

TRANSFER VISITS AND REPORTS

D.T1.2.2

Austria



Picture by Srećko Vrček

The document: “Transfer visits and reports” is focused on the transfer visits made in Austria.

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- Lead partner
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TRANSFER VISIT IN AUSTRIA

HBA, CULTURAL ASSETS, LOCAL DEVELOPMENT: MANAGING COMPLEXITY

Project index number and acronym	CE1202 BhENEFIT
Lead partner	Municipality of Mantova
Deliverable number and title	DT1.2.2 3 transfer visits and related reports TRANSFER VISIT 2 of 3
Responsible partner (PP name and number)	PP 9 Boku
Delivery date	31 January 2018
Delivery place	Graz
Participants	<p>PP1 – MUM</p> <ul style="list-style-type: none"> – Emanuela Medeghini – Sofia Salardi – Francesca Pains – Elena Froidi <p>PP3 - MuK</p> <ul style="list-style-type: none"> – Kristina Benko – Irena Kasfes-Pavlovic – Robert Vodopic – Zarko Latkovic <p>PP5 – ICRA</p> <ul style="list-style-type: none"> – Ana Ogric – Jožica Lazar <p>PP6 – RER</p> <ul style="list-style-type: none"> – Attilio Raimondi – Apollonia Tiziana De Nittis <p>PP9 – BOKU</p> <ul style="list-style-type: none"> – Ulrike Pröbstl-Haider – Oliver Schmid-Selig

	<p>PP10 – REGEA</p> <ul style="list-style-type: none"> – Tamara Lišnjić Lang – Srećko Vrček <p>PP11 – KEK</p> <ul style="list-style-type: none"> – Krisztián Szabados – József Gályász <p>PP12 – IURS</p> <ul style="list-style-type: none"> – Karel Barinka <p>PP13 – PLT</p> <ul style="list-style-type: none"> – Maria Cristina Fregni – Barbara Frascari
<p>Transfer visit #2 general scope</p>	<p>On the last day of the Consortium Meeting #2 (in Bad Radkersburg), we visited Graz, mainly the historic center, also focusing on the use of historic buildings and the changes made, under the consideration of preservation.</p> <p>The highlighted the challenges, to keep cities vibrant and populated and discussed possible compromises, to enhance tourism or touristic use on one hand and wise energy use on the other.</p> <p>Overall, the transfer visit helped to present an awarded historic center and its risks.</p>
<p>Main points of interest and discussion of 8 objects</p>	<p style="text-align: center;">Graz, a show case of restoration and adaptation of historic buildings</p>  <p>Points of interest: The guided tour included 8 points of interest, all located in the city center. The variety spread from adapted</p>

buildings of value, such as the “Weitzer” (Hotel), the “Kunsthau Graz” (gallery), the “Franziskaner Kloster” (Monastery) and the “Kastner & Öhler Modehaus” (house with fashion shop), as well as preserved buildings, such as the “Landeszeughaus”, the “Herzogshof” and the main public square with its medieval buildings.

The selection should enhance the discussion of various opportunities to maintain and to interpret historic and new buildings into an HBA.

Visit:

Das Weitzer (Hotel), Grieskai 12-16 8020 Graz

The Hotel Weitzer is right in the centre of the city, close to the river Mur the Kunsthaus, Schloßberg and the Murinsel. The hotel management tries to find a balance between maintaining the traditional buildings and modern life style. The hotels “das Weitzer” and “das Wiesler” in Graz became a special mixture of Art Nouveau and soul, an exciting place where street art easily exists alongside mosaic techniques steeped in history.

Discussion: This example shows that it is feasible to develop an interesting offer while preserving the old building.

We discussed its suitability as a best practice example to bring new functionality into old buildings and keep the inner-city vibrant and lively.

Kunsthau Graz (Gallery), Lendkai 1, 8020 Graz

The Kunsthaus Graz is attached to the Eisernes Haus (Iron House), formerly bold cast-iron construction built by Graz architect Josef Benedict Withalm in 1848.

The British architects Peter Cook and Colin Fournier won the Europe-wide competition to revitalize the Eisernes Haus and to extend it 2003 to a Kunsthaus (Art House). The biomorphic construction in shape and material consciously contrasts with the surrounding gabled houses and their red-tiled roofs.

1,066 acrylic glass elements form the skin of the so-called “friendly alien”. At night it sends light signals or written messages from its "BIX façade" to the other side of the river. It

sucks daylight from the north through its "nozzles" on top. The "needle" is a glazed viewing platform, stretching over Eisernes Haus and Kunsthaus on the eastern façade. The transparent base of the Kunsthaus houses a restaurant and a media lounge.

The designers of this project, the London architects Peter Cook and Colin Fournier, aimed to create a synthesis which unites their innovative design language with the historic setting of this urban district along the Mur.

From a city perspective, the new Kunsthaus Graz acts as an interface between past and future. On the occasion of the European Cultural Capital 2003 activities, the City of Graz was giving itself the Kunsthaus, a gift for the future.

Discussion:

The discussion focuses on the question, whether the Kunsthaus is a gift, or a threat for the city, under historic and tourism perspectives

However, other authors criticize that this so-called "BLOB-architecture" is only interested in "itself" and neglects the co-existence of the other old buildings.

(See e.g. US-Magazin "Current Affairs" 2017).



Franziskaner Kloster (Monastery), Franziskaner Platz 14, 8010 Graz

The Franciscan church is one of the most popular locations in Graz and a significant landmark. Small, historic shops nestle against the exterior walls of this Gothic church and contribute to the square's romantic image.

Attached to the church is the Franziskanerkloster monastery recently renovated with a zero Co2 –emission concept. (see case study descriptions)

The monastery was founded in 1239 as a monastery of the Minorites. In the south-west, next to the town walls, in a strategically important position. So the stately tower, uncommon for beggar's orders, was built in the 17th century as a fortified tower on the orders of the city authorities. The small and quiet Jacobean chapel in the cloister combines Gothic, Baroque and neo-Gothic elements.

Discussion

The building shows how photovoltaic facades which might be perceived as a burden from a preservation perspective.



Franziskanerkloster Graz, Quelle: Alexander Gebetsroither

The tour included than the visit of main historic buildings in the city center such as

- **Landeszeughaus (former Arsenal)**, Herrengasse 16, 8010 Graz
- **Herzogshof (former residence)**, Herrengasse 3 8010 Graz

- **Hauptplatz 1, a public space**, surrounded from medieval buildings



Discussion:

With these main elements of the HBA in the center of Graz, the challenging task of preservation was discussed against the use of the building as the provincial parliament of Styria, shop and location of the local municipality.

In these cases, the preservation is the overarching goal. Furthermore, the Italian style along the Herrengasse and the HBA was discussed, especially the Landhaus and its reminiscent of some Venice palaces, planned by an Italian architect, Domenico dell'Àglio.

Kastner and Öhler Modehaus (house of fashion), Sackstrasse 7

Established in 1873, Kastner & Öhler department store has a proud history of over 140 years in Graz. Kastner & Öhler was successful right from the beginning, thus enabling steady expansion and the purchase of neighboring buildings. The first fashion store in Graz was opened in 1885. Fellner and Helmer, the famous architects and builders of the opera house, erected a new large building from 1912 to 1913. The Dual Monarchy's biggest department store opened in 1913.


In 1991, Szyszkowitz & Kowalski architects redesigned the flagship store in Graz, focusing on the combination of older buildings with modern elements, and adding the



Jugendstilhaus, the Mediahaus and a glazed entrance roof together with revamped shop windows and a new façade.

Spanish architects Fuensanta Nieto & Enrique Sobejano converted and rebuilt the store between 2005 and 2010, thus increasing the floor area to 20,000 m² on six stores and renewing the splendor of this building's glorious past. Kastner & Öhler's main highlights include the great entrance hall and the skywalk on the sixth floor offering unique views over the old town of Graz.



	<p>However there was a significant debate about the roof. From a restorative perspective the new roofs should be covered with a darker reddish material for a better integration into the beautiful roof-scape of Graz.</p> <p>The discussion about the costs led to the current situation, which is reflecting the original decision when selecting this architecture.</p> <p>Discussion:</p> <p>Against this background, we discussed, that the shop profits from maintaining crucial elements inside, providing shopping in a special ambience.</p> <p>However, the new concept failed in interpreting the roof into the famous roof landscape of Graz and can be negatively perceived from the historical Schlossberg nearby.</p> <p>The partners had the opportunity to experience the overall effect of the modern building in the context of the historic city landscape. The view point should explain the limitations of new developments in HBA.</p>
<p>Overall discussion and take-home messages</p>	 <p>Fotoss</p> <p>Main points of discussion:</p> <p>To summarize the discussion and the main purpose concerning the HBA management, the following aspects can be mentioned:</p> <ul style="list-style-type: none"> • Conflicts between preservation and the adaption of for modern use, were visible in Graz. However the later tried to avoid visual impacts to its HBA.

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| | <ul style="list-style-type: none">• The energy efficient historic buildings in Graz (the monastery) showed that conflicts with preservation are likely.• Community involvement and long-term planning are a prerequisite for HBA and their future development. |
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