mixed building use promotes urbanity
insights from historical use-neutral architecture
drawbacks of gz-buildings:

- densely built-up areas
- high vacancy rate on the ground floors
- expensive overhead, high maintenance costs and sparse population
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4-storey building in Vienna 18th district
plan dating from 1868

(Huber, Master Thesis TU Vienna 2009: 105-107)
Vienna, Maria Hilfer Straße around 1914 (Sihubr 1992: 180)
research question:

What motivated investors to place so much importance on high ceilings – in spite of the fact that Gründerzeit buildings are said to be the prototypes of unlimited profit-driven liberalistic-capitalistic ideas?
Banordnung.

Eine Sammlung

aller nützlicher Regeln und Vorschriften der

verwaltungs- und Gesetzgebung

rechtlichenordnung

nebst einem

Anhang der Preise und Abgaben, der Materialien, Hand-
lan- und Fabrikationsarbeiten etc.

Zutage-Tabellen

nach den Tabellen auf das Jahr berechnet.

Ein wünschenswertes

Handbuch (Stoff-) Buch

für

Architekten, Baumeister, Bauunternehmer, Bauherren, Bau-
meister, so wie für Bauherrn, welche baulich der

zu beobachtenden Bauvorschriften, welche baulich der

zu beobachtenden Bauvorschriften zu

beschreiben.

Von

Carl R. Mühlbich

Wien, 1843.

Bei W. Lechner, Universitäts-Buchdrucker.
reasons for generous ceiling heights

1. ceiling height value in the national public health economy
2. the market value of ceiling height
3. the influence of ceiling heights on the 'image medium' facade
Carl Haller
“On the Ventilation of our Apartments”
Lecture held on behalf of the Imperial Society of Physicians in Vienna on
February 20th 1864

Research on sickness and mortality in our capitals...has shown that the course, the
direction, and the duration of our most common epidemics are most evident at
locations without a sufficient renewal of the air, and that improvements—such as
they are manifest in the great successes of our charitable construction societies—do
the most towards changing that situation. This research has also revealed that the
dominant disease of our time, tuberculosis, which reaps away the most beautiful
among our youths, and often also the blossoms of our intelligence with its cruel
hand, killing 6000–7000 people in Vienna every year, has its main source in an
insufficient breathing process. (Haller, 1864, 16)
Lothar Abel
“Healthy, Comfortable and Affordable Living”
Vienna, 1894

When one compares the living situation in five of Europe’s largest cities, the enormous influence that apartments have on the moral and physical condition of the population becomes mathematically evident. As mentioned previously, there are 7 persons to one building in London, 35 in Paris, 58 in Berlin, 52 in St. Petersburg, and none less than 59 in Vienna. As the number of inhabitants per house increases, mortality also increases, for out of 1000 people 24 die in London, 25 in Berlin, 28 in Paris, 41 in St. Petersburg and 47 in Vienna. (Abel, 1894, 347)
Of air layers in inhabited rooms there are always three, that is, the lower one, on the floor of a room, where carbonic acid, the heaviest among the gases make-up the air, will accumulate, in as much as through the breathing process so much of it is given off that it can no longer be bound by the atmospheric air. This is a case that frequently occurs in souterrain and basement units. Furthermore, the middle air layer will take up the lighter atmospheric gases, and finally on top of those there will be the even lighter putrid gases, mainly nitrogen and all the carbohydrates. Most of the ventilation installations siphon off the uppermost layer of air, which results in a continuous exchange of air in the room. (Abel, 1894, 227)
Lothar Abel
“Healthy, Comfortable and Affordable Living”
Vienna, 1894

As is known, high rooms are much healthier than low ones, because in the former the air will always be pure, and high rooms can accommodate a greater volume of air on the same amount of surface....However, in the case of finer residential building’s elegant rooms one must not fail to consider the architectural conditions, and one will therefore give smaller rooms a lower ceiling than large ones. All the while, one should not have rooms with a ceiling lower than 3 metres, especially when the room also serves as a sleeping room, in part because it would be unhealthy and there would be a lack of air supply, in part because of the danger of fire, as lamps placed on the table and the heat of the fireplace would then be too close to the ceiling. (Abel, 1894, 276)
furniture for children

right:
child’s bed with high base, Gründerzeit, around 1860
(Ottillinger 2006, 134)

left:
lowered cradle, Biedermeier, around 1820/1825
(Pressler/Straub 1991, 94)
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1. ceiling height value in the national public health economy
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3. the influence of ceiling heights on the 'image medium' facade
market value of a property:

1. land value, building lot (Bauparzelle)
2. building value (Bauwert)
3. return on investment, rental rates (Rendite, Mietzinssätze)
market value of a property:

\[
\frac{(1 + 2) + 3}{2}
\]

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market value of a property:

\[ \frac{(1 + 2) + 3}{2} \]

1. land value, building lot (Bauparzelle)
   - configuration
   - location

2. building value (Bauwert)

3. return on investment, rental rates (Rendite, Mietzinssätze)
Theodor Řibřid  
“How to personally assess residential properties” Prague, 1913

Der Bauwert richtet sich nach dem Ausmaß der verbauten Fläche, nach dem Baumaterial, ferner nach der Anzahl der Stockwerke und nach der äusseren und inneren Ausstattung. Je reicher die Ausstattung, desto selbstverständlich auch ein grösserer Bauwert.

The building value is determined by the size of the built-up surface, by the building materials, as well as by the number of storeys and the exterior and interior fittings. Naturally, the more abundant these fittings, the higher the building value will be. (p. 8)

Bei Eckgebäuden wird per 1 m² der Wert um 6% höher angeschlagen.

In the case of corner buildings, 6 % is added to the square meter value (!!). (p. 9)
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The rich and magnificent façade is the cheese with which to catch the mice.

Abel, 1894, 133
conclusion

- a simple and flexible room structure Raummodell
- generous ceiling height
- high perception of prestige (value) reflected in fittings, ceiling height, and façade