteže istočno-zapadno i završava na središnjem gradskom trgu Luža. Dok je Placa obrubljena patricijskim i bogatim pučkim palačama, Luža i njezin južni nastavak omeđeni su upravnim, poslovnim, sakralnim i općinskim zgradama. Među izvanrednim srednjovjekovnim, renesansnim i baroknim spomenicima unutar veličanstvenih, moćnih utvrda i monumentalnih gradskih vrata nalaze se Knežev dvor koji datira iz 11. stoljeća; franjevački samostan s impozantnom crkvom (dovršen u 14. stoljeću); opsežan dominikanski samostan; katedrala (obnovljena nakon potresa 1667.); carinarnica (Sponza), gradski sat, Arsenal i brojne druge barokne crkve, poput one sv. Vlaha (zaštitnika grada). Grad je okružen monumentalnim kamenim zidovima, cijele dužine 1940 metara. Impresivni obrambeni sustav dobio je današnji oblik u 13. stoljeću, a njegove utvrde su dovršene u 17. stoljeću. Sustav se sastoji od glavnog gradskog zida s kulama, donjonima i bastionima, barbikana, jarka i lukobrana Kaše koji štiti luku.

Imovina je proširena 1994. godine kako bi obuhvatila područja izvan gradskih zidina, koja su srodna njegovoj povijesti i razvoju. To su srednjovjekovno industrijsko predgrađe Pile, planski razvoj 15. stoljeća i tvrđava Lovrijenac, smještena na litici, koja je vjerojatno započela još u 11. stoljeću, ali zbog današnjeg izgleda iz 15. i 16. stoljeća. Uključeni su i Lazareti, sagrađeni početkom 17. stoljeća za smještaj potencijalnih kuga nositelja iz inozemstva, Kaševih krtica s kraja 15. stoljeća, izgrađenih radi zaštite luke od jugoistočnih oluja, i tvrđave Revelin iz 1449. godine koja sagrađena je kako bi zapovijedala gradskim jarkom na sjevernoj strani. Otok Lokrum jugoistočno od Dubrovnika, oko 500m od obale, postao je benediktinska opatija 1023. godine, prva od nekoliko u Dubrovačkoj Republici. U kasnom 15. stoljeću sagrađen je novi samostan u gotičko-renesansnom stilu južno od ruševina benediktinskog establišmenta. Za vrijeme okupacije otoka početkom 19. stoljeća Francuzi su počeli raditi na izgradnji tvrđave Fort Royal, koju su Austrijanci dovršili 1830-ih godina.

## **OBRAZLOŽENJE ZA KRITERIJE**

**Kriterij (i):** Povijesni urbani i arhitektonski kompleks Dubrovnika do danas je zadržao bitne elemente srednjovjekovne strukture utvrđenog grada: bedema, uređenja ulica i trgova, impresivnih javnih građevina i velikog broja privatnih građevina. stanovi. Bez obzira na razmatranja o određenoj umjetničkoj vrijednosti građevina, ovdje nalazimo prvenstveno kompleks izvanredne vrijednosti koji pokazuje volju za stvaranjem, razvojem i uljepšavanjem urbanog krajolika kao da je umjetničko djelo.

**Kriterij (iii):** Gradski povijesni kompleks Dubrovnika jedinstveno je stvaranje srednjovjekovne arhitekture i urbanizma, koji je imao značajan utjecaj na području jadranske obale i Balkana. Ona pruža jedinstven dokaz o snazi Republike kao trgovačkog središta na Jadranu. Između svih srednjovjekovnih europskih gradova, Dubrovnik se ističe međusobnim odnosom koji je uspostavljen između pojedinih građevina i cjelokupnog kompleksa te ogromnom arhivskom dokumentacijom koja omogućuje da se svaki stadij njezina razvoja proučava u svjetlu povijesti.

**Kriterij (iv):** Gotovo svi stupnjevi razvoja grada kroz stoljeća su sačuvani u njegovoj strukturi, a osobito opsežni urbanistički zahvati 13. stoljeća pomoću kojih je ovaj grad dobio jedinstvo. Među izvanrednim srednjovjekovnim, renesansnim i baroknim spomenicima unutar veličanstvenih utvrda i monumentalnim vratima grada su Gradska vijećnica (sada Knežev dvor) iz 11. stoljeća; Franjevački samostan (dovršen u 14. stoljeću, ali sada većinom barokni izgled) sa svojom impozantnom crkvom; opsežan dominikanski samostan; katedrala (obnovljena nakon potresa 1667.); carinarnica (Sponza), čiji eklektički izgled otkriva činjenicu da je to djelo više ruku tijekom mnogo godina; i brojne druge barokne crkve, poput one sv. Vlaha (zaštitnika grada).

## **IZJAVA O INTEGRITETU**

Imovina uključuje sve značajne elemente potrebne za izražavanje izvanredne univerzalne vrijednosti. Jedinstveni kompleks gradskih zidina, dugačak 1940 metara, koji okružuje urbanu jezgru, monumentalni i impresivni obrambeni sustav izgrađen u kamenu, dosegao je današnji opseg i osnovni oblik u 13. stoljeću, dok je njegova utvrda i modernizacija dovršena u 17. stoljeću. Osim glavnog gradskog zida s kulama, utverdama i bastionima, sustav se sastoji od vanjskih zidova, gradskog jarka i izoliranih tvrđava, uključujući i lukobran Kaše koji je štitio luku. Imovina također uključuje sve unutarnje i vanjske prostore koji pokazuju njezino značenje u smislu urbanističkog planiranja i arhitektonskih postignuća. Unatoč štetama uzrokovanim potresima 1667. i 1979. godine i za vrijeme Domovinskog rata krajem 20. stoljeća, elementi koji izražavaju njezinu izvanrednu univerzalnu vrijednost su dovoljno netaknuti. Osim stalne prijetnje potresa, moguće buduće prijetnje su turistički pritisak i depopulacija, te neodgovarajući razvoj u okruženju posjeda.

## **IZJAVA O AUTENTIČNOSTI**

Unatoč prolasku stoljeća, obrata bogatstva i različitih životnih stilova, dubrovačka povijesna jezgra sačuvala je svoju kasnosrednjovjekovnu urbanu matricu, u kojoj - zahvaljujući načelu da svaka zgrada mora biti u skladu s cjelinom - postoje različiti stilovi gradnje. savršen sklad od razdoblja romanike. Ovaj sklad plod je visoko razvijene svijesti stanovnika o vrijednostima i ljepotama svoga grada. Iako je 1667. godine teško stradao u potresu, Dubrovnik je uspio sačuvati prekrasne gotičke, renesansne i barokne crkve, samostane, palače i fontane. Opet oštećena 1990. godine oružanim sukobom, sada je u središtu velikog programa obnove.

## **ZAHTEJEVI ZAŠTITE I UPRAVLJANJA**

Grad Dubrovnik je nacionalno kulturno dobro zaštićeno Zakonom o zaštiti baštine i kao rezultat toga svaka intervencija zahtijeva odobrenje nadležnog lokalnog odjela za zaštitu baštine Ministarstva kulture. Odgovornost za upravljanje imovinom dijeli se između Ministarstva kulture i lokalnih vlasti uz dopunu Stručnog savjetodavnog odbora koji surađuje s Institutom za obnovu Dubrovnika, Ministarstvom kulture - Konzervatorskim uredom u Dubrovniku, Društvom prijatelja dubrovačkih starina i Uprave Grada Dubrovnika. Zaštitni aranžmani provode se sukladno Zakonu o obnovi

ugroženog povijesnog središta Dubrovnika (NN, br. 21/86) i daljnjim izmjenama i dopunama (1989., 1999.). Sredstva za održavanje i očuvanje osiguravaju nacionalni i lokalni proračun, kao i prihodi od ulaznica za posjetitelje. Osim toga, postoji nacionalni sustav praćenja koji izvješćuje o stanju imovine svake 4 godine.

Opće stanje očuvanosti dobra je dobro. Grad Dubrovnik pretrpio je znatna oštećenja potresom 1979. godine, kao i tijekom Domovinskog rata, pa je dugoročni prioritet konsolidacija tih šteta.