



Stručni rad/Professional paper
Primljen/Received: 14. 1. 2019.
Prihvaćen/Accepted: 28. 3. 2019.

HOTEL LIŠANJ BY THE ARCHITECT IGNJAT FISCHER, NOVI VINODOLSKI

Matei Peričić, student
 Faculty of Civil Engineering, University of Rijeka
Cela Matan, Ph.D.
 Faculty of Civil Engineering, University of Rijeka
Nana Palinić, B.Arch.
 Faculty of Civil Engineering, University of Rijeka

Abstract: The aim of this paper is to present the graduation thesis *Architect Ignjat Fischer's Hotel Lišanj, Novi Vinodolski*, in the south of Primorsko-Goranska County near Crikvenica, built in 1923. The hotel was designed by a well-known architect from Zagreb, Ignjat Fisher, who developed the project before the collapse of the Austro-Hungarian Empire in 1917. The paper analyzes the history of Hotel Lišanj, which intertwines with the development of tourism in Novi Vinodolski. The analysis is focused on the historic building of the hotel. A review of the phases of reconstruction of the hotel from the 1923 until today, and a functional analysis of today's building in comparison to Hotel Esplanade in Crikvenica with a similar history is given. The method of hotel reconstruction was "addition" of new volumes in contemporary style, which design should have adapted to the context. Poor consistency and quality of new hotel facilities is probably the reason why hotel chains intuitively advertise themselves primarily with historic buildings. Although the imperial architecture aimed at uniformity of architectural expression, as the time passes, these buildings give an added value to an even more uniform contemporaneity, bearing witness to the multiple layers of the region's history.

Keywords: Hotel Lišanj, Ignjat Fischer, Novi Vinodolski, Hotel Esplanade in Crikvenica

HOTEL LIŠANJ ARHITEKTA IGNJATA FISCHERA, NOVI VINODOLSKI

Sažetak: Cilj ovog rada je prezentacija diplomske disertacije „Hotel Lišanj arhitekta Ignjata Fischera, Novi Vinodolski“ na jugu Primorsko-goranske županije u blizini Crikvenice, sagrađenog 1923. godine u duhu Carske arhitekture. Autor hotela je poznati zagrebački arhitekt Ignjat Fischer koji je projekt napravio prije raspada Austro Ugarskog Carstva 1917. godine. U radu se analizira povijest hotela Lišanj koja se isprepliće s razvojem turizma u Novom Vinodolskom. Analiza je fokusirana na povijesnu građevinu hotela Lišanj. Pored pregleda razvoja turizma na ovom području, analizirana je fazna dogradnja hotelskog kompleksa te rekonstrukcija povijesne zgrade u nekoliko navrata do danas, a dana je i funkcionalna analiza te usporedba sa hotelom Esplanade u Crikvenici slične povijesti. Metoda rekonstrukcije temeljila se na „adiciji“ suvremene arhitekture, koja se trebala podrediti ambijentu u kojem nastaje. Slaba usklađenost i kvaliteta dograđenih sadržaja vjerojatno je razlog radi kojeg se hotelski lanci danas intuitivno reklamiraju prvenstveno povijesnim građevinama. Iako je i Carska arhitektura težila ujednačenosti arhitektonskog izričaja, s vremenskim odmakom ove građevine daju dodanu vrijednost još uniformiranijoj suvremenosti svjedočeći o slojevitosti povijesti prostora.

Ključne riječi: Hotel Lišanj, Ignjat Fischer, Novi Vinodolski, Hotel Esplanade u Crikvenici

1. Introduction

The aim of the paper is to present the graduation thesis on the subject: history of Hotel Lišanjski in Novi Vinodolski in the south of Primorsko-Goranska County near Crikvenica. The hotel was designed by the well-known architect Ignjat Fischer. The paper analyzes the history of Hotel Lišanjski, which intertwines with the development of the town and tourism. The analysis is focused on the existing historic building of Hotel Lišanjski, the third variant of the hotel of the same name in the same place. In addition to providing an overview of tourism development in this area, it presents the extension of the hotel complex by stages, and reconstruction of the historic building on several occasions to date. The analysis also covers the functional organization and structural characteristics of the present hotel buildings from available sources. A comparison with the nearby hotel Esplanade in Crikvenica, of similar typology, will help to valorize the works on these two examples, and generally question interventions on historic tourist buildings by necessary adaptations to present-day hotel standards.

2. Development of tourism in Novi Vinodolski and construction of first hotels

The tourism in the Croatian littoral started developing in the second half of the 19th century. A small town on a hillock above the Suha Ričina mouth in the southeast of the Vinodol valley, once Frankopan Novi Grad and today Novi Vinodolski, stands out among the then tourism pioneers in this area. The inhabitants of Novi Vinodolski were predominantly engaged in farming, viticulture, fruit growing and cattle breeding. When agricultural activities were at a standstill, the inhabitants of Novi went to Carniola, Carinthia, Austria, Bosnia and Herzegovina and other neighboring countries in search of jobs [1].

The traffic routes that connected Novi Vinodolski with other centers were of great importance for the development of tourism. Prerequisites for the development of tourism were created in 1746, when the road from Novi Vinodolski and Bakar to Rijeka was constructed, while in 1874 the road Novi-Jasenak-Ogulin was opened to traffic, connecting the continental part of Croatia with the sea. The road Rijeka-Novigrad-Senj was built in the second half of the 19th century with branches for Lika and Dalmatian coast, and the road Ogulin-Novigrad was also put into service in 1871 [2]. In addition to natural resources (climate, seaside, wooded hinterland and picturesque surrounding sites), the development of tourism was also benefited by the cultural heritage as a legacy of rich history of the region.

The beginnings of tourism development in Novi Vinodolski date back to 1878, when the Mrzljak family built their first bathing resort along the Bribirska waterfront (Fig.1), so this year is marked as the year when tourism started to develop. In 2018, Novi Vinodolski marked 140 years of tourism [3]. The first town's public swimming resort, made of floating wooden logs, was constructed in 1886 in the port. Three years later, it was moved to the Lišanjski bay, thus beginning the development of the Novi Vinodolski tourist beach resort [4].



Figure 1. Bribirska waterfront and present-day old town in 1929 in Novi Vinodolski.



From 1892 to 1894, the Potočnjak family built the first hotel in Novi, Hotel Lišanjski with eight rooms and one social room (Fig. 2). The building contractor Ivan Mažuranić built Hotel Slavuj in 1896, and at the same time the building contractor S. Piškulić started building the third Novi's hotel, San Marino. With the construction of the hotels and arrival of the first visitors, a need was felt for construction of general-purpose public utilities, which led to construction of a water supply system in 1884, a shoreline road as a promenade from the port to the Lišanjski bay and a new swimming beach with 60 cabins [5].



Figure 2. The first hotel Lišanjski in 1892, east façade. Ježić, M. "The development of tourism in Novi Vinodolski", Novi V. 1963.

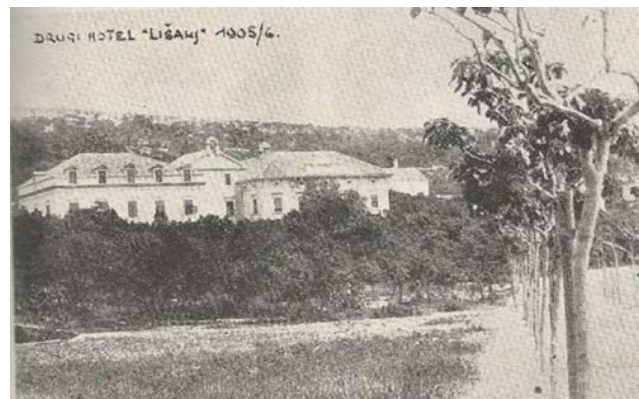


Figure 3. The extended hotel Lišanjski in 1906, with spacious land, south façade. This hotel was demolished in 1917. Ježić, M. "The development of tourism in Novi Vinodolski", Novi V. 1963.

The Society for Improvement of Novi Vinodolski and its Surroundings was founded in 1902, and in 1909 the town was declared a health and seaside resort.

A consortium consisting of L. P. Potočnjak, dr. B. Mažuranić, dr. M. Mažuranić and E. Potočnjak from Novi Vinodolski, dr. Lušić-Matković from Zagreb and dr. I. Banjavčić from Karlovac, purchased the first hotel Lišanjski in 1905 and in the following year started extending it in order to increase its accommodation capacity from 8 to 24 rooms (Fig. 3), [6].

The new hotel Lišanjski was built on the site of the old hotel between 1917 and 1923. The Adriatic tourist road from Novi Vinodolski to Sušak was constructed in the period from 1934 to 1940, reinforcing the connection of this area with European tourist centers. The best evidence of the results of this connection is the statistical data, according to which in 1931 Novi Vinodolski was visited by as many as 2,406 tourists, who realized 45,006 overnight stays, while in 1939 there were 3,946 tourists, who realized 62,992 overnight stays [7].

The local catering company Lišanjski was founded in 1948 and the tourist company in 1953. These events marked the beginning of the third tourism development period, when the town completed infrastructure facilities by constructing gas stations on the Adriatic tourist road and in the port, by building a post office, by opening an outpatient department, pharmacy, port office, bus station, shop, marketplace, fish market, bathing resorts, beaches, thus assuming the appearance of a modern tourist town.

The tourist complex Zagori and campsite Zagori, bungalows and campsite Povile were constructed from 1960 to 1980. In addition to hotel accommodation, private accommodation capacities also rapidly developed in this period [8].

A new period of Novi's tourism begins with conversion and privatization after the Homeland War. Small hotels and pensions are being built, and the number of beds in private accommodation increases. Today, Novi Vinodolski is a developed small town with built infrastructure and well-kept beaches. The Promenade of Croatian Defenders is constructed and green areas are landscaped.

3. Hotel Lišanj

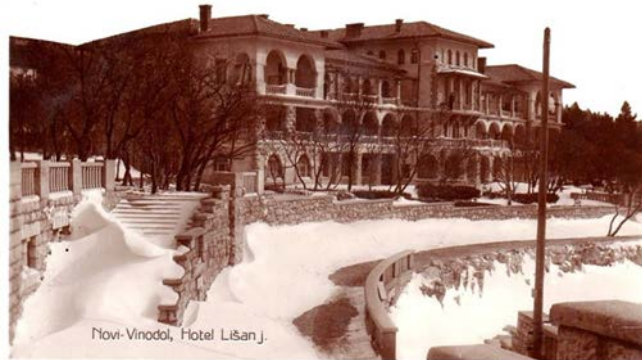


Figure 4. Photo of Hotel Lišanj built in 1923. Picture postcard

The first hotel Lišanj was built in 1892, while Croatia was part of the Austro-Hungarian Monarchy, when the construction industry thrived both in Novi and in the entire Kvarner region and today's Croatia.

The specificities of Austro-Hungarian construction are reflected in the presence of several style forms, but the common feature of the greatest architectural achievements of this period is the revival of old style forms. This is why two trends particularly stand out in the architecture of this period - historicism, reflected in the forms of neo-Renaissance, neo-Gothic and pseudo-Moorish construction styles, and Secession, known in Europe as Jugendstil and Art Nouveau (depending on the area where it occurs), which developed as a separate style.

Considering the construction year of the hotel, it is set in the age of neoclassicism, which was sentimental, gentle and moderate in Croatia, an image of the civic virtues of prudence, modesty and simplicity. In architecture, application of style elements was often discrete, in shallow relief [9].

As previously said, the first hotel Lišanj went through its first changes in 1905/6, when its capacity was increased from 8 to 24 rooms due to the increasing number of tourists. Its dimensions are considerably greater now, but there are no changes in style on the exterior: the same style repertoire was used for the extended part of the hotel to ensure the integrity of the building. As far as can be discerned from the photo, there are no significant changes in the appearance of the façade, ornaments, or special architectural shapes.

The first hotel Lišanj was demolished in 1917 and in the next six years a new one was built according to the design of the well-known architect Ignjat Fischer. Ignjat Fischer is an important protagonist of Zagreb's architectural scene of his time. During his four-decades long architectural career, Fischer was employed on a wide variety of design tasks: from hospital and factory complexes to hotels and luxurious villas. Fischer is the author of the buildings rightfully attributed as the first or only such accomplishments in Zagreb and Croatia by purpose and design: the first modern secessionist building in Croatia (House Rado, Trenkova 2, 1897), the first building in Zagreb designed specifically for cinematography (Apollo cinema in Ilica 31, today Kerempuh Theater, 1911), the first private polyclinic of Zagreb (Sanatorium, today the Children's Hospital in Klaićeva 16, 1908), the first and only building of the masonic lodge in Croatia (Nazorova 24, 1910), the first modern department store (Kastner & Öhler, today Nama, Ilica 4, 1913), the first buildings shaped in the spirit of Art Deco (pavilions of *Zagrebački zbor* /Zagreb Fair, 1922). Fischer's adaptation of the Feller/Stern house at the corner of Jelačić Square and Jurišićeva Street, according to the conceptual design of the great German architect Peter Behrens from 1927, represents another turning point in Zagreb's architecture - adoption of the international style [10].

The capacity of the hotel with a total of four floors in height (ground floor, two floors and attic above the central part of the volume) was extended to 60 rooms with hot and cold tap water and two large social rooms [11]. In relation to the appearance of the old hotel, major changes, both in

size and façade form elements, were apparent at first sight. The entire view of the hotel was changed with loggias and balconies on the south and east faces, emphasizing the central part of the hotel with main entrance situated on its south side. Built in 1917, Hotel Lišanj is a building rectangular in shape in plan view, with three distinct widenings perpendicular to the long side. It is assumed that the rooms on the floors were predominantly organized as hotel rooms of different structures. The ground floor of the building was probably mostly occupied by the restaurant and dining room, while the attic was probably used for the accommodation of employees. Vertical communication was achieved by a central three-flight staircase, situated in the central axis of the volume with direct lighting and ventilation through windows.



Figure 5. Layout plan from the extension design, 1983. (A- historical part of the hotel; B, C extension, D added outbuilding). Rijeka projekt d.o.o. 1985.

A major extension of hotel capacity took place in 1983, when two large volumes, B and C, were added (Fig. 5). Volume B is connected to the northwest face of the historic hotel by a delicate connection. The layout plan also shows annex D named Horizon, east of the historic building which was built before this project. During this project, 60 existing rooms in the historic building were redecorated into 50 new double rooms and six suites, and service areas were added next to the main staircase on the ground floor. The height of the added volume B is five floors (basement and five above-ground floors), and of volume C one above-ground floor; the height of annex D is not known. The added facilities included a new reception desk, a congress hall with 400 seats two floors in height (the hall roof was used as a terrace) and 80 rooms (from double to quadruple), indoor and outdoor swimming pools sized 25 m x 12.5 m with sea water, and also three tennis courts and four bowling courts next to the hotel. A semi-underground bowling alley was located in volume C next to the outdoor pool.



Figure 6. The added building B before the last reconstruction in 2018. Author.



Figure 7. Layout plan of the entire complex according to the last reconstruction plan. Part of the detailed design of the Arhiv d.o.o. company from Zagreb, 2018.

Even the recent major reconstruction of the entire hotel complex in 2018 did not compromise the original dimensions of the Fischer's hotel, which gives an impressive character to the entire complex and keeps the spirit of Austro-Hungarian style. Only an expansion of service premises can be observed at the ground floor level next to kitchen areas.

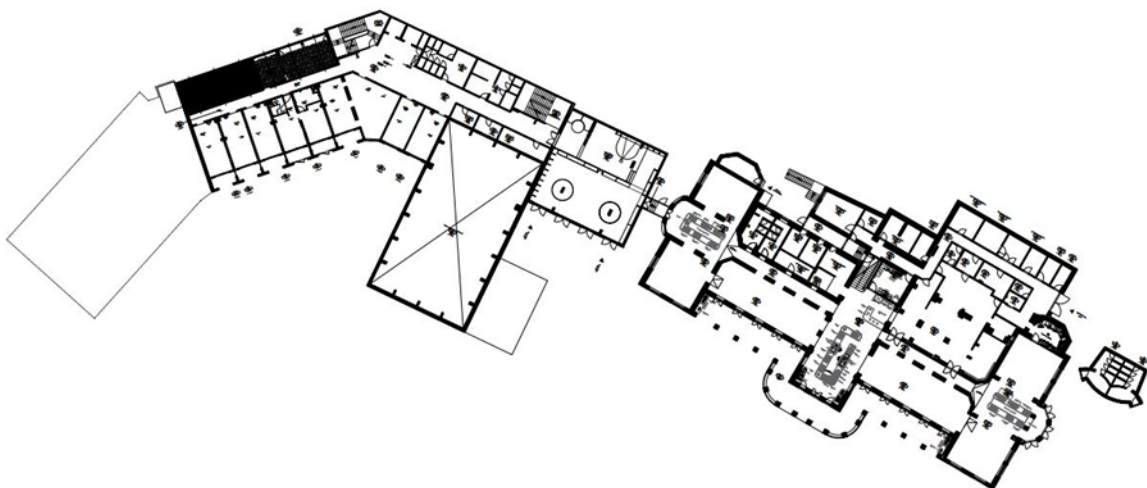


Figure 8. Ground floor of the Lišanjski hotel complex. From the detailed design of the Arhiv d.o.o. company from 2018.

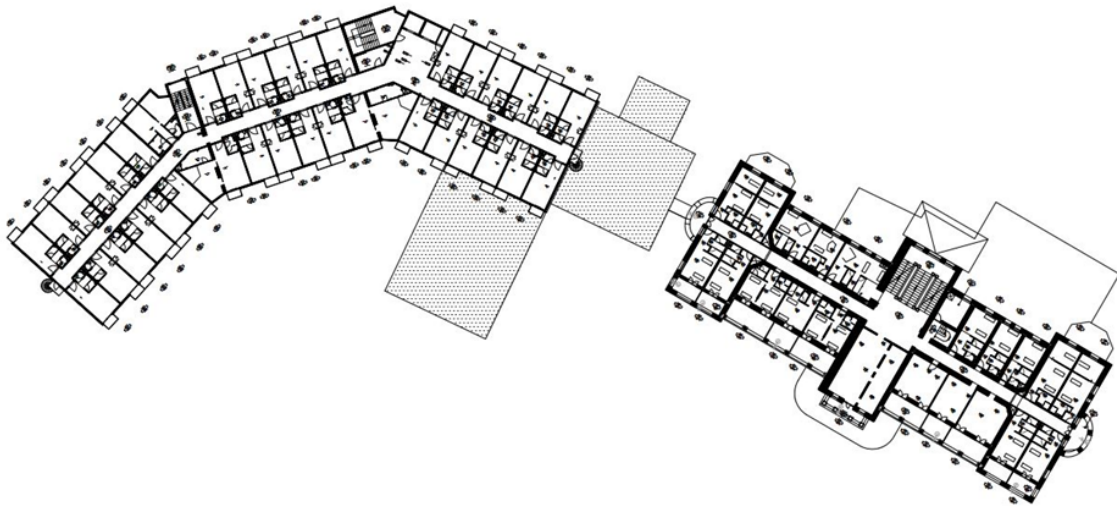


Figure 9. Second floor of the Lišanĳ hotel complex. From the detailed design of the Arhiv d.o.o. company from Zagreb, 2018.

The historic part of the hotel is functionally divided by floors, so the ground floor is designed as a public and social area, and the other two floors and attic as an accommodation block. The accommodation block on the first and second floor is organized as a double-loaded corridor plan. Presently, the hotel has two suits.

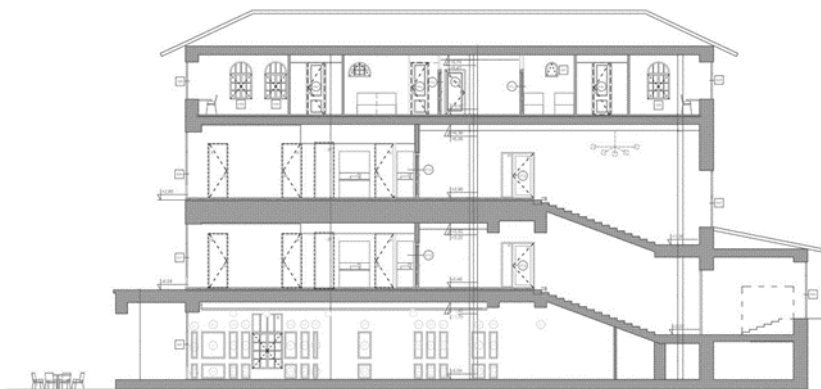


Figure 10. Longitudinal section through the central part of the historic building. From the detailed design of the Arhiv d.o.o. company from Zagreb, 2018.



Figure 11. Southwest façade of the historic part of the hotel. From the detailed design of the Arhiv d.o.o. company from Zagreb, 2018.



The entire Lišanjski hotel complex is renovated as a family hotel, suited to accommodate children, categorized with four stars. Heights and areas of the buildings added in the 1980s were not increased, the recent reconstruction was mainly concerned with the reconstruction of the existing capacities. Building C (former bowling alley) was converted into a wellness center, while the interior of other buildings in the complex was redecorated and their façades were repaired.

Building B is functionally organized as follows: basement areas are designed as a public, social and business block, while on the ground floor and first floor the accommodation and public/social areas are combined. The hotel accommodation block is organized as a double-loaded corridor plan from the second to the fourth floor.

Hotel Lišanjski has different types of accommodation at its disposal, consistent with the standards of the hotel chain "Best Family Hotel" of which it is part: rooms from 26 to 64 m² and suites from 31 to 72 m².

4. Structural characteristic of the buildings

The structural system of the historic building consists of load-bearing walls (stone and brick) and beams, as well as wooden ceilings. The floor structure is made of wood, 7-8 m in span, soffit is lined with wooden planks, reed and plaster, floor is finally covered with wooden planks. The roof is hipped above the overhangs, and on the bay connecting them it is double-sloping, covered with tiles. The floor height decreases as floors increase, so on the ground floor it is 416 cm while in the attic it is 387 cm. The height of the building from the finally developed ground (height of the fascia) is 16.58 m.

The load-bearing structure of the 1983 extension is made up of reinforced concrete walls up to 8 m in span, while the floor structure is made as a 24 cm thick concrete slab. The roof is double-sloping covered with tiles, except above the reception desk on the first floor, which had a flat roof. The height of the building from the finally developed ground (height of the fascia) on the north side is 14.06 m, while the height of the fascia on the south side is 16.60 m. The load-bearing structure of building C (bowling alley which is the "wellness" today) consists of reinforced-concrete walls and floors with a span of 10 m. The roof of the building is a serviceable flat reinforced-concrete roof (used as a terrace).



Figure 12. Photo of the present state of the historic building. Author.



Figure 13. Photo of the present state of the complex, extension B from the 1980s shown in figure. Author.



5. Valorization and conclusion

Since 1923, when constructed according to the design of the well-known architect Ignjat Fischer, Hotel Lišanjan has been reconstructed several times to date and has maintained its original purpose ever since. For a continuous existence of the hotel, it was necessary to adapt to modern tourist trends: increasing the capacity because of new categorization standards, and enriching the facilities. The historic building within the hotel complex was reconstructed primarily within its existing dimensions. With architectural expression and structurally, the buildings added in the 1980s are in the spirit of their time, connected with the historic building with a delicate connection to the northwest façade, as well as extension of service areas at the ground floor level next to the main staircase. The preserved historic building gives character to the entire complex and it was valorized in the right way by the last reconstruction of the hotel complex, when the kitchen service area was extended at the ground floor level.

We can draw some parallels by comparing Hotel Lišanjan with the nearby Hotel Esplanade in Crikvenica, which was built for the second time in the late 1920s and was used as a hospital, school and refugee accommodation during the Homeland War. Hotel Esplanade was built in the spirit of the Imperial Period, and its architectural expression lags behind its modernist period. It was extended on several occasions by adding new buildings and preserving the historic building. In Hotel Esplanade, we also observe an expansion of the historic building on the north and east sides at the ground floor and mezzanine levels, which makes the integrity of the historic building of Hotel Lišanjan better preserved. The functional organization of both hotels is similar, in Hotel Esplanade public, social and business facilities are on the ground floor. These facilities at the mezzanine level are combined with sleeping areas, while on higher floors there are only accommodation facilities.

Many changes that have occurred in tourist supply during almost one hundred years of existence of the analyzed hotels make the adaptation of historic buildings inevitable. In both cases, the reconstruction was based on construction with modern civil engineering and architectural methods, using modern structural and design possibilities. The new architecture needed to conform to the context in which it was developed, to aspire to balance the old and the new well in architectural and urban planning terms [12]. Poor consistency and quality of new hotel facilities is probably the reason why hotel chains intuitively advertise themselves primarily with historic buildings. Although the imperial architecture aimed at uniformity of architectural expression, as the time passes, these buildings give an added value to an even more uniform contemporary architecture, bearing witness to the multiple layers of the region's history.

REFERENCES

1. Ježić, M. „Razvoj turizma u Novom Vinodolskom“, Novi Vinodolski, 1963; Blažević B. „Prilog istraživanju hotelijerstva na području Crikveničko-vinodolske rivijere, Vinodolski zbornik, 15/2014, pp. 39-86.
2. Tourism Development Action Plan, Entrepreneurial Center "Vinodol" d.o.o., Novi Vinodolski, October 2011, p. 50.
3. Počeci turizma – XIX. stoljeće (*The beginnings of tourism - 19th century*), <http://www.novi-vinodolski.hr/2012/05/09/poceci-turizma-xixstoljece/>, 28.7.2018.
4. XX. stoljeće – razdoblje do II. svjetskog rata (*20th century - the period until World War II*), <http://www.novi-vinodolski.hr/2012/05/09/xx-stoljece-razdoblje-do-ii-svjetskog-rata/>, 28.7.2018.
5. XX. stoljeće – razdoblje do II. svjetskog rata (*20th century - the period until World War II*), <http://www.novi-vinodolski.hr/2012/05/09/xx-stoljece-razdoblje-do-ii-svjetskog-rata/>, 28.7.2018.
6. Ježić, M. „Razvoj turizma u Novom Vinodolskom“, Novi Vinodolski, 1963., p. 10.



7. Pogodnosti za razvoj turizma i njegova perspektiva (*Advantages for the development of tourism and its prospects*),
<http://www.novi-vinodolski.hr/2012/05/09/pogodnosti-za-razvoj-turizma-i-njegova-perspektiva/>, 1.8.2018.
8. Razdoblje iza II. svjetskog rata (*The period after World War II*),
<http://www.novi-vinodolski.hr/2012/05/09/razdoblje-iza-ii-svjetskog-rata/>, 29.7.2018.
9. Kratak pregled Austro-Ugarskog stila gradnje u Visokom (*Brief overview of the Austro-Hungarian building style in Visoko*),
<https://vipromo.ba/kratak-pregled-austro-ugarskog-stila-gradnje-u-visokom>, 26.8.2018.
10. Bagarić, M., "Arhitekt Ignjat Fischer", Meandarmedia, Zagreb, 2011.
11. <http://www.novi-vinodolski.hr/2012/05/09/razdoblje-iza-ii-svjetskog-rata/>
12. Mlikota, A. "Ivan Vitić and the Historical Centre of Zadar - On the 100th Anniversary of His Birth," *Ars Adriatica*, (7), 2017, pp. 291-312. doi: <https://doi.org/10.15291/ars.1385>.