

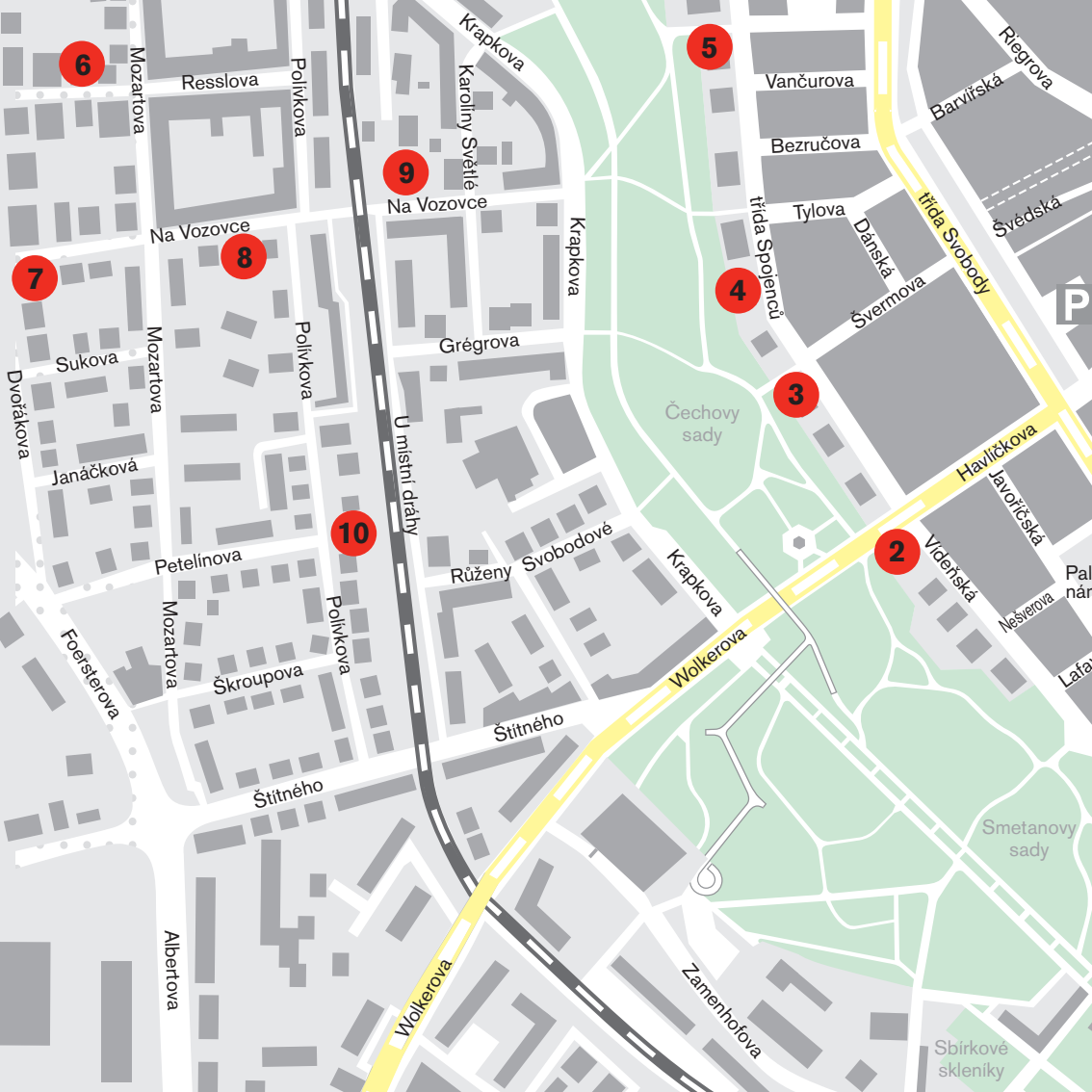


OLOMOUC

OLOMOUC VILLAS

From perfect
beauty to restrained
functionality





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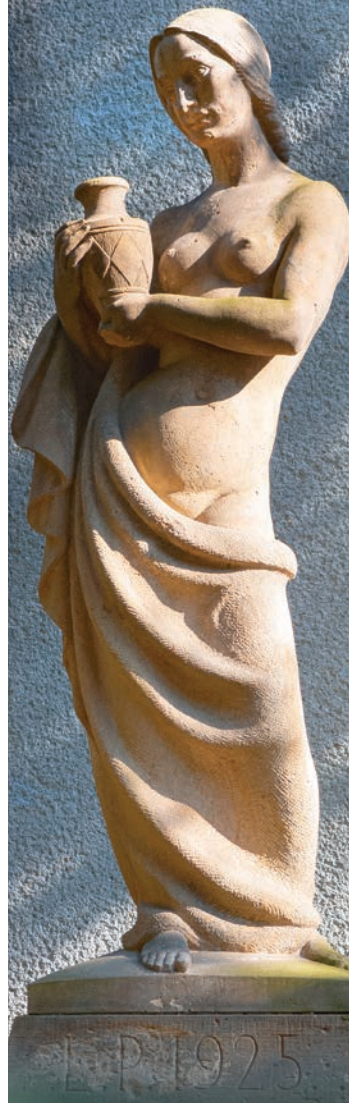
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Olomouc experienced an unprecedented construction boom after **the loss of its fortress status** in 1885.

The territorial expansion of the borderless city, together with growing self-confidence of the new industrial and commercial aristocracy, gave rise to beautiful **sets of villas**, which are still a living textbook of architectural styles and craftsmanship today.

After the first decade of historical villas imitating old architectural styles comes the period of *Art Nouveau*, *Modernism* and finally the seemingly austere yet practical *Functionalism* and utilitarian American-style housing.

Take a walk around the most important and most typical representatives of various stages of the villa construction in Olomouc.

An imaginary time machine will take you from pure *Gothic* to *Rococo* right beyond the historical city centre. All this within several streets which arose after demolition of the old city walls...



1

Villa of Camilla and Josef Kraus and Franz Bruckmann

14 Videňská

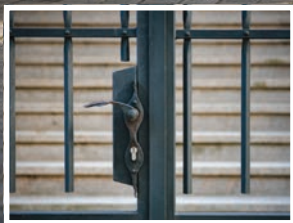
The villa surely does credit to its prestigious address. Its elegant shape suggests that both the investor and the architect knew exactly what they were looking for.

The experienced planner Hans Stratil did not profess one architectural style. He hovered somewhere between *neoclassicism*, *historicism*, *decorativism* and *new pragmatism*, while his inspiration moved through different styles.

The villa designed for the banker Josef Kraus and lawyer Franz Bruckmann in 1932 is an extensive and generously designed work **in the spirit of Viennese traditionalism**.

Built on a rectangular plan, the villa consists of two identical yet independent apartments with a residential wing facing the garden. The exterior is very conservative and still impressive – the facade's decorativeness is rather hinted at and not self-serving, but purely functional. The exterior corresponds to August Perret's *constructive Neoclassicism*. The pairs of sandstone pillars at the sunrooms and the entrance porch are reminiscent of Egyptian grouped columns.





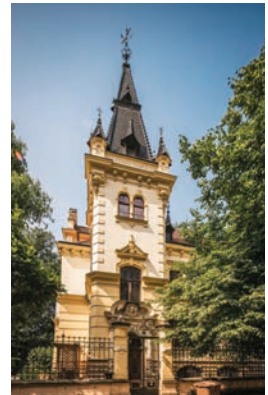
Villa of Eduard Hamburger

2 Vídeňská

In the 1890s, several imposing, historical villas were built in Vídeňská Street, all designed by the Viennese architect Jacob Gartner.

The designer of the Olomouc synagogue created for local grandees one of the most important collections of historicising architecture in Moravia. The villa of Eduard Hamburger, President of the Austrian Maltsters' Association and Chairman of the Olomouc Jewish religious community, built in 1895–96, is the most magnificent of them.

The ostentatiously decorated house resembling *German Renaissance* and partly *Baroque* still commands respect today. **The dominant feature of the richly structured villa is a tall tower**, a motif that is repeated in the neighbouring villas. Inside, the house is divided into lounges which lead on to terraces. The interior was richly decorated by plasterers, sculptors, carpenters and other artisans.





Villa of Eduard Šrot

20 Třída Spojenců

There are several breathtaking buildings on Třída Spojenců Street. The villa of the lawyer Eduard Šrot is one of **the most beautiful** of them. The lawyer, an expert in Criminal Law, conveniently chose a plot near the Palace of Justice. Although his villa is almost thirty years newer than the buildings in Vídeňská Street, it also takes us far back in history.

In 1923, the Prague architect Ladislav Skřivánek designed a **fascinating** building which would stand out even in the middle of Renaissance Italy. The **symmetrical** villa is decorated with typical bossages, *Renaissance* "envelope" sgraffiti and text boxes with moral quotes from the works of Jan Neruda and Svatopluk Čech.

If the lot had been preserved in its original form, the impression of a Mediterranean villa would have been almost perfect. The building originally also included a large, geometrically designed garden with sculptural decoration and a pool, all of which unfortunately disappeared when a new building was later built on the site.

Under the communist regime, the villa was divided into several apartments.





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JEDNA JE
BUDOVA - KTEROU
VŠICHNI - STA-DO
VÍME - JEDEN-PLÁN
JEMU - SE - OCHO-
NĚ - A - UKÁZNĚ
PODRÍZUJEME -
ŠTĚTÍ - NÁRODA
A - SVOBODA
CELEHO-LIDSTVA.

Villa of Otto Zweig

16 Třída Spojenců

Some of the plots in the new streets on the site of the former city walls have had a dramatic destiny. At 16 Třída Spojenců, a villa was to be built according to the design of Paul Engelmann and his teacher Adolf Loos. However, for unknown reasons, the owners did not build the house and sold the lot. Otto and Anna Zweig purchased it in 1928 and had a piece of *Empire-style* Vienna brought to Olomouc through Franz Kuhn in 1931.

The double-storey building with a rectangular floor plan has a symmetrical frontage, a columned portico with a balcony, topped by a triangular tympanum. It **is reminiscent of a mansion** from Napoleon's time. A double staircase leads to the back garden. The building, whose noble character is emphasised by high-quality details of craftsmanship, has a cultivated and proportionately balanced appearance.

The family, related to the writer Stefan Zweig among others, enjoyed the villa for less than a decade. During WW2 it was occupied by Hitlerjugend, the youth organisation of the Nazi Party. The couple and their son Rudolf died in concentration camps.





Villa of Ella Kricková

10 Třída Spojenců

A stately building which, thanks to a recent renovation, **again gives a noble impression**. This apartment villa was built by the Olomouc architect and builder Heinrich Czeschner. The building bears significant *Art Nouveau* elements, although it was built in 1911, at the very end of this decorative era. Similar buildings can be seen in Berlin and Munich. The villa was commissioned by Ella Kricková, wife of JUDr. Hans Krick, a prominent lawyer and employee of the Olomouc Chamber of Commerce and Trade.

The mass of the house is **distinctly structured**, partly symmetrically, partly loosely. Inside, a sala terrena, connected to a glazed loggia, is the central element. The lady of the house had an eight-room apartment with a garden view, rental apartments were on the upper floor and attic. There was also a janitor's apartment.

This magnificent house is one of those that arose on the edge of the former fortress area before WW1, proof of their owners' economic strength. After 1945, the house was acquired by Palacký University and its **first Rector**, Josef Ludvík Fischer, had an apartment here.





Villa of Antonín and Ludmila Hofman

20 Resslova

The Hofmans' fairytale villa was shaped by playful *Art Nouveau*. Its origin also has a **fairy-tale touch**. The house for the daughter of the Olomouc architect Karel Starý Sr. was designed by her brother Karel Starý Jr.

Both children inherited artistic talents from their father, Ludmila herself was a good painter. Their shared taste is evident in the design of the house, part of which is an art studio with large windows.

When Ludmila married Antonín Hofman, a Bank Director, in 1911, they longed for a formal house. Ludmila's younger sibling was a natural choice. The talented Karel had studied under the renowned architect Jan Kotěra and worked at his father's architectural practice. From his studies, he brought a feeling for "a soft, lyrical concept with jewel-like details, characteristic of the late Prague Art Nouveau".

The prism-shaped villa with an attic half-floor, a typical style of the Office District, has an impressive appearance. The imaginative architect made it special with two elliptic bay windows adding a touch of the friendliness of Baroque summer palaces. The forefront is completed by a fountain, a semicircular half-hip and a rich stucco décor; the side facade is softened by a bay window. Oval medallions and other elements give the building a jewel-like quality. The house has remained beautiful despite a purist extension added in 1929.





Villa of František and Ludmila Kousalík

33 Na Vozovce

The villa for Mr. and Mrs. Kousalík from Litovel was designed by a young architect, Lubomír Šlapeta, who was just starting an independent career after having shared an architectural practice with his twin brother Čestmír.

Stanislav Nakládal, a businessman, recommended Šlapeta to the wealthy couple in 1936, as he himself had acquired a beautiful modern villa thanks to this talented man in nearby Polívkova Street. Šlapeta, a graduate of the Academy of Fine Arts in Wrocław and a student of Hans Scharoun and Adolf Rading, enriched his architectural knowledge on a study trip to France and the USA. After returning, he shared a practice with his brother for a few years, before they went their separate ways in 1936.

The villa of the Kousalík family represents a **new quality** in Šlapeta's development as a result of the investor's demand for truly formal apartments on the favourable corner lot. This made it possible to build a garden-facing house, in which the two lavishly designed five-roomed apartments had separate entrances. The architect designed his own apartment and office on the third floor. Thanks to the terrace and other elements, Šlapeta's *Functionalist* building is lighter than others of the same style. The architect also designed a large part of the elegant interior fixtures.





Villa of Julius Pelikán

21 Na Vozovce

The villa, built in 1925, is closely connected with the local Fine Arts scene, as it was commissioned from the talented architect Josef Štěpánek and the famous Bohuslav Fuchs by Julius Pelikán, a prominent Olomouc sculptor.

The courage of the investor and the architects was **provocative** for the then conservative Olomouc citizens who called the constructivist building a “case of forbidding malevolence”. Here, the local architectural community was confronted with **modern construction** which started to move from national styles and purism towards *Constructivism*.

The **rational concept** of the building without redundant luxury and decoration was based on practicality. The client's occupation led to incorporation of two studios which cannot be overlooked even from the outside. Unusually large windows allow plenty of sunlight in, something an artist needs for his work.

The Pelikán family suffered many hardships in the following years. His Jewish wife, Božena, died in a concentration camp and his sons were imprisoned as resistance fighters. After February 1948, the villa was under constant surveillance by the Secret Police.

As if unwelcome interest had accompanied the building since its very birth.





Villa of Paula and Hans Briess

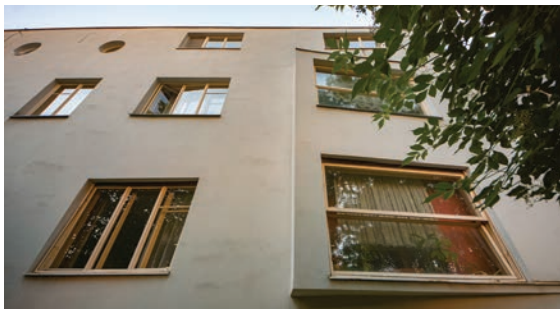
12 Na Vozovce

The villa represents a new concept of advanced architecture of the mid-1930s, influenced by the famous architect Adolf Loos.

During the building's development, the paths of two Jewish families crossed – the Briess and Groag families. While Hans Briess dedicated himself to the family tradition of the agricultural trade, the builder Jacques Groag was absorbed in the study of architecture under Adolf Loos instead of the family malting business. The villa for the Briess couple is his significant work with a strong Loos' influence. Later, the architect went his own way.

The Briess villa uses a characteristic Loos' **compact prismatic mass** with an indirectly lit hall in the middle of the layout. On the raised ground floor and first floor, the architect used **the same layout** of a comfortable five-room apartment. He manifested various residential functions with different shapes of windows and an oblique two-storey bay window of the sunrooms.

The enlightened owners did not enjoy their perfect villa for a long time; four years later, they literally traded the house for their lives, leaving it to a Gestapo officer in exchange for visas to travel from the occupied country to Great Britain.





Villa of Stanislav Nakládal

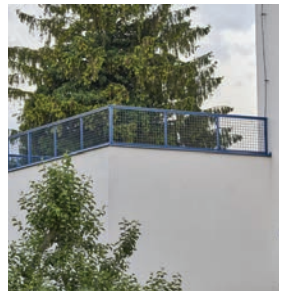
35 Polívkova

Thanks to this project, Lubomír Šlapeta, one of the most important Olomouc architects, settled in Olomouc in 1936.

The investor, wholesaler Stanislav Nakládal, became acquainted with the work of the talented but little known Šlapeta thanks to an article and reproductions in the Eva magazine!

The building ranks among the **ambitious, individually** designed villas for middle- and upper-class clientele. Šlapeta dealt with this type of project in collaboration with his brother and it suited him later as well.

From the outside, the villa is a classic example of austere *Functionalist* architecture without decorations, while at least some plasticity is provided by a small concrete roof above the front door. Unlike older buildings, the villa is not constructed of a single block, but of a pair of unequal, **intersecting cubes**. Thanks to their blending on the ground floor, a generous living space with a hall, dining room and sunroom was created, a favourite feature of Šlapeta. Light coming through large windows makes life more pleasant for the residents, a round window creates a special atmosphere. The interior concept features details such as sliding partitions opening up views through the villa. On the first floor, Šlapeta placed a smaller staircase hall and three bedrooms, two of which are connected by a large terrace.





Villa of Eugenie and Otto Primavesi

7 Univerzitní

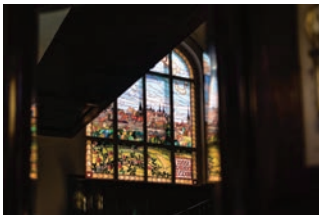
The *Art Nouveau* Primavesi villa is a truly **iconic** building. Otto came from a banking family with Italian ancestry, Eugenie was a beautiful Viennese actress. They chose a plot left vacant after demolition of charity houses between the university, a Baroque church and a city park. In 1905–1906, a new **asymmetrical building** without ornamentation was placed sensitively in this environment by Viennese architects Franz von Krauss and Josef Tölk. Although the villa and its surroundings are hundreds of years apart, they harmonise with each other.

The villa's layout is crucial: in a two-storey residential hall, a staircase rises to a gallery. Living and working areas are clearly separated, following the British residential style.

The architects designed most of the equipment, supplied by Viennese Wiener Werkstätte arts and crafts workshop. Thanks to the friendship with sculptor Anton Hanak and painter Gustav Klimt, the house and garden were filled with many **first-class works of art**. The villa thus turned into a gallery and an ideal residence for an art lover.

The building was equipped with advanced technology – a power plant, central heating, central vacuum cleaner and ventilation system.

Business failures after WW1 and perhaps a restrained approach to the new Republic led the Primavesi couple to sell the house in 1923 and move to Austria. Afterwards the villa passed through private and public ownership, with healthcare services having been provided here for decades. Today, the villa is regaining its lost glory.





Villa of Barbora and Radim Králík

7 Polská

The most famous residential building in Olomouc of recent decades is a villa built on top of a silo, standing at the very edge of the historical city centre. The architects Tomáš Pejpek and Szymon Rozwalka answered the challenge of the investor Radim Králík, who wished to **transform** an unused grain silo of the Hanácké Mills from the 1940s.

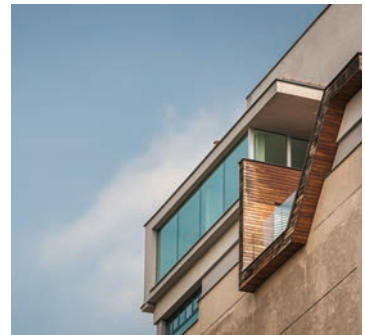
Conversion of old industrial buildings is a trend of recent years, but using it purely for individual living is an **unusual and radical** idea.

The transformation of the silo was also radical. The architects achieved the bold goal of a residential unit connected to the ground floor by the timelessness of an elevator shaft.

The hanging garden with a bath situated halfway up is similarly *surreal*. An elevated central hall with visible steel structure is anchored into the silo building.

An interconnection of different layers offers varied vistas and specific light, with residents being able to use both external and internal galleries. One side offers a view of grassy terraces, on the other side we see historical Olomouc.

The architects made the investor's dream come true, opening up a new dimension of residential construction.





Behind the City Gates tour

Includes Olomouc villas in Vídeňská Street and the Mausoleum of Yugoslav Soldiers
Guided by Štefan Blaho | 602 729 613 | stefan@olomouc-guide.cz



Villa Primavesi guided tour

The only villa accessible to the public | www.vilaprimavesi.cz
Guided by Jana Krausová | 721 495 525 | jana.krausova@vilaprimavesi.cz



OLOMOUC INFORMATION CENTRE

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www.facebook.com/informacni.centrum.olomouc
tourism.olomouc.eu | open daily





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Horní náměstí



Dolní náměstí

Blažejské náměstí

Bezručovy sady

Botanická zahrada

Rozárium

Lokomotiva Olomouc

Galerie Šantovka

28. října

Opletalova

Ostružnická

Ztracená

Mahlerova

Michalská

Na Hradě

Univerzitní

Křížkovského

Patelčáková

Žerotinovo náměstí

Panská

Purkrabská

Kozi

Kapucínská

Hrnčířská

Mlýnská

Uhelna

Lafajertova

Šemberova

Křivá

Mlýnská

Kateřinská

U Výpadu

achovo m.

P

vertova

Nerudova

Remešova

třída Svobody

Videňská

Aksamitova

Tržnice

P

třída 17. listopadu

P

P BUS

Polská

Šantovka

P

P



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Department of Tourism, Culture and Sports

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