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CRITERIA FOR VALORISATION OF MANORS

ADDENDUM FOR SELECTION OF THE MOST VALUABLE CROATIAN MANORS

KEY WORDS:

- MANOR, CASTLE, BURG, CURIA, VILLA
- CONSTRUCTION HERITAGE
- RENOVATION AND PRESERVATION OF CULTURAL HERITAGE
- CONTEMPORARY USE OF HISTORICAL BUILDINGS
- VALORISATION OF CULTURAL MONUMENTS

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INTRODUCTION

Despite being protected under the law, Croatian manors, castles (burgs, castles, medieval feudal towns), curiae, villas and summer houses continue to fall into decay, even more so today than before when we were inclined to blame their sad fate on the socio-political system. Statistical records may show that the state invests into Croatian manors; however, the situation in the field is overwhelmingly gloomy. The biggest chunk of state funding goes to a handful of castles-museums, while the remaining funds need to be distributed among a large number of buildings – which as a rule cover only minor maintenance or urgent repairs. Such fire fighting measures are completely inefficient, and often result in improvised and unprofessional reconstruction works and in many cases are antiproductive. Therefore it should not surprise that as many as one third of all Croatian manors have no purpose while half of them are in a very bad repair.

This situation is a consequence of the state's neglect and disinterest in manors. It surprises, though, that state should take such an attitude when we know that manors are among leading tourist attractions and represent a source of significant income in many European countries. Except for a few rare examples (such as Trakošćan), Croatian manors do not generate profit; on

contrary, their running expenses greatly outweigh income causing losses that will be hard to sustain in the long term. This calls for development of a national strategy for restoration and revitalization of manors in order to reconstruct at least the most valuable buildings, find acceptable and sustainable purposes and ensure permanent sources of funding. The prerequisite for developing the national strategy is to conduct a systematic evaluation, determine the most valuable examples and decide which ones will receive funding for reconstruction from the state budget. All other manors, strongly prevailing in number, will need new acceptable ownership structures and financially sustainable models of revitalization and reuse. Presently, very few manors are privately owned. Many manors have not resolved their formal-legal status. Some are in mixed ownership (private-state), some are trying to resolve their ownership at court, the ownership of several others is still unclear (they are in the process of restitution to previous owners or their heirs), and so on.

The aim of this paper is to raise awareness about the need for conducting a systematic and scientifically based valorisation of manors, castles (burgs, medieval feudal towns), curiae, villas and summer houses in order to establish the most objective criteria for their reconstruction and revitalization. This paper is a continuation of our previous research published in the last year's book of conference proceedings¹ and is compatible with the European Villas² project. It examines criteria for systematic valorisation of manors and in doing so starts from spatial-landscape, architectural-construction and cultural-historical criteria, but takes into account also some new criteria – mainly those pertaining to tourism and economic sustainability.

The last systematic valorisation of Croatian manors was conducted 40 years ago, at the end of the 1960s, and was led by Anđela Horvat who published the results in the study *Manors and Curiae of Northern Croatia – Their State and Possibilities for Inclusion into Modern Life*³. In it all manors and curiae were grouped into five value categories, ranging from international to local and ambient significance.⁴ Even though nearly fifty years have passed since and many a thing has changed (from the condition of manors to the value criteria), this categorization has remained unofficially in use because no newer ones were made. There is no doubt whatsoever about the need for conducting a new valorisation that would be in accordance with contemporary knowledge and modern criteria for cultural heritage evaluation. This paper does not aspire to offer comprehensive valorisation of manors - its aim is to provide starting points for the comprehensive valorisation criteria. Therefore it should be understood as an initiative step toward developing an interdisciplinary, scientific study on the value of Croatian manors, a study that would enable their more efficient reconstruction and revitalization.

LEGAL FRAMEWORK FOR VALORISATION OF MANORS

In the *Law on the Protection and Preservation of Cultural Goods* (NN 69/1999, 151/2003, 157/2003) and the *Rule Book on the Register of Cultural Goods of the Republic of Croatia* (NN 59/2000, 37/2001), valorisation is reduced merely to recording cultural goods in one of the three lists: *the List of Protected Cultural Goods*, *the List of Cultural Goods of National Significance* and *the List of Preventively Protected Goods*.

The Law on the Protection and Preservation of Cultural Goods has references to valorisation, but it does not prescribe evaluation criteria and therefore the evaluation criteria for each category of cultural goods, including manors, need to be established separately. The characteristics of cultural goods are established in a decision brought by the Ministry of Culture, on the basis of expert evaluation (Article 12). The procedure of evaluating cultural goods of highest national significance for the Republic of Croatia (goods inscribed in *the List of Cultural Goods of National Significance*) is performed by a special expert commission of five members that are appointed by the Minister of Culture from the ranks of renowned experts for cultural heritage (Article 13). All cultural goods, manors included, are recorded in the Register of Cultural Goods (a public book kept by the Ministry of Culture) which is composed of three lists: *the List of Protected Cultural Goods*, *the List of Cultural Goods of National Significance* and *the List of Preventively Protected Cultural Goods* (Article 14). Cultural goods that are not recorded in the Register are of local significance and may

be proclaimed protected by the representative bodies of a local government or self-government – a county, the City of Zagreb, a town or municipality (Article 17).

The list of protected cultural goods (extract from *the Register of Cultural Goods of the Republic of Croatia*, NN 151/2002) contains only an inventory of historic buildings broken down by county, town and municipality, with no reference to their respective value categories. The method of keeping the Register is regulated by *the Rule Book on the Register of Cultural Goods of the Republic of Croatia* (NN 59/2000). The Rule Book has laid out guidelines for cultural goods of national and local significance (Articles 1 & 2), characteristics of cultural goods (Articles 3 & 4) and preventively protected cultural goods, protected cultural goods and cultural goods of national significance (Article 8).

According to this legal framework, there are two value categories of protected cultural goods – cultural goods of national significance and cultural goods of local significance. The protection of the first category is the responsibility of the state, i.e. the Ministry of Culture, whereas the protection of the second category is under the jurisdiction of the local government or self-government, subject to the previous consent by the responsible ministry. Since cultural goods were not categorized by their monument value, castles such as Veliki Tabor (a unique example in Croatia) and Jakovlje (one of the many of its kind from the 19th century) are entitled to the same level of protection. From a formal-legal point of view, there is no difference between cultural goods of global significance (such as cultural goods under UNESCO protection), cultural goods of the highest national significance and cultural goods of average national significance. All of them were inscribed into *the List of Protected Cultural Goods* with the exception of the most valuable among them which were additionally inscribed into *the List of Cultural Goods of National Significance*. Within each list there is no gradation in terms of value, although the service for the protection of cultural monuments used to implement a system of gradation in past decades. Thus a categorization was adopted as early as 1967 according to which all manors were grouped into five value categories.⁵ Permissions for performing reconstruction works or changing the building's purpose depended on the value category the building belonged to.

*The Instruction Book for Evaluation of Cultural Goods Recommended for Inscription into the Register of Cultural Goods of the Republic of Croatia (2004)*⁶ has laid out four groups of evaluation criteria: 1. characteristics⁷, 2. significance and function⁸, 3. time of origin⁹, and 4. special criteria¹⁰ (specific to particular types of cultural goods, for example to construction heritage). However, when evaluated by these criteria, cultural goods of the same type (for example, manors) are not classified into value categories that would enable us to establish levels of significance within each type, for example international, national, regional and local significance.

This analysis of laws and regulations governing the protection of cultural goods leads to the conclusion that valorisation of cultural goods has neither been prescribed nor carried out in a way that would establish value categories within each type of cultural goods. This means that we are not assessing the value of our manors and do not know which of our manors are of European (or Central European) significance, which are valuable examples of the highest national significance and which are examples of local significance (on the level of county, town or municipality). Only when we establish these criteria will we be able to develop a clear strategy for their protection, renovation and revitalization. That strategy will, in turn, have positive effects in decreasing the number of individual approaches to renovation and revitalisation because in most cases such approaches produce dissatisfactory results, as evident from the present state of manors in Croatia.

CRITERIA FOR THE VALORISATION OF MANORS

The procedure of evaluating cultural goods, including manors, requires a scientific approach and a well-prepared database. It is by far too large a task for one conference paper, such as this one. For this reason the goal of this paper is to establish the starting points and the first set of criteria which, in order to reach binding conclusions, will have to be further elaborated as well as interdisciplinary and integrally examined.

Examination of the valorisation criteria of manors and related buildings, primarily in terms of economic sustainability and justifiability, is also the objective of project *Villas*¹¹. Even though in the final stage project *Villas* will establish thoroughly tested criteria, particularly with regard to adequate and acceptable sustainable use, in their research they started from eight criteria: 1. characteristics of the place¹², 2. typology and original building features¹³, 3. ownership of the building¹⁴, 4. current and former purposes¹⁵, 5. suggested new purpose, 6. condition of the building, 7. economic cost-efficiency of the current use of a building, and 8. characteristics of the possible new purpose in comparison to the current purpose. These criteria were primarily aimed at finding new, sustainable purposes for historic buildings and ensuring that they live on. These criteria are crucial for the survival of manors and villas, but do not meet our requirement of being indicators of their value. Only criterion number 2 (typology and original building features) examines architectural and cultural-historical characteristics.

In the previous chapter we looked into the criteria for the evaluation of manors and related buildings established within the legal framework of Croatia and implemented in the field by the service for the protection of cultural heritage. The law and practice have laid out a number of criteria for performing the evaluation (see notes 7-10); nevertheless, a value system that would enable the establishment and comparison of value categories has never been established.

For the purpose of this research we need to establish the valorisation criteria which would enable procurement of first results, but such that lead to comprehensive evaluation and determination of the most valuable Croatian manors. Establishment of the criteria starts from legal provisions (particularly those laid out in *the Instruction Book for Evaluation of Cultural Goods*, adopted in 2004), takes into account international researches carried out within the *Villas* project and draws on this author's years of experience in surveying Croatian manors. It is to be expected that these evaluation criteria will become more refined and grow in number and scope with each new elaboration.

Evaluation criteria ought to consider manors from different points of view – first and foremost from the conservation, cultural-historical, architectural-construction and spatial-ambient ones, but also from the point of view of tourism⁶, economy and property-legal. Together, these criteria should produce a comprehensive examination of manors as spatial-construction and cultural-historical wholes. The former will determine the measure for valorisation, the later will play crucial role in establishing an acceptable and sustainable purpose.

A) CONSERVATION CRITERIA FOR VALORISATION

1. ORIGINAL STATE OF THE MANOR (the degree of preservation of the building's historical/original appearance – original architectural form):
 - manor entirely preserved in its historical appearance _ (5)
 - manor restored in accordance with the conservation criteria _ (4)
 - manor largely preserved in its historical appearance _ (3)
 - small part of the manor preserved in its historical appearance (some new parts) _ (2)
 - historical appearance of the manor completely changed (largely or entirely new) _ (1)
 - the manor has vanished _ (0).
2. ORIGINAL STATE OF FARM BUILDINGS (preservation of farm buildings):
 - original appearance of farm buildings preserved in entirety _ (5)
 - farm building(s) restored in accordance with the conservation criteria _ (4)
 - farm buildings largely preserved in their historical appearance _ (3)
 - small part of farm buildings preserved in their historical appearance _ (2)
 - historical form of farm buildings entirely changed _ (1)
 - farm buildings have vanished _ (0).
3. ORIGINAL STATE OF LANDSCAPE (preservation of landscape and gardens in historical/original appearance):
 - landscape preserved entirely in its historical appearance _ (5)
 - landscape restored in accordance with the conservation criteria _ (4)
 - landscape largely preserved its historical appearance _ (3)
 - small part of the landscape preserved in its historical appearance _ (2)
 - historical appearance of the landscape entirely changed _ (1)

- landscape has vanished _ (0).
4. PRESERVATION AND VALUE OF VARIOUS BUILDING PHASES:
(lasting in continuity: preservation indicated by the degree of preservation of original appearance)
- very high degree of preservation and value of the manor's development phases from the late Middle Ages to the 20th century_ (5)
 - high degree of preservation and value of the manor's development phases _ (4)
 - average degree of preservation and value of the manor's development phases _ (3)
 - lower degree of preservation and value of the manor's development phases _ (2)
 - very low degree of preservation and value of the manor's development phases _ (1)
 - no available data on the manor's development phases _ (0).
5. RARITY (uniqueness of the manor, architectural elements, farm buildings, landscape, etc.):
- existence of highly valuable unique characteristics to a very high degree _ (5)
 - existence of unique characteristics to a larger degree_ (4)
 - existence of unique characteristics to a balanced degree _ (3)
 - existence of unique characteristics to a lesser degree _ (2)
 - existence of traces of unique characteristics _ (1)
 - no unique characteristics at all _ (0).
6. EXISTENCE OF HISTORICAL SOURCES IMPORTANT FOR RESEARCH AND RESTORATION:
- existence of a very large number of highly valuable historical sources for research and restoration_ (5)
 - existence of a significant number of historical sources for research and restoration _ (4)
 - existence of an average number of historical sources for research and restoration _ (3)
 - partial existence of historical data _ (2)
 - existence of meagre historical data _ (1)
 - no reliable data at all _ (0).

B) CULTURAL-HISTORICAL CRITERIA FOR VALORISATION

7. VALUE DUE TO AGE (TIME OF CONSTRUCTION):
- very high value due to age (late medieval – early Baroque/Renaissance manors – until the 17th c.) _ (5)
 - high value due to age (Baroque manors – 18th century) _ (4)
 - old manors (late Baroque/classicist manors – 18th/19th century) _ (3)
 - manors built in mid- and late 19th century_ (2)
 - manors built at the beginning of the 20th century _ (1)
 - replicas of manors built at the end of the 20th and the beginning of the 21st century _ (0).
8. CULTURAL-HISTORICAL VALUE:
- very high cultural-historical value _ (5)
 - high cultural-historical value _ (4)
 - more noticeable cultural-historical value _ (3)
 - less noticeable cultural-historical value _ (2)
 - very low cultural-historical value _ (1)
 - no cultural-historical value at all _ (0).
9. AESTHETIC-ARTISTIC VALUE (stylistic-form value of the manor and/or manor complex):
- very high aesthetic-artistic value recognized on the European level _ (5)
 - very high aesthetic-artistic value important on the national level _ (4)
 - more noticeable aesthetic-artistic value _ (3)
 - less noticeable aesthetic-artistic value _ (2)
 - very low aesthetic-artistic value _ (1)
 - no aesthetic-artistic value at all _ (0).

C) ARCHITECTURAL-CONSTRUCTION CRITERIA FOR VALORISATION

10. EXISTING BUILDING CONDITION:
- excellent building condition (regular maintenance) _ (5)
 - good building condition (irregular maintenance) _ (4)
 - poor building condition _ (3)
 - falling into decay _ (2)
 - a ruin without a roof _ (1)
 - manor has vanished _ (0).
11. BUILDING MATERIALS:

- original building materials preserved in entirety_ (5)
 - original building materials largely preserved _ (4)
 - roughly equal representation of original and new building materials _ (3)
 - original building materials preserved to a lesser degree _ (2)
 - new building materials replaced the original ones to a high degree _ (1)
 - all building materials are new (no original materials) _ (0).
12. PRESERVATION OF INTERIOR ARCHITECTURE (building elements including wall paintings):
- original interior preserved in entirety _ (5)
 - original interior largely preserved _ (4)
 - half of the original interior preserved _ (3)
 - part of the original interior preserved _ (2)
 - very little of the original interior preserved _ (1)
 - interior completely altered (new interventions in the interior) _ (0).
13. PRESERVATION OF MOVABLE INTERIOR (furniture and equipment):
- original furniture and equipment preserved in entirety _ (5)
 - original furniture and equipment largely preserved _ (4)
 - quality historic (stylistic) furniture originally not belonging to the manor _ (3)
 - very few items of original furniture and equipment _ (2)
 - historic (stylistic) furniture of moderate quality originally not belonging to the manor _ (1)
 - no preserved items of historic furniture or equipment (everything is new) _ (0).

D) SPATIAL-AMBIENT CRITERIA FOR VALORISATION

14. PRESERVATION OF THE SURROUNDING AMBIENCE (landscape/urban environment):
- original landscape/urban environment preserved in entirety _ (5)
 - quality landscape/urban environment largely preserved_ (4)
 - half of the quality landscape/urban environment preserved_ (3)
 - original landscape/urban environment preserved to a lesser degree_ (2)
 - the surrounding environment entirely changed _ (1)
 - the surrounding environment completely devastated _ (0).
15. PRESERVATION OF PARKS AND GARDENS:
- historic park preserved in entirety _ (5)
 - historic park largely preserved _ (4)
 - half of the historic park preserved _ (3)
 - historic park preserved to a lesser degree _ (2)
 - the park was not preserved, but the land on which it stood has not been built _ (1)
 - the park land was degraded by construction _ (0).
16. URBAN FEATURES:
- manor complex preserved in its original appearance and in urban/landscape ambience _ (5)
 - manor complex is a historical whole around which a settlement developed _ (4)
 - manor complex is a preserved whole in a quality landscape ambience _ (3)
 - manor complex lies in an unattractive urban/landscape ambience _ (2)
 - manor complex does not relate in a quality way to its environment _ (1)
 - construction in the environment has completely degraded the manor _ (0).

RESEARCH RESULTS

Valorisation of Croatian manors was conducted on the sample of 100 manors and represents a continuation of our previous survey published in the 2005 research¹⁷, which examined the use of the same 100 manors and curiae in Northern Croatia. Manors were grouped by county and evaluated according to 16 criteria grouped into conservation criteria, cultural-historical criteria, architectural-construction criteria and spatial-ambient criteria. Each criterion consisted of six value elements weighting from 0 to 5 points. Evaluation was carried out in June of 2006 and represents the situation in the field at that exact time. The production of new knowledge and each new survey will undoubtedly affect its accuracy. Nevertheless, this research is valuable in that it has produced the first valorisation and the basis for comparing Northern Croatian manors.

The results obtained in this survey are very interesting and can be interpreted in various ways. Had we started from a different set of criteria or left some of the criteria out, we would have undoubtedly obtained different results. However, it is important to examine and evaluate all manors at the same period of time and by the same set of criteria because it is only then that we can compare them regardless of their size, age or current purpose, unburdened with the existing perception of their value and our personal impression of them, although it is hard to be completely non-subjective in any evaluation.

MANORS EVALUATED BY THE CONSERVATION CRITERIA

Conservation was examined through six criteria and offered a maximum of 30 points. Manors receiving the highest scores are Trakošćan (28) and Valpovo (27). Following them are Ščrbinec, Varaždin Old Town, Veliki Bukovec and Veliki Tabor with 26 points, and Ilok and Lužnica with 25 points.

Under the criterion of original state of the manor (criterion 1), twenty manors scored maximum points (5), but it ought to be mentioned here that the criterion was loosely applied as only five manors retained in continuity the purpose for which they had been originally constructed. These five are: manor Ščrbinec, manor Hellenbach in Marija Bistrica, curia Jelačić in Donja Batina, curia Domjanić in Donja Zelina and, to some extent, manor Gorica in Pregrada. Other 15 manors with the maximum points fulfilled the criterion of original appearance in that they entirely preserved original exterior appearance whereas their interior had not been subjected to any major architectural alterations.

The original appearance of farm buildings (important for the wholeness of the manor complex, criterion 2) was preserved only in Bežanec, Ludbreg, Novi Dvori Jelačićevi (Zaprešić) and Veliki Bukovec. Ludbreg is the only manor where these farm buildings were put to a quality modern use, whereas the rest of the manors have not yet been restored.

With no major alterations to their historical appearance (criterion 3) and therefore best preserved are parks adjacent to the Old Town in Čakovec and manors Ilok, Lužnica, Maruševec, Opeka, Veliki Bukovec, Stubički Golubovec, Ščrbinec, Trakošćan and Valpovo, as well as the original landscape around the Old Town of Đurđevac and Veliki Tabor castle.

According to the preservation and value of various building stages (criterion 4), 14 manors scored maximum points (5). The criterion was rather loosely applied.

Points for rarity (criterion 5) were given for the architectural value of the manor or individual architectural elements, farm buildings and landscape. Maximum points were given to altogether 24 manors.

Only nine manors were evaluated as being historical sources of research and renovation (criterion 6) to a much larger extent than most other manors in Croatia. This only goes to indicate how difficult it is to research or perform conservation works on manors.

MANORS EVALUATED BY THE CULTURAL-HISTORICAL CRITERIA

Cultural-historical value of manors was assessed on the basis of three criteria offering a maximum of 15 points. The four manors with the maximum points are Klenovnik, Trakošćan, Varaždin Old Town and Valpovo.

According to the time of construction and value due to age (criterion 7), maximum points were awarded to manors with late medieval or Renaissance-Baroque segments for these elements are indicators of more than five centuries of continuity. These manors are: Bela I, Bisag, Cernik, Čakovec, Đurđevac, Kaptol (Požega), Klenovnik, Kutjevo, Lobar, Lovrečina (Vrbovec), Mali Tabor, Maruševec, Novi Dvori Klanječki/Cesargradski, Radovečki Križovljan, Ščrbinec, Trakošćan, Valpovo, Varaždin Old Town, Velika Horvatska and Veliki Tabor.

Evaluation of cultural-historical values (criterion 8) revealed that 43% of all surveyed manors deserve maximum points.

Of the highest aesthetic-artistic value (criterion 9) and therefore awarded with 5 points are manors Bilje, Gornja Bistra, Gornja Stubica, Klenovnik, Trakošćan, Valpovo Varaždin Old Town and Veliki Tabor. These manors are recognizable in the Central European space.

MANORS EVALUATED BY THE ARCHITECTURAL-CONSTRUCTION CRITERIA

Evaluation of the architectural-construction characteristics was carried out by four criteria, namely the existing building condition, preservation of original building materials, preservation of interior architecture and preservation of movable interior. The highest points scored were 19 and 18 and were awarded to the following manors: Donja Zelina (curia Domjanić), Donja Batina (curia Jelačić), Marija Bistrica (manor Hellenbach), Miljana, Ščrbinec and Trakošćan.

Of very good building condition (criterion 10) are 23% of Croatian manors. This percentage refers to manors with the lasting purpose and regular maintenance. Even though another 33% of manors are in a relatively good condition, they are not regularly maintained. This analysis has revealed that altogether 56% of manors are in good condition. On the other side, there are 30% of manors in poor condition and 13% falling into decay, while one manor has vanished, but its garden and some adjacent buildings have been preserved.

Original architectural-construction materials (criterion 11) have been best preserved in 13 manors and to a large extent in another 50.

Interior architecture (criterion 12), referring to interior walls and components (possibly with wall paintings), has been preserved almost in entirety in 10% of manors and to a large extent in another 21%.

Movable interior (criterion 13), implying furniture and other interior equipment, has been preserved in entirety only in four manors – curia Jelačić in Donja Batina, curia Domjanić in Donja Zelina, manor Hellenbach in Marija Bistrica and Dvor Ščrbinec.

MANORS EVALUATED BY THE SPATIAL-AMBIENT CRITERIA

Spatial-ambient value was assessed through three criteria – preservation of the surrounding ambience, preservation of parks and gardens, and urban features, offering a maximum of 15 points. The highest spatial-ambient value (maximum 15 points) was recorded for manors Opeka, Trakošćan, the Old Town in Čakovec and Valpovo. One point less, 14, was awarded to the spatial-ambient value of Donja Zelina (curia Domjanić), Novi Dvori Jelačićevi (Zaprešić), Donja Batina (curia Jelačić), Gorica (Pregrada), Gornja Bistra, Kaptol, Klenovnik, Maruševac and Ščrbinec.

The degree of preservation of the surrounding ambience (criterion 14), be that ambience landscape or settlement, also adds to the value of a manor. In the case of 29% of manors ambience was preserved in entirety, whereas in the case of another 37% it was preserved to a large extent. This reveals that altogether 66% of manors possess highly valuable ambient features.

THE MOST VALUABLE MANORS OF NORTHERN CROATIA

On the basis of the previously set criteria, we put together a rank-list of one hundred manors of Northern Croatia. Nineteen highest-ranking manors from that list (76-62 points) make up one fifth of all surveyed manors and represent the most valuable Croatian manor heritage. The first five places went to Trakošćan, Ščrbinec, Valpovo, Varaždin Old Town and Veliki Tabor. In the top ten are also the Old Town in Čakovec, manor in Gornja Bistra, castle Oršić in Gornja Stubica, Lužnica near Zaprešić and Miljana. The remaining nine manors, ranking 11-19, are: Veliki Bukovec, curia Domjanić in Donja Zelina, Ilok, Klenovnik, manor Hellenbach in Marija Bistrica, Maruševac, and Gorica near Pregrada, the big manor in Našice and Stubički Golubovec in Donja Stubica.

Of these 19 most valuable manors of Northern Croatia, six are currently without a lasting purpose which would ensure their permanent preservation and regular maintenance. These six are: manor in Gornja Bistra (presently housing a children's hospital which is an entirely inadequate purpose), Maruševec (currently without a purpose), Miljana (currently without a purpose, its owners have put it up for sale), Stubički Golubovec (part of the manor is used by the *Kajkaviana* association, another part was sold), Valpovo (part of the manor has been restored, the larger part is without a purpose) and Veliki Bukovec (the larger part of the manor is without a purpose). Given their value, size and location, these manors should receive full support from the state budget, not only for conservation and restoration but also for efforts to come up with a well-thought out purpose, one that would breathe in a new life and strongly stimulate economic development of towns and municipalities on whose territory manors are located.

Several of these 19 most valuable Croatian manors are in a very poor building condition and in need of urgent building, conservational and even static repair. Such are manors in Gornja Bistra, Veliki Bukovec, Marija Bistrica, Maruševec, Gorica near Pregrada and Stubički Golubovec. Without a substantial financial support from the state, it will not be possible to restore them to new life.

When it comes to the territorial location of these 19 most valuable manors, eight manors belong to the Krapina-Zagorje County (Ščrbinec, Veliki Tabor, Gornja Bistra, Gornja Stubica, Miljana, Marija Bistrica, Gorica/Pregrada and Stubički Golubovec), five to the Varaždin County (Trakošćan, Varaždin Old Town, Veliki Bukovec, Klenovnik and Maruševec), two to each the Zagreb County (Lužnica and Donja Zelina) and the Osijek-Baranja County (Valpovo and the big manor in Našice), and one to each the Međimurje County (Old Town in Čakovec) and the Vukovar-Srijem County (the manor in Ilok).

CONCLUSION

This survey of 100 Croatian manors has produced valuable knowledge and data which should be further used in defining the national strategy for the protection and revitalisation of manors. It is to be wished that the next survey encompasses all manors in Northern Croatia as well as Renaissance summer houses at the Adriatic coast and other similar historic buildings. The goal should be to use state funding for the renovation of the most valuable manors and refer other, less valuable manors to alternative sources of funding (local governments and self-governments, private entrepreneurs, donors, etc.). In circumstances when restoration or even just preservation of all cultural goods is not possible, such an approach would ensure that the most valuable cultural heritage is saved from devastation and decay.

We need to draw up a strategic, scientifically based development plan and include all manors, castles, curiae, summer houses and other similar historic buildings in it. Such a plan ought to be drawn up to facilitate the national strategy for the revitalization of manors as valuable cultural heritage and unused economic resource, highly important not only for the development of (continental) tourism (in Northern Croatia) but also for generating economic development of areas outside large cities.

This research has once again proven the need for establishing the Centre for Manors as a body responsible for coordinating and preparing restoration and renovation activities as well as for creating well thought-out starting points for the new life of manors, castles, curiae, summer houses and other similar buildings. There is a shortage of scientifically based, operative, executable and sustainable models for renovation and revitalization. It is the only way to turn this valuable cultural-historical heritage into a precious source of cultural and economic prosperity. Until we approach the problem of manors and summer houses from this perspective, they will continue to fall into decay and vanish for good despite funding from the state budget.

VALUE LIST OF MANORS BY COUNTY

(Numbers in brackets refer to points as per table)

MANORS OF KRAPINA-ZAGORJE COUNTY

1. Ščrbinec (73)
2. Veliki Tabor (70)
3. Gornja Stubica (65)
4. Miljana (65)
5. Marija Bistrica (64)
6. Gorica/Pregrada (62)
7. Stubički Golubovec (62)
8. Donja Batina – kurija Jelačić (61)
9. Bedekovčina Gornja (59)
10. Sveti Križ Začretje (59)
11. Oroslavje Donje (55)
12. Bežanec (54)
13. Lobor (53)
14. Razvor/Kumrovec (51)
15. Novi Dvori Klanječki/Cesargradski (50)
16. Poznanovec (50)
17. Mali Tabor (47)
18. Popovec/Krapina (47)
19. Mirkovec (46)
20. Bedekovčina Donja (44)
21. Zajezda (44)
22. Dubrava/Pregrada (40)
23. Belec/Selnica (39)
24. Bračak (39)
25. Velika Horvatska (39)
26. Oroslavje Gornje (37)
27. Tuheljske Toplice – kurija Mihanović (31)
28. Gredice (30)
29. Klokovec (20)

MANORS OF VARAŽDIN COUNTY

1. Trakošćan (76)
2. Varaždin- Stari grad (71)
3. Veliki Bukovec (65)
4. Klenovnik (64)
5. Maruševec (64)
6. Ludbreg (57)
7. Opeka (56)
8. Radovečki Križovljan (55)
9. Bela I. (52)
10. Novi Marof (47)
11. Jalžabet (46)
12. Martijanec (45)
13. Bela II. (44)
14. Bajnski Dvori (43)
15. Šaulovec (41)
16. Bisag (40)
17. Vidovec (40)
18. Jalkovec (36)
19. Vinica Gornja (35)
20. Vinica Donja (33)

MANORS OF ZAGREB COUNTY

1. Gornja Bistra (66)
2. Lužnica/Zaprešić (65)

3. Donja Zelina/Sv. Ivan Zelina (64)
4. Lovrečina/Vrbovec (56)
5. Novi Dvori Jelačićevi/Zaprešić (54)
6. Božjakovina (53)
7. Laduč/Zaprešić (51)
8. Gradec (50)
9. Januševec/Zaprešić (47)
10. Vrbovec (46)
11. Nespeš/Sveti Ivan Zelina (44)
12. Sveta Helena/Sv. Ivan Zelina (43)
13. Jakovlje (38)
14. Dugo Selo (36)
15. Štakovec/Brckovljani (31)

MANORS OF OSIJEK-BARANJA COUNTY

1. Valpovo (71)
2. Našice – veliki dvorac (62)
3. Donji Miholjac (61)
4. Bilje (59)
5. Retfala/Osijek (49)
6. Našice – mali dvorac (44)
7. Darda (43)
8. Bizovac (41)
9. Čepin (38)
10. Tenje/Osijek (37)
11. Feričanci (31)

MANORS OF VIROVITICA-PODRAVINA COUNTY

1. Virovitica (58)
2. Suhopolje (49)
3. Cabuna/Suhopolje (38)
4. Orahovica (38)
5. Kapela Dvor/Lukač (27)
6. Špišić Bukovica (20)

MANORS OF VUKOVAR-SRIJEM COUNTY

1. Ilok (64)
2. Vukovar (55)
3. Nuštar (53)

MANORS OF KOPRIVNICA-KRIŽEVCI COUNTY

1. Đurđevac - Stari grad (61)
2. Gornja Rijeka (45)
3. Rasinja (39)

MANORS OF POŽEGA-SLAVONIA COUNTY

1. Kutjevo (56)
2. Kaptol (54)
3. Trenkovo (54)
4. Pakrac (32)
5. Brestovac (29)

MANORS OF MEĐIMURJE COUNTY

1. Čakovec (68)
2. Pribislavec (38)

MANORS OF BJELOVAR-BILOGORA COUNTY

1. Daruvar (56)
2. Dioš/Končanica (38)

MANORS OF SISAK-MOSLAVINA COUNTY (north of river Sava)

1. Popovača (49)
2. KUTINA (38)

MANORS OF BROD-POSAVINA COUNTY

1. Cernik (49)

VALUE LIST OF NORTHERN CROATIAN MANORS

(Selection of 100 manors; numbers in brackets refer to points as per table; maximum number of points: 80)

1. Trakošćan (76)
2. Ščrbinec (73)
3. Valpovo (71)
4. Varaždin – Stari grad (71)
5. Veliki Tabor (70)
6. Čakovec – Stari grad (68)
7. Gornja Bistra (66)
8. Gornja Stubica (65)
9. Lužnica/Zaprešić (65)
10. Miljana (65)
11. Veliki Bukovec (65)
12. Donja Zelina/Sv. Ivan Zelina (64)
13. Ilok (64)
14. Klenovnik (64)
15. Marija Bistrica (64)
16. Maruševec (64)
17. Gorica/Pregrada (62)
18. Našice – veliki dvorac (62)
19. Stubički Golubovec (62)
20. Donja Batina – kurija Jelačić (61)
21. Donji Miholjac (61)
22. Đurđevac – Stari grad (61)
23. Bedekovčina Gornja (59)
24. Bilje (59)
25. Sveti Križ Začretje (59)
26. Virovitica (58)
27. Ludbreg (57)
28. Daruvar (56)
29. Kutjevo (56)
30. Lovrečina/Vrbovec (56)
31. Opeka (56)
32. Vukovar (56)
33. Oroslavje Donje (55)
34. Radovečki Križovljan (55)
35. Bežanec (54)
36. Kaptol (54)
37. Lobor (54)
38. Novi Dvori Jelačićevi/Zaprešić (54)
39. Trenkovo (54)
40. Božjakovina (53)
41. Nuštar (53)
42. Bela I. (52)
43. Laduč/Zaprešić (51)
44. Razvor/Kumrovec (51)
45. Gradec (50)
46. Novi Dvori Klanječki/Cesargradski (50)
47. Poznanovec (50)
48. Cernik (49)
49. Popovača (49)
50. Retfala/Osijek (49)
51. Suhopolje (49)
52. Januševec/Zaprešić (47)
53. Mali Tabor (47)
54. Novi Marof (47)
55. Popovec/Krapina (47)
56. Jalžabet (46)
57. Mirkovec (46)
58. Vrbovec (46)
59. Gornja Rijeka (45)
60. Martijanec (45)
61. Bedekovčina Donja (44)
62. Bela II. (44)
63. Našice – mali dvorac (44)
64. Nespeš/Sv. Ivan Zelina (44)
65. Zajezda (44)
66. Bajnski Dvori (43)
67. Darda (43)
68. Sveta Helena/Sv. Ivan Zelina (43)
69. Bizovac (41)
70. Šaulovec (41)
71. Bisag (40)
72. Dubrava/Pregrada (40)
73. Vidovec (40)
74. Belec/Selnica (39)
75. Bračak (39)
76. Rasinja (39)
77. Velika Horvatska (39)
78. Cabuna/Suhopolje (38)
79. Čepin (38)
80. Dioš/Končanica (38)
81. Jakovlje (38)
82. Kutina (38)
83. Orahovica (38)
84. Pribislavec (38)
85. Oroslavje Gornje (37)
86. Tenje/Osijek (37)
87. Dugo Selo (36)
88. Jalkovec (36)
89. Vinica Gornja (35)
90. Vinica Donja (33)
91. Pakrac (32)
92. Feričanci (31)
93. Tuheljske Toplice – kurija Mihanović (31)
94. Štakorovec/Brckovljani (31)
95. Gredice (30)
96. Brestovac (29)
97. Šestine – dvorac Kulmer (29)
98. Kapela Dvor/Lukač (27)
99. Klokovec/Krapinske Toplice (20)
100. Špišić Bukovica (20)

NOTES

1. Obad Ščitaroci, M.; Bojanić Obad Ščitaroci, B. (2005), *Dva tisućljeća dvoraca, vila i zamkova na tlu Hrvatske / The two millennia-long tradition of manors, villas and castles in Croatia*, in: *Suvremeno korištenje i kreativno upravljanje dvorcima, kurijama i ljetnikovcima / Contemporary use and creative management of manors, castles and villas*, Zagreb, 2005, pp. 17-38 (zbornik radova/conference proceedings), international project "Villas, stately homes and castles: compatible use, valorisation and creative management" _ Interreg IIIB Cadses; Zagreb, 10.11.2005.; Sveučilište u Zagrebu – Arhitektonski fakultet; ISBN 953-6229-40-4
2. Interreg IIIB-Cadses (2000-2006): Villas, stately homes and castles – compatible use, valorisation and creative management; www.villas-eu.org, www.dvorci.hr
3. Horvat, Anđela; Habunek-Moravac, Štefica; Aleksić, Nada (1970), *Dvorci i kurije sjeverne Hrvatske – stanje i mogućnosti njihova uključivanja u suvremeni život / Manors and Curiae of Northern Croatia – Their State and Possibilities for Inclusion into Modern Life*, Zagreb, Republički zavod za zaštitu spomenika kulture SRH
4. In the study *Manors and Curiae of Northern Croatia* (1970) manors were grouped into five categories based on their monument value: of international significance (0), of significance for Yugoslavia (1), of national significance (2), of regional significance (3), of local significance (4) and of ambient significance (5). This categorisation was adopted as early as 1967.
5. The 1967 categorisation of manors was based on the following criteria:
The zero (0) category was comprised of monuments of the highest cultural-artistic, historical and scientific value recognizable on the European/global level.
The first (1) category was comprised of monuments of unique, representative or significant development characteristics from the cultural-artistic, historical and scientific point of view, at that time on the territory of the former country; today this significance could be determined for south-eastern Europe (the Balkans).
The second (2) category was comprised of monuments of unique, representative and development significance with cultural-artistic, historical and scientific values from the territory of Croatia (it is possible to include those altered buildings which have preserved most of their original features and contents). The building's present state was not of importance for inclusion in the zero, first and second category (meaning that a ruin could also be classified as a cultural monument of zero category).
The third (3) category was comprised of monuments holding significance for a specific region and possessing certain artistic, historical and scientific significance and which as such had become a recognizable element in the environment.
The fourth (4) category was comprised of monuments of average or lesser cultural-artistic, historical and scientific value, important for a narrow local area (monuments which by their value belonged to a higher category, but whose original appearance had been changed to a high degree or was preserved only in details also belonged to this category).
The fifth (5) category was comprised of buildings and structures of minimal cultural-artistic, historical and scientific value but which, when regarded as a whole, contributed to the value of a certain environment.
6. *Uputa za vrjednovanje kulturnih dobara predloženih za upis u Registar kulturnih dobara Republike Hrvatske / The Instruction Book for Evaluation of Cultural Goods Recommended for Inscription into the Register of Cultural Goods of the Republic of Croatia*, Ministarstvo kulture RH, klasa: 612-08/04-01-06/03, urbroj: 532-10-1/8(JB)-5, Zagreb, 21.05.2004.
7. According to *the Instruction Book*, CHARACTERISTICS OF A CULTURAL GOOD are established on the basis of originality, rarity, representativeness, diversity, integrality as well as ambient and aesthetic-artistic value. ORIGINALITY implies the existence of original (primary) elements of the building and the environment. RARITY presupposes uniqueness or existence of a very small number of buildings or construction and environmental elements. REPRESENTATIVENESS is determined on the basis of being unique of its kind, being restricted to a certain area or time period or having typical or specific forms. DIVERSITY manifests in the richness of structures, forms, processes and contents. INTEGRALITY can be seen in preserved functions and forms of the cultural good. AMBIENT or LANDSCAPE VALUE is manifested as the degree of attractiveness and general influence of the particular cultural good on human environment. AESTHETIC-ARTISTIC VALUE is manifested as the presence of widely accepted artistic or aesthetic characteristics.
8. According to *the Instruction Book*, SIGNIFICANCE AND FUNCTION of a cultural good are assessed in relation to the good's scientific, cultural and educational importance and manifest as the possibility for researching, presenting, using and nurturing values of a cultural good to the extent that would not affect its characteristics as a cultural good.

9. According to *the Instruction Book*, THE TIME OF CONSTRUCTION is evaluated with regard to the good's age and duration as well as with regard to its state of preservation in comparison with the original state.
10. According to *the Instruction Book*, SPECIAL CRITERIA refer to immovable cultural goods, that is, to construction heritage. Based upon the fundamental criteria (characteristics, significance and function, time of origin), valorisation included the function, form, materials, environment, construction, the quality of construction works and applied finishes. FUNCTION (PURPOSE) is evaluated as: original (unaltered), partially original and altered (degradation of the structure). FORMING is evaluated as original, partly new, largely new or entirely new. Materials are evaluated as original, partly original or completely replaced. ENVIRONMENT (IMMEDIATE SURROUNDINGS, AMBIENCE) is evaluated as preserved, partially altered, completely altered and devastated. STRUCTURE is evaluated as either original structure, partially altered structure or completely altered (new) structure. QUALITY OF CONSTRUCTION WORKS AND ATTENTION TO DETAILS are evaluated as high quality and well-preserved condition, good quality and relatively well-preserved condition and poor quality (either due to alterations to the building or because of originally poorly done construction works with no affinity for details).
11. Economic sustainability and justifiability of contemporary use of manors and similar historic buildings within the *Villas* project is coordinated and managed by the University in Trieste and its Department for Construction.
12. CHARACTERISTICS OF THE PLACE are examined through four criteria: geographical position (accessibility), characteristics of the landscape, economic indicators and urban features.
13. TYPOLOGY AND ORIGINAL BUILDING FEATURES are examined through four criteria: characteristics of the architectural whole, composition and dimensions of main elements of complex's integrality, existence of other elements of complex's integrality and architectural-historical features.
14. OWNERSHIP OF THE BUILDING is examined through four criteria: owned by one or more persons, owned by a private company, public ownership (in the ownership of the state, local government or self-government) and ownership burdened by mortgage.
15. CURRENT AND FORMER PURPOSES are examined through four criteria: type of current purpose, degree of current purpose (use), type of former purpose and importance of the criterion that led the owner to abandon the former purpose and choose a new one.
16. To establish tourism criteria, the following indicators ought to be taken into consideration as well: attractiveness of the landscape or urban surroundings, attractiveness of the manor's appearance, interesting purpose, accessibility by road or rail, etc.
17. See note 1.

BASIC INFORMATION ABOUT THE AUTHORS

MLADEN OBAD ŠČITAROCI, Ph.D. in architecture, is a full-time professor at the Faculty of Architecture, University of Zagreb. He teaches courses at the Department for Urban Planning, Physical Planning and Landscape Architecture (History of Urbanism, Urban Planning, Landscape Architecture, and Restoration of Historic Gardens). He is the author of ten books, about sixty scientific papers and around 150 specialized projects from the fields of urban planning and landscape architecture as well as head of scientific projects. He is a full member of Croatian Academy of Technical Sciences and an associate member of Croatian Academy of Sciences and Arts.

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