

SUMMARY

GOLUBOVEC MANOR IN DONJA STUBICA – STUDY OF REVITALISATION AND RENOVATION OF THE MANOR, LANDSCAPE GARDEN, PARK AND FAIRY LAWNS

Prologue

The tradition of construction and development of manors, burgs (feudal towns) and curiae on the territory of Croatia is very long. In Northern Croatia first manors were built at the beginning of the 17th century in Hrvatsko Zagorje (North-western Croatia, north of Zagreb), a region with the highest density of manors and curiae in the country.

Northern Croatian manors most often had a dual purpose: they were the seats of noble estates from which all economic affairs were managed and simultaneously served as places of residence and/or as country houses. Only a small number of manors have been used for dwelling in continuity. The majority were given a new purpose which, during the 20th century, changed very often. Some castles vanished, the majority are in disrepair. For decades Croatian manors have been left to decay. At the beginning of the 21st century a third of all manors have no designated use and another third have only a temporary one, whereas overall half of them are in bad condition.

Such a state is the consequence of the government's disinterest in manors. It is surprising that the government takes no interest in Croatian manors knowing that in many European countries manors are among leading tourist attractions and a significant source of income. Croatia needs a national strategy for the reconstruction and revitalization of manors if at least the most valuable of them are to be renewed, sustainable and acceptable use found and permanent funding ensured.

This Golubovec manor study could be used as a model for the revitalization of the forgotten, abandoned, uncared-for and decayed Croatian manors. After twenty-five years of researching, we would now like to make the renewal and revitalization of Croatian manors a tangible reality.

1. Introduction

The late Baroque-Classical manor Golubovec in Donja Stubica is one of the most valuable Croatian manors. Despite many misfortunes in the last six decades, Golubovec has found itself on the verge of a new life, with a new hope for reconstruction and long-awaited revitalization. This study is a preparatory step for turning the revitalization of the manor and its surroundings into a tangible reality. The surroundings here refer to the integrity of the manor, landscape garden, park, farmstead and Fairy Lawns. Golubovec, lying within borders of the Medvednica Nature Park, has been protected as a cultural good and a natural treasure, whereas the wider area of Golubovec has been also protected under the physical plan.

PURPOSE AND GOAL OF THE STUDY

Renovation and revitalization of the Golubovec manor and its surroundings by means of designating new uses and contents is an ambitious project of a long-term vision. The purpose is to carry out interdisciplinary research – historical, architectural, conservationist, urban, landscape and other – with an aim to establish clear guidelines for the reconstruction and revitalization of the manor as a place of a centuries-long co-existence of man and nature. The goal of this study is to come up with a concrete, economically sustainable plan and program for the revitalization of Golubovec.

The study has been carried out within the Faculty of Architecture's research project *Urban and landscape heritage of Croatia as part of the European culture*, the aim of which is to valorise Croatian heritage and create the foundation for comparisons with European exemplary cases.

The study was a part of the European research project *Villas, stately homes and castles – compatible use, valorisation and creative management* (short name *Villas*, www.villas-eu.org, www.dvorci.hr) which took place under the INTERREG IIIB PROGRAM and lasted from 2003 to the end of 2006. The study of the Golubovec manor is a sort of a pilot project stemming from *the Villas* project whose main objective was to increase the value of cultural heritage made up of historical manors, castles, curiae, villas and summer houses. The main starting point of the *Villas* project was that cultural heritage – preserved and managed in an appropriate way – could play a decisive role in spatial and economic development of a region.

LOCATION OF GOLUBOVEC

The manor and former noble estate Golubovec is situated in Donja Stubica in the Krapina-Zagorje County and lies within the borders of the Medvednica Nature Park. The road distance to Zagreb is forty two kilometres, the air distance to the centre of Zagreb only 19 kilometres.

The manor is located in a picturesque region with a gently hilly terrain, its landscape garden intertwining with groves, forests, meadows, arable land, vineyards, orchards and nearby hamlets.

At a close vicinity to Golubovec there are other historical settlements and manors: Donja Stubica, a medieval market town which developed more significantly in the 18th and 19th centuries; Stubičke Toplice, a thermal spa built according to a town plan from the beginning of the 19th century; a Baroque manor of the counts

Oršić in Gornja Stubica, standing in place of a medieval feudal town; Baroque manors in the nearby Oroslavje and 18-kilometres distant Marija Bistrica known as a Croatian national shrine.

2. Previous Research on Golubovec

There are a number of archive and scientific records on Golubovec from the period after World War II. Golubovec was the subject of two individual publications (booklets) dedicated to the manor and its owners: *Dvorac Golubovec* by Lelja Dobronić (1972) and *Gornji i Donji Golubovec* by Suzana Deak (1983).

A more detailed description of Golubovec and its owners can be found in books, master theses and conference proceedings of several authors: Vladimir Marković (1975), Mladen Obad Šćitaroci (1986, 1989, 1991), Mario Beusan (1988) and Vlasta Horvatić-Gmaz (2005).

The symposium "Bishop Maksimilijan Vrhovac in his time" held at Golubovec in 2003 was indirectly dedicated to the manor as well. Since the manor was in bishop Vrhovac's ownership and the bishop often spent time there, the symposium proceedings contain references to Golubovec – to the castle, the landscape garden, the farmstead, the owners, and so on.

Golubovec is mentioned in many other published works.

The majority of writing about the landscape garden dates back to the 1970s and 1980s, whereas not a single project or study on Golubovec was made after 1990.

3. Historical Records on Golubovec

Diverse historical records existing on Golubovec are kept in archives, at the Ministry of Culture of the Republic of Croatia, in museums and in private collections. For this study we disposed with cadastral, geodetic and other types of maps, blueprints and rough sketches, photographs, postcards, manuscripts and recollections of former owners, as well as literature. Some of these historical records are published for the first time in this study.

The oldest map showing Golubovec dates back to the second half of the 18th century. The map is important for the interpretation of Golubovec's historical development. Drawn on the map is the original location of an earlier smaller manor (*curia*) built in the 18th century which was changed with later constructions. Golubovec (*Gollubovecz*) as a site was mentioned for the first time on the map of the Diocese of Zagreb (1822) and described as *a manor with a chapel*. The first cadastral survey of Golubovec was completed in 1861 and shows a three-winged manor with a sign of a chapel on the west wing. The second cadastral map was assembled in 1909. This study also used modern maps at a scale of 1:5000 and orthophoto maps.

Neither the original nor any other older blueprints of the manor have been preserved. The only preserved blueprints date back to the second half of the 20th century. Another valuable record is the drawing of the Golubovec estate made several decades ago by the former owner baron Wolfgang Steeb.

There is a large number of photographs of the Golubovec manor from different periods throughout the 20th century. A valuable source for researching its early days (up to the beginning of the 19th century) is bishop Maksimilijan Vrhovac's *Diary/Diarium*, which he kept from 1801 to 1820.

Family archives of the Rauch, Steeb and Henneberg families contain very few or no documents at all. The manor archive has not been preserved (it was burned after World War II). A segment of the family archive records, mainly family photos, is kept by former owners – the barons Steeb who live in Austria. Due to years-long cooperation and friendship with the baron Wolfgang Steeb, we were able to acquire copies of many old photographs, the baron's letters with his memories of the manor and the landscape garden, and extracts from his unpublished autobiography. These records are precious for reconstructing the picture of Golubovec that no longer exists, especially of Golubovec between the two World Wars.

4. Golubovec Estate and Its Owners

In the Middle Ages, Golubovec belonged to the Stubica landed estate whose seat was in the noble (feudal) town of Stubica (Stubica Old Town). The best known owner of Stubica landed estate in the 16th century, at the time of the Peasant Uprising of Matija Gubec, was Franjo Tahy. Before Tahy, Stubica was the property of Andrija Heningh and Andrija Bathory.

At the beginning of the 17th century Golubovec became the possession of the baron Mallakoczy of Susedgrad (de Szomszedvár). Through the marriage of Ana Mallakoczy to Adam Sigismund Domjanić towards the end of the 17th century Golubovec came into the noble family Domjanić of Sveti Ivan Zelina. In 1780 Regina noble Domjanić married countess Drašković became the owner of the Old town in Donja Stubica and in 1871 also the owner of Golubovec. She began the building of the manor around the year 1790 and completed it around 1800. After her death in 1802 Golubovec was inherited by her son Ladislav. However, he passed away a year later, in 1803, and so Golubovec was inherited by her brothers Josip and Franjo noble Domjanić, who sold it on New Year's Eve of 1804 to Maksimilijan Vrhovac.

The bishop of Zagreb, Maksimilijan noble Vrhovac of Ehrenberg and Rakitovac (1752-1827), bought the manor as a private person and kept it until his death. Golubovec's first purpose was not that of a summer house or for representation, but rather that of a headquarters for running the farmstead which generated income for the upkeep of the manor and building of a thermal spa in the nearby Stubičke Toplice (during Vrhovac's time the spa was called Golubovečke Toplice). The most significant construction works undertaken by Vrhovac was the building of an altana (balcony supported on pillars) on the representative northern façade facing the landscape garden. Simultaneously with the improvements on the manor building, landscaping of the garden and landscape garden began. Vrhovac also bought the nearby Donji Golubovec estate (consisting of a curia and smaller farm buildings). Thus he consolidated the Golubovec estate. He then built new farm buildings on the Donji Golubovec estate and transformed it into a farmstead of the manor Golubovec.

After the death of bishop Vrhovac, Golubovec was inherited by his niece countess Ana Josipa Sermage born noble Novosel (1787-1860). Since Ana Sermage did not live in it continuously, she did not manage to maintain the previous level of economic activity. There are no known construction works from her period of ownership. When countess passed away, Golubovec was inherited by her daughter Antonija who brought Golubovec as her dowry to baron Levin Rauch de Nyek (1819-1890), later the viceroy of Croatia, known for negotiating the Croatian-Hungarian Settlement in 1868.

For half a century Golubovec was in the possession of the Rauch de Nyek family which also owned manors Lužnica near Zaprešić and Martijanec near Ludbreg as well as the most beautiful baroque palace in the Upper Town in Zagreb (palace Vojković-Oršić-Kulmer-Rauch, now the Croatian History Museum). Levin Rauch is credited with the renovation and revitalization of Golubovec and its new blossom in the second half of the 19th century. In 1913 Golubovec was inherited by his daughter Alice (1850-1924) and it was through her marriage to Christian von Steeb that Golubovec came into the Steeb family.

After the death of Alice Rauch Golubovec estate was inherited by her children - son Raoul (1879-1958), married to Hildegard noble Chavanne, and daughter Elsa (1878-1965), married to Ernest noble Henneberg, who divided the estate and jointly used the manor until 1945. They lived in the manor with their children – Vuk (Wolfgang), Janko (Johannes-Evangelist) and Marija Aleksija (Alice) Steeb, and Anna Henneberg. While in Steeb ownership, the estate was significantly reduced in size as a result of the first agrarian reform implemented after World War I.

With the end of World War II Golubovec befell the common fate of the majority of Croatian manors. All movable and immovable property registered to Raoul Steeb and Elsa Henneberg was confiscated in 1945. The Hennebergs, Hildegard Steeb and daughter Maria Alicia, left the manor and went to Austria, sons Janko and Vuk Steeb ended up in Bleiburg but managed to escape, and Raoul Steeb ended up in a detention camp from which he was released in 1948 and transported to Austria.

Similar was the fate of a large number of noble families who owned manors and landed estates in Croatia. In new social and political (mis)circumstances the attitude towards manors and former noble estates was devaluing and destroyable, particularly so in the first two decades after World War II. Tragic consequences of that attitude can be seen even today, and not only in Golubovec but in almost all Croatian manors. The majority of manors survived the war without any damage and with completely preserved interiors – furniture, paintings and other inventory. From most of them all that soon disappeared. Some things were saved and are today kept in museums; the majority were taken away or destroyed.

Up to 1969 Golubovec was used for various purposes: as a political school, children's home, warehouse, chicken farm and so on. Abandoned and heavily damaged, in 1969 it was taken over by *the History Museum of Croatia* (now *Croatian History Museum*) who renovated it and used it until 1978 when *the National and University Library* from Zagreb moved in. The Library stored almost 600,000 books in the manor. The new user was contractually obliged to renovate the manor and convert part of it into an exhibition space with an intention that it would become *the Museum of Kajkavian Book* in the future. Only at the end of 1988 would the manor become ready for exhibition activities and opening to visitors. The National and University Library withdrew from museum activities in Golubovec and so in 1989 the employees of the Library's Golubovec department together with a group of enthusiasts founded Kajkaviana – *the Association for collection, preservation and promotion of Croatian kajkavian cultural heritage* as the new body behind the opening of the *Museum of Kajkavian Book* in Golubovec.

With the completion of its new building in Zagreb, *National and University Library* abandoned the manor in 1995 and *Kajkaviana* remained the only user of Golubovec in uncertain circumstances. As the sole user, *Kajkaviana* would open the manor to visitors in 1996. Since then, the manor has successfully hosted concerts, literary evenings, exhibitions, symposiums and other types of events. However, due to extremely high costs of upkeep and a need for renovation, Golubovec cannot be permanently sustained despite all the enthusiasm on the part of *Kajkaviana* and financial support from the town of Donja Stubica and the Krapina-Zagorje County.

After Croatia passed *the Law on Restitution of Property Expropriated during Yugoslav Communist Rule* (National Gazette 92/1996), baron Janko Steeb filed a claim in 1997 for the restitution of property expropriated from his late father, baron Raoul Steeb. In 1999 first partial court ruling was issued regarding restitution of movable property representing cultural heritage. Since movable property as a cultural heritage is an integral part of collections, museums and galleries, rights of ownership were restituted to former owners but rights of possession were not. The second partial ruling was issued in 2001, restituting half of the manor and the landscape garden. The third partial ruling was issued in 2006 and the fourth one in 2007, restituting ownership rights to half of the land (forest, park, arable land and other). The other half of the manor, landscape garden and park remained under the ownership of the Republic of Croatia.

The process of restituting Golubovec to the baron Steeb's family and the sale of restituted immovable property and land (only a segment of the former estate was restituted) announced a new life phase for Golubovec – first and foremost in terms of a new life for Golubovec under the new owner, with new investments and revitalization program for the entire former manor complex which includes the manor, the landscape garden, the park and most of the Fairy Lawns. The owner of half of Golubovec is Vilinske poljane d.o.o., a company from Donja Stubica represented by Davor Vlajčević.

With the completion of the restitution process and sale of the restituted part of the estate, the presence of the Steeb family in Golubovec came to an end. With the state offering a concession over its share of the former landed estate, the new owner and user of Golubovec is opening a new phase in the life of the manor. This is an opportunity to give the manor and the entire complex a new life.

5. Landscape and Natural Features of Golubovec

The wider area of Golubovec, encompassing well-indented hills that make up the Medvednica foothill, is characterized by a diversity of landscape in terms of the contour of the terrain, arrangement and representation of plant groups, cultural and historical content (manors, churches, chapels) and scattered villages and hamlets. Visual quality and uniqueness of the area is seen in the mosaically arranged forests and agricultural land, well-indented hills and, most of all, in scenic views of the surrounding area from the Fairy Lawns. Most of the surface is covered by forests and arable land, less frequently by orchards and vineyards. Several larger creeks run through Golubovec estate (Toplica, Slani potok and Mesečaj). The landscape garden and the forest next to the manor are rich in water-springs, as evidenced by five wells and several small creeks.

The landscape park of Golubovec was created at the habitat of common oak and hornbeam forest (*Carpino betuli-Quercetum roboris*). On the surface area encompassed by this study, besides the natural forest of common oak and hornbeam, American white pine (*Pinus strobus*) was also forested. Today the forest is a mixture of sessile oak (*Quercus petraea*), American white pine, common beech (*Fagus sylvatica*), common hornbeam with a mixture of black alder (*Alnus glutinosa*), lime-tree (*Tilia cordata*), wild cherry (*Prunus avium*) and black locust (*Robinia pseudoacacia*). The lush vegetation along watercourses comprises alder (*Alnus sp.*), different species of willow (*Salix sp.*), wild cherry (*Padus avium*), dogwood (*Cornus sanguinea*), common privet (*Ligustrum vulgare*) and common hazel (*Corylus avellana*). Meadows of the Golubovec estate belong to the lowland type regularly flooded for a short while during heavy rain or floods, or as a result of snow melt.

Golubovec belongs to a moderately warm, rainy climate, without dry spells and with precipitation evenly distributed throughout the year. The driest period of the year is the cold season. The temperature of the coldest month is above -3°C, and summers are fresh, with an average temperature of the warmest month below 22°C. The average annual precipitation is 1002.6 mm, with 561 millimetre of precipitation during the vegetation period (April to September). The average number of days with precipitation is roughly evenly distributed throughout the year.

Among protected and endangered species inhabiting the wider area of the Golubovec estate lying on the Medvednica slopes, the following ones deserve to be particularly mentioned: cavity-making birds, southern barbell (*Barbus balcanicus*), noble crayfish (*Astacus astacus*), stone crayfish (*Austropotamobius torrentium*), stag beetle (*Lucanus cervus*), snowdrop windflower (*Anemone sylvestris*) and smooth sedge (*Carex acuta*).

6. Landscape Garden of the Manor

The landscaped surroundings of the Golubovec manor comprise three different stylistic-landscape and functional units: the landscape garden north of the manor, the park west and south of the manor and the Fairy Lawns west of the park.

In less than two centuries since their creation, the landscaped surroundings have undergone four developmental phases: 1) planting and growing of the landscape garden in the first half of the 19th century (the time of Maksimilijan Vrhovac), 2. the garden's "golden" age in the second half of the 19th and at the beginning of the 20th century (the time of Rauch), 3) the garden's mature years in the first half of the 20th

century (the time of Steeb), and 4) old age and decay of the landscape garden in the second half of the 20th and at the beginning of the 21st century (the time of social ownership and public use).

LANDSCAPE GARDEN NORTH OF THE MANOR

Even though three acres (approximately 1.73 hectares) of gardens are mentioned in old Golubovec records as early as 1783, these were in fact food-producing gardens (vegetable garden, orchard).

The owner of Golubovec, Zagreb's bishop Maksimilijan Vrhovac, as a notable expert in modern and avant-garde thoughts regarding landscape architecture of the time, began landscaping the garden next to the manor towards the second decade of the 19th century. In 1821 bishop Vrhovac sent 240 fruit tree seedlings to the manor, while the forest and landscape garden expert Leopold Klingspögl supervised plantation of 336 tree seedlings for the English garden. The first tree was planted by bishop Vrhovac himself. Works on the landscape garden, the vegetable garden, the orchard and the entire estate were more-or-less finalized by 1825. We cannot tell with certainty what the landscape garden looked like at the time of Maksimilijan Vrhovac because no blueprints or descriptions of it have been preserved. The oldest known descriptive document of the landscape garden is a cadastral map from 1861. That map is believed to be showing the landscape garden as it looked at the time of Vrhovac since his heiress did not make any changes in Golubovec.

The entrance to the landscape garden, and simultaneously the approach to the manor, was from the main road connecting Donja and Gornja Stubica. Along the main road there was a 490-meter long double line of polar trees. The exact three-lined walk stretched along the main driveway to the manor which led to the northern façade in front of which there was a smaller landscaped area with shrubs and flowers and a narrow curved promenade of approximately 0.79 hectares. North of the manor, in a triangle formed by the main road and driveways to the manor, there was a huge meadow of approximately 3.4 hectares with groups of deciduous and coniferous trees, creating panoramas of the landscape garden with views of the surrounding hills. In front of the southern façade there was a flower garden (rose maze), shown on the blueprint as two concentric circles. A huge vegetable garden (kitchen garden) lay to the west of the manor and was divided by walking paths into rectangular-trapezoidal beds. North and south of the vegetable garden lay an orchard that bishop Vrhovac mentioned in his Diary.

At the time of the Rauch family, between 1860 and 1913, the landscape garden was enlarged and most beautifully landscaped. The old vegetable garden was relocated to the east of the manor. This allowed for an enlargement of the landscape garden and a plantation of a forest in place of the bishop's orchards and a large vegetable garden. More farm buildings were added to the east of the manor. A new vegetable garden was laid out behind farm buildings, in the eastward direction. At the time of Rauch, the northern entrance was closed and a new driveway from the west across a bridge spanning the elongated lake (fish pond) was made. This introduced a considerable change as the manor was no longer entered through the main, representative northern entrance but through the southern court-yard entrance, enabling horse carriages and people to stay there for a while. This solution has been kept to the present.

During the first half of the 20th century, the landscape garden and the surrounding area have not be subjected to any major changes, apart from addition of new contents such as a large octagonal pavilion with arcades and a brass roof in the manner of Louis XVI (similar to the chapel in Stubičke Toplice), a bowling-alley, a cricket playground and others.

During the second half of the 20th century the landscape garden and the forest have not been regularly maintained. Old trees gradually disappeared either because of chopping down or damages suffered during summer storms or heavy snowfall in winter. At the end of the 20th and the beginning of the 21st century, the landscape garden stands abandoned and is a shadow of its former beauty.

THE PARK

A forest partly planted with American white pine and partly natural-grown forest of common oak and hornbeam assumed over time the characteristics of a park. Intertwined with promenades, furnished with various contents (pavilion, wells, bowling-alley, cricket playground) and planted with diversified imported tree species, the park assumed the role of an extension to the landscape garden. With its size, density and colouring it provides background scenery for the eastern section of the Fairy Lawns and creates an impression that the manor lies in an enclosed space.

THE FAIRY LAWNS – LAWN OF THE MOONSHINE

Some three hundred meters to the west and southwest of the manor and west of the park lay the well-known Fairy Lawns. This large rolling terrain, with creeks, lakes, fish ponds, meadow, arable land, groves, hedges along watercourses and individual oak trees, occupies approximately 84 hectares of land. The unique characteristics of the Fairy Lawns' landscape composition are spectacular views of northern, forested slopes of the Medvednica hill. This landscape with views of Medvednica and a number of diverse landscape arrangements is a permanent scenography undergoing constant changes – depending on the light, position of the Sun, clouds, air moisture, hazy mornings, seasons, foliage and blooming of trees in the spring,

colour of the leaves in the autumn, the growth and colour of the grass, the growth of agricultural crops on arable fields and so on. The Fairy Lawns possess features of the classical English landscape architecture in terms of being a natural landscape garden, devoid of buildings, numerous promenades and flower decorations. From an aesthetic point of view, the Fairy Lawns as well as the landscape garden north of the manor represent a unique and highly valuable asset.

The name *Fairy Lawns* is a Croatized interpretation of the German name *Geisterwiese* – which could also be translated as *the Ghost Lawn*. The name came into common use after a constant cloud of fog hanging over the marshland in which baron Wolfgang Steeb's horse almost drowned once when the baron went horse riding. After World War II a lake was dug in that place. Besides *Geisterwiese*, the area was also given a more romantic name – *Mondscheinwiese* – *Lawn of the Moonshine* or *Moonshine*. From there one had the best view of the starry sky and the Moon. Due to several water springs and a watercourse named Moonshine, as well as an unusual atmosphere during clear skies and full Moon, according to folk beliefs this area was the place where night fairies gathered, hence the name *Fairy Lawns*.

7. Golubovec Manor

The Golubovec estate is regarded as one unit consisting of two protected sites – the manor with the landscape garden and the forest in Gornji Golubovec, and the farmstead in Donji Golubovec.

FIRST PHASE – CONSTRUCTION OF THE MANOR (1788-1805)

Location of an old curia with farm buildings (before the manor was built) from the second half of the 18th century is shown on a military topographic map from 1783. The curia complex lay south of the main road, somewhat more to the west than the present manor. What these buildings looked like and how they were built is not known. At that time (end of the 17th and first half of the 18th century) smaller noble curiae and accompanying farm buildings in Hrvatsko Zagorje were often built of wood or of wood and stone.

Countess Regina Drašković born noble Domjanić began the construction of a new manor in 1789/90, locating it eastwards of the old curia (perhaps incorporating the old curia into the new manor building). The manor was completed in 1800, that year having being carved into the staircase balustrade. Parallel to the new manor, there are farm buildings.

Further research of the manor, which must be done prior to and simultaneously with the renovation works on the manor, will remove some of the present doubts and questions – first and foremost whether the manor was built as an entirely new building or as an enlargement of an older nucleus.

SECOND PHASE – ADDITIONS TO THE MANOR AND CONSTRUCTION OF FARM BUILDINGS (1805-1827)

The Golubovec manor entered into the second life phase at the time of bishop Maksimilijan Vrhovac who carried out smaller changes and repairs on the manor building and built new farm buildings. The manor came into his possession during the time of war with Napoleon marked with a very poor economic situation and poverty in the Austrian Monarchy.

According to the entries in his *Diary*, the bishop launched construction works on the manor already in 1805/06 – the roof was repaired, new chimneys built, the chapel renovated, a new, wooden altana added on the northern facade, interior decorated. More significant works on the manor and entire estate were carried out from 1817 to 1820, probably due to a more favourable economic situation after the end of the wars with Napoleon. Two new farm buildings and a new estate administration building were built in Donji Golubovec, where as the wooden altana on the main (northern) facade of the manor was replaced by a stone one. The author of the blueprints for the altana is unknown.

THIRD PHASE – UPKEEP OF THE MANOR AND GROWTH OF THE ESTATE (1827-1945)

There are no known construction works in Golubovec from the time of Vrhovac's heiress countess Ana Josipa Sermage, that is, from 1827 to 1860. During the Rauch family ownership, which lasted until 1913, the entire Golubovec estate was greatly improved and renovated.

Around 1870 Levin Rauch had the manor thoroughly renewed – all windows and some of the doors and floors were replaced, new stoves were purchased from the famous manufacture in Meissen (the stoves are still there). After the 1880 earthquake that caused a lot of damage not only to buildings in Zagreb but many buildings throughout Hrvatsko Zagorje, Levin Rauch entirely renovated the manor's interior. An illustration found in the manner of Pompeii decorative painting is thought to have been done during that renovation. Rauch also introduced significant changes into the landscape garden and the farm buildings after the earthquake. In order to be able to enlarge the landscape garden and the park, he had the entire farm complex and vegetable gardens relocated from the west to the east of the manor. He closed the northern entrance and made a new driveway from the west, across a bridge spanning the newly-made lakes. That was when he also built *the New Apartment*, a new administrative building for the estate, on the east side of the manor extending from the main facade to the manor. In place of a threshing and hay-barn that burned to the ground, he erected greenhouses. Of all these farm buildings next to the manor, today only a large

well remains. Levin Rauch modernized and enlarged the Donji Golubovec farm-stead (he enlarged the old curia, built a new farm building and several other smaller buildings).

In 1913 Golubovec was inherited by Levin's daughter Alice who married Christian von Steeb and that is how Golubovec came into the possession of the Steeb and later also the Henneberg family. The two families shared it and lived in it until 1945. In that 32-year period no major construction works were undertaken either on the manor or on the estate, but everything was regularly maintained. Towards the end of World War II, in 1944, all of the eight outside walls were renovated, as well as windows.

FOURTH PHASE – UPKEEP OF THE MANOR AND DISINTEGRATION OF THE ESTATE (1945-2007)

The last, fourth phase in the life of the manor has been going on already for six decades. This is the most difficult time period in the history of the manor and the entire Golubovec estate for it was subjected to destruction and insufficient care. By seizing Golubovec from its former owners and proclaiming it national property, the manor complex and the rest of the estate were separated. Even though heavily devastated, the manor and the landscape garden remained somewhat preserved, whereas the farm buildings were destroyed to the last brick. The entire period from the end of World War II to the beginning of the 21st century is marked with efforts to come up with an adequate purpose for the manor as well as with regular maintenance activities (repairs on the roof, wiring and plumbing repairs, elimination of moisture, renovation of the facades and so on).

The farm buildings on the farm-stead in Donji Golubovec have been largely preserved as a result of timely protection; however, the central administrative building has not. Unfortunately, industrial plants completely unbefitting of the farm-stead have been built in its immediate vicinity devaluing the farm-stead.

ARCHITECTURAL FEATURES OF THE MANOR

Architecturally, Golubovec is a multi-winged Baroque manor with a recognizable U-shaped ground plan. It has three wings – the central one and two side-wings. The manor is a one-storey building, symmetrically built around the central axis lying north-south. Outer dimensions of the ground-plan in the shape of a slightly elongated – open on one side – rectangle are: 38 m (main facade) x 30 m (side walls); the central wing is 16.5 m wide whereas the width of the side wings is 7.5 meters.

The interior arrangement has been done in Baroque style. The central wing, both the ground and the first floor, comprises a series of rooms on both sides of the main corridor. In the very axis of this symmetric composition, on the ground floor, there is a wide carriage doorway with doorways on the main and the courtyard façade, whereas the central position on the first floor is occupied by a wide staircase with a vestibule and the main representative parlour, the so called *Palace*. Shorter, side-wings are organized as a series of connected rooms. In the west side-wing the manor chapel extends across two storeys. Choir stalls are accessed through rooms on the first floor.

The manor construction is comprised of a system of outer and inner longitudinal load-bearing walls. It is assumed that walls in the lower (ground-floor) section were built of stone, whereas the first floor walls were built of stone and brick. Several types of ceiling constructions were used. The building structure of the manor is evaluated as being highly preserved. During its history the manor was regularly maintained, has never been radically altered and in the second half of the 20th century its protection and all necessary changes were supervised by conservation bodies. The construction of the manor was of the highest quality - it has good foundations and neither the static of the building nor the stability of the structure has been disturbed. All original architectural frameworks have been preserved – construction of walls and ceilings, wooden ceiling constructions, a massive roof and original floor layout on all floors (from basement to roof). During the last renovation, carried out in the 1980s, all subsequent additions to the façade were removed. In the renovation of the façade, carried out in the same period, original building material and forms were used. Original mortar was preserved in segments, as well as all architectural details, while the original joinery was entirely replaced with a new one, adapted to the historic appearance of the building.

The manor interior, in its present condition, is not representative of a seat of the nobility. The main reason for that being that the manor was stripped of its original fittings, mainly of furniture and paintings. However, when compared to many other Croatian manors, the interior of Golubovec is rather well-preserved. Being well-preserved here refers to the original floor layout, preserved original joinery (doors), a representative staircase with a stone balustrade, the stoves (fireplaces) from the 19th century, original floors etc. Some of the rich inventory, period furniture, paintings and other works of art which have been nationalized or taken away after World War II are kept in the Zagreb museums, along with the family portraits.

8. Valorisation of Golubovec

The manor with its surrounding landscape is a valuable example of the country estate architecture from the end of the 18th century, with features of late Baroque and Classicism. It possesses high architectural, historic and ambience value and has been proclaimed a cultural and natural good of national importance.

The landscape garden with the park classifies among the most beautiful landscape gardens in Hrvatsko Zagorje. Its peculiarities are self-grown plants and trees as well as imported tree species, but also scenic views of the landscape garden and borrowed landscape. The landscape garden belongs to early landscape gardens in Croatia, those whose landscaping began in the 1820s.

GOLUBOVEC AS A TOURIST DESTINATION

For two hundred years already – since bishop Maksimilijan Vrhovac arrived there at the beginning of the 19th century – Golubovec has been tied to the nearby Stubičke Toplice and health tourism. The building and running of the spa was managed from Golubovec. As early as 1914, the tourist guide book *Stubičke Toplice – a mineral and health spa* introduced the idea of connecting monuments and historic sites of the Stubica area for tourism purposes. Among other tourist destinations, the guide book recommended a visit to Golubovec. For the purpose of enabling tourist visits to the Stubica region, a railroad connecting Zabok and Gornja Stubica was constructed in 1916.

When in the decades after World War II a new purpose for the manor was being considered, conservationists and physical planners unanimously agreed that Golubovec possessed prerequisites for specialised tourism with a cultural content. They took into consideration the value of the manor, picturesqueness and preservation of the landscape, as well as proximity to Zagreb as important factors. It can be asserted that Golubovec has a very long tradition as a tourist destination, a tradition that lives on. During the last fifteen years that the *Kajkaviana Association* has been using the manor, it has developed a tradition of organizing cultural events. This tradition is one of its considerable advantages when it comes to planning its future use and development programs. Tourism potentials of Golubovec should be considered in view of the anticipated faster future development of Donja Stubica and Stubičke Toplice as a thermal spa and a recreation centre. Even more so should the Stubica area become better connected with Zagreb by road or rail.

VALORISATION OF GOLUBOVEC ACCORDING TO THE CRITERIA OF THE *VILLAS PROJECT*

Valorisation of Golubovec was done within the international Villas project. In the paper titled *Criteria for valorisation of manors – selection of the most valuable Croatian manors*, published in 2006 in the *Villas* book of conference proceedings, criteria for valorisation of manors and accompanying space have been set and explained. Golubovec was one of the one hundred Croatian manors chosen for examination and valorisation. Spatial-ambient, architectural-construction and cultural-historical sets of criteria were examined, as well as new ones – mainly the ones from the point of view of tourism utilization and economic sustainability. Valorisation of Croatian manors was performed on the sample of one hundred manors of northern Croatia. The manors were examined and evaluated according to 16 criteria (compare Table 8). According to results obtained, value lists of manors were created. Out of the total number of 100 Croatian manors, Golubovec was the 19th overall, whereas on the value list by counties it was the 7th most valuable manor of the Krapina-Zagorje County, a county with the highest number of manors in Croatia. Golubovec is thus one of the most valuable Croatian manors despite not having a permanent use and regardless of the fact that it did not receive huge investments unlike some other manors turned museums.

Manors were valorised according to the following 16 criteria: original state of the manor, original state of farm buildings, original state of the landscape garden, preservation and value of different building phases, rarity, existence of historic sources important for research and renovation, value due to age, cultural-historic value, aesthetic-artistic value, existing building condition, building materials, preservation of the architectural interior, preservation of the movable interior, preservation of the surrounding ambience (landscape-urban environment), preservation of the landscape garden and urban features.

9. Plan and Program for the Revitalisation of Golubovec

One of the starting theses for the renovation of the manor is integrity of the manor and the landscape garden, that is, integrity of the manor and accompanying landscape. In line with this, from a methodological point of view concerning revitalization there is no significant difference between the manor and the landscape garden, that is, between the manor and the landscape.

FUTURE USE OF GOLUBOVEC

The new purpose of the manor should follow the following three basic principles: 1) the necessity for cultural-historic and spatial-ambience reaffirmation of Golubovec in terms of integrity of the manor, the landscape garden, the park and the Fairy Lawns; 2) appreciation of spatial uniqueness and natural values of the wider Golubovec area; and 3) supplementing and not repeating contents offered by sites in the immediate vicinity.

The following public purposes are suggested for the manor with 1,960 square meters of total useful floor area on all levels (basement, ground floor, first floor, loft): museum and exhibition space, cultural, catering and tourism facilities.

The basement with 337 square meters of total useful floor area could be used as a wine cellar (wine shop, wine tasting facility, wine archive and so on) and a restaurant.

The ground floor with 541 square meters of total useful floor area is intended for wide public use and will offer the following contents to visitors: the manor chapel, which could be used for weddings, concerts and commemorative services; an information centre (information, wardrobe, souvenir shop), exhibition and multimedia space (collection of paintings from the Bauer family bequest, exhibition on Marija Jurić Zagorka, occasional smaller exhibitions), club chambers and meeting chambers, a multimedia library, office space and other auxiliary areas.

The first floor, as the most beautiful space in the manor building, with 567 square meters of total useful floor area will be used for representative public contents – chamber concerts, book promotions, literary evenings, smaller scientific conferences, ceremonial meetings, ballroom dances (balls), ceremonial dinners and similar purposes. The side rooms can be used to enlarge the main parlour and should be decorated as court parlours. They can be used as multi-purpose parlours and their interior decoration and furniture should serve as showcases devoted to different families or personalities who lived in the manor. *Maksimilijana* – exhibition space dedicated to bishop Maksimilijan Vrhovac who left his mark on the manor and the city of Zagreb in the first half of the 19th century – should be accommodated in the west wing (next to the chapel). *Kajkaviana* – exhibition space dedicated to kajkavian linguistic and cultural heritage and contemporary opus, as the nucleus of a future Museum of Kajkavian Literature – should be accommodated in the east wing. *Perivojjana* has been conceived as a virtual exhibition of the landscape gardens of the manor.

The loft with 515 square meters of total useful floor area has been intended for a large multi-purpose and multimedia auditorium for symposiums and lectures with the possibility of being partitioned off into several smaller rooms for meetings, club gatherings, and similar purposes.

USE OF THE LANDSCAPE GARDEN

The landscape garden should be renovated as a representative visual and functional extension of the manor in the way that would affirm the historic landscape identity. In addition to revitalizing the contents and buildings that have disappeared, it is also possible to introduce new contents to a smaller degree in order to use the garden as an extension of the manor. The landscape garden is expected to be used particularly frequently during the summer months when it would be possible to use it for strolls, concerts, exhibitions in the open air, summer landscape garden parties, and similar events.

Besides planting anew tree species which died, it is expected that vanished historic buildings and contents will be reintroduced: historic paths and promenades, the lake in front of the west façade, bridges over the lake, wells, the octagonal pavilion south of the manor, flower beds in front of the northern and southern façade, stone tables and benches, the flower symbol of Golubovec – rose 'La France'.

It is possible to introduce new contents to the landscape garden: pavilions and bowers, *Champagnerie* – a wine pavilion in the landscape garden, chairs and light cloth or wooden deck chairs for rent (with guests freely choosing where to put them in the landscape garden for resting), a system of lighting and so on.

USE OF THE PARK

The park must be renewed and landscaped in line with the criteria for the protection of historic parks and current forest management policies. Vanished historic buildings and contents are expected to be reconstructed: paths and promenades; wells, the creek and the lake–fish pond in the eastern section of the park; stairs in the eastern section of the park, cricket playgrounds.

It is possible to introduce new contents to the park: new paths, horseback riding trails and promenades; a bower – a resting place with a round ground plan in place of a former ice cellar (modern architectural interpretation); recreational and sports contents that would preserve forest features.

USE OF THE FAIRY LAWNS

A large area occupied by the Fairy Lawns must be maintained and landscaped obeying the criteria for the protection of nature with regard to landscape diversity and preservation of recognizable landscape forms (spatial features). There have never been any historic or larger buildings on the Fairy Lawns and therefore constructing new buildings is possible only when such construction serves the purpose of revitalizing Golubovec and only on the outer edges provided that the new construction architecturally blends into the landscape and is of high architectural quality. It is possible to introduce new contents that would not fundamentally disturb the historic and current heritage but would contribute to the revitalization of Golubovec.

The following contents can be introduced on the Fairy Lawns: preparing the existing lake and fish pond for sport and recreational fishing or as a lake with indigenous vegetation; building and marking of horseback riding trails and paths (mainly in the eastern and southern part of the Fairy Lawns); equestrian sports in the eastern section of the Fairy Lawns (polo); repair the promenades; games for recreation and fun on the grass (western section of the Fairy Lawns); exhibitions in the open air (Land Art in the western section of the Fairy Lawns) and other.

REVITALIZATION OF GOLUBOVEC AS AN EQUESTRIAN, CULTURAL, TOURIST, RECREATIONAL AND SPORTS CENTRE

With the aim of revitalizing the manor and breathing new life into it, various purposes are intended for the wider Golubovec area that could secure economic (financial) sustainability of the manor, the landscape garden and the park. Suggested purposes and contents are offered here as possible but not binding scenarios as it would be unrealistic to expect all of them to be realized on such a small surface area – first and foremost due to anticipated property-legal issues and inability of implementation. These purposes can be harmonized with the principles of preserving Golubovec as a cultural good and cultural landscape. The following basic purposes have been conceived:

- The manor with the landscape garden (1) – cultural, educational and tourism and catering facilities;
- The park (2) – recreational, educational and cultural facilities;
- The new farmstead – economic and recreational facilities (3) – horse stables (3a), meadows (3b), equestrian club (3c);
- The lake valley - sports and recreational facilities (4) – lakes with paths and waterside area (4a), meadow for sport and recreational activities with horses (4b), possibly a polo playground (4c);
- Old farmstead (5) – tourism and sport facilities;
- Children's lawn (6) – recreational and cultural facilities;
- The viewing platform and the southern entrance to Golubovec (7) – area for future development aimed at revitalization of Golubovec;
- Northern entrance to Golubovec (8) – tourism and catering facilities open to visitors (8a), tourism and catering and exhibition facilities open to visitors (8b);
- Mesečaj creek valley (9) – recreational and cultural facilities;
- Dubrava forest (10) – forest and recreational facilities;
- Medvednica meadows (11) – farming and recreational facilities;
- Poultry farm (12) – area for future development;
- Toplica creek valley (13) – extension of the protection of landscape;
- Railway station Golubovec (14) – new station proposal;
- Residential areas (15) – planned building zones according to the Physical plan from 1998, 2007.

This study mentions the basic possible contents within different purposes. A more detailed elaboration of the contents as well as planning-architectural projects will be established with a master plan that must be based on the conclusions and suggestions of this study as well as conditions set by responsible conservation and preservation bodies.

GOLUBOVEC AS A PART OF THE CULTURAL, TOURISM AND RECREATIONAL OFFER OF THE STUBICA AREA

The Stubica area is known for its numerous and diverse cultural, tourism and recreational facilities. Unfortunately, these possibilities are still under-utilized, particularly in terms of day-trip tourism. The Stubica area is by tradition tied to Zagreb and its inhabitants who readily travelled there in the previous decades. That continuity has been lost, the number of contents reduced and the quality of service only just beginning to improve. It is a necessity to revitalize tourism in the entire Stubica area by creating a modern, recognizable tourist offer. There is no doubt that the revitalization of Golubovec will contribute to the revitalization of tourism as well as to the tourism and economic growth of the entire area.

The physical plan of the town of Donja Stubica (1998, 2007) generated plans for several larger areas that would facilitate long-term development projects and have significant impact on the life and economy in Donja Stubica, and these are: *Thermal spa Jezerčica* - tourism facilities, *Zaluka* – sport and recreational/commercial and business facilities, *Boke* – spa and tourism facilities, *Pustodol* - sport and recreational facilities, *Golubovec* – cultural and tourism/economic and recreational facilities.

In the immediate vicinity of Golubovec (at a distance of approximately ten kilometres) visitors to the area have at disposal a number of versatile tourist attractions and contents, such as:

- Natural qualities: Medvednica Nature Park – forests, caves, rocks, viewing platforms; individual protected trees (Matija Gubec's lime-tree, Galženjak oak tree on Kamenjak);
- Plant and animal life: protected plant and animal species, biological diversity, wild game, birds, fish;
- Water-related qualities: rivers and creeks, thermal spas (Stubičke Toplice, Jezerčica);
- Cultural and historic heritage: protected historic places (Donja Stubica, Gornja Stubica), individual cultural monuments of the Stubica region, archaeological sites (Stubica Old Town), manors and curiae (Oršić in Gornja Stubica, Donje and Gornje Oroslavje, Hellenbach in Marija Bistrica etc.), museums and exhibitions (Museum of Peasant Uprisings, Kajkaviana);
- Religious life – places of pilgrimage (Marija Bistrica), parish churches (Donja Stubica, Gornja Stubica), chapels (Stubičke Toplice, Matenci)
- Life and work customs: wine-growing, gastronomy, local way of living, folklore and tradition;
- Sport and recreational facilities: sports events, sport and recreational fields and playgrounds (Donja Stubica, Stubičke Toplice, Oroslavje), ski slopes and mountain huts on Medvednica, hunting grounds and fishing areas.

The 2007 will be one of the turning points in the history of Golubovec. Each of the years of the change in ownership was a turning point for the estate as the new owner means new economic programs and growth. This study was carried out with positive intentions and in good faith that it would help stimulate the revitalization of Golubovec in the near future, saving it from decay and destruction that have befallen many Croatian manors.

TRANSLATED FROM CROATIAN LANGUAGE ZDENKA IVKOVČIĆ

