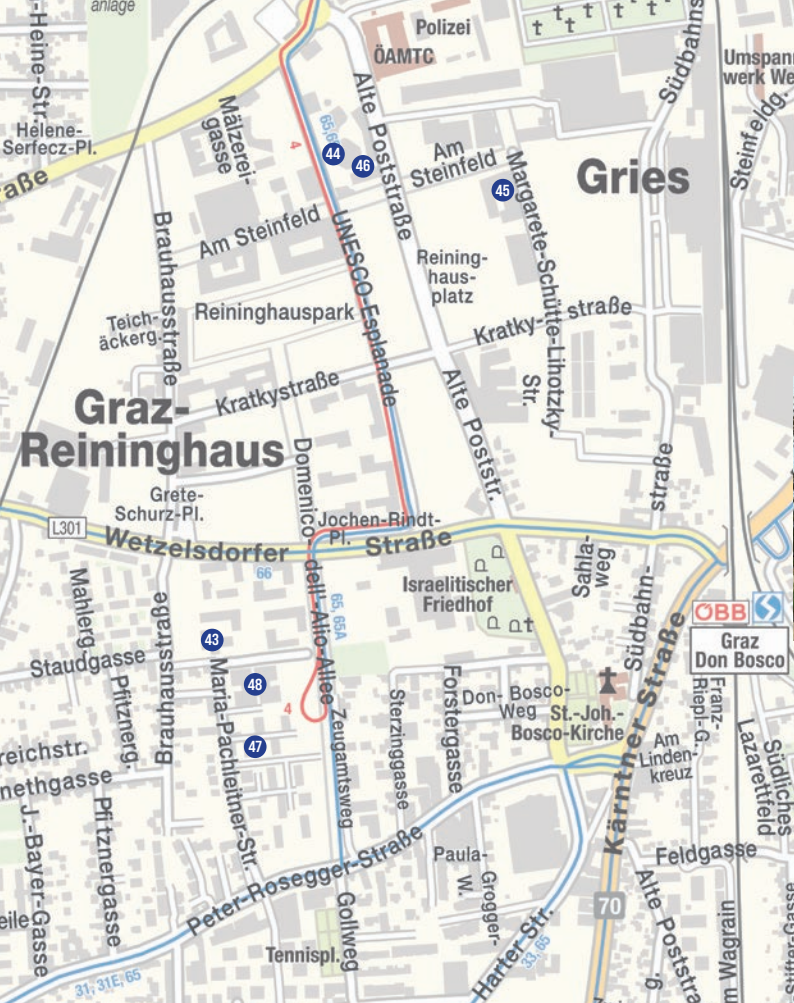




## TOUR 4 – REININGHAUS



The history of the young city district is a varied one: a lot has happened here since the Reininghaus family acquired the land in 1853. By 1900, beer production had increased a hundredfold but the brewery was on the brink of bankruptcy during the First World War. In the Second World War, the Allied forces bombed the armaments factory supposedly housed in the cellars and in the post-war period, the brewery was closed down – a stroke of luck for the growing town.

### THE REININGHAUS DISTRICT (H) 4 – Reininghausstraße/Reininghauspark/tim

After the population of Graz voted against the city's purchase of the 52-hectare site in a survey, the space was divided up and sold to housing developers. From the (43) **Quartier 7** social housing made of wood (not shown), to a relaxed perimeter block development (balloon architekten, Hohensinn Architektur, 2020), to striking residential towers on the UNESCO Esplanade such



as the (44) **Green Tower** (not shown, Atelier Thomas Pucher, 2023), which is reminiscent of Milan's Bosco Verticale, or the (45) **School** (not shown, Janser Castorina, 2024) with its state-of-the-art learning environments which opened in 2024. Interesting information about this can be found in the listed (46) **Tennenmälzerei** (not shown), the only building remaining of the former brewery, which now houses the district office.

### 47 SOCIAL HOUSING HUMMELKASERNE (H) 4 – Reininghaus

Maria-Pachleitner-Straße 22–28 | SPS-Architekten (2016)

The City of Graz commissioned the construction of 92 social housing units on the site of the former barracks. What makes the four blocks special is that they are the first residential buildings in Austria whose six storeys are constructed entirely in timber (with the exception of the escape staircase). This project was planned with limited resources but great efficiency. Every housing unit has a spacious balcony and all the larger ones are oriented to the east and west. Photovoltaic systems on the roofs, a party room, covered bicycle parking, an underground garage, and a car-free site are further advantages of the development, which also boasts very low heating costs.

### 48 PETER ROSEGGER NURSING HOME (H) 4 – Reininghaus

Maria-Pachleitner-Straße 30 | Dietger Wissounig Architekten (2014)

The design responds to its diverse surroundings with a two-storey building set on an almost square footprint. A recess forms the entrance, a courtyard for deliveries and several small gardens, each connecting two households. The residential units are arranged around a central area that forms a kind of “village square” on the ground floor. Each of the 8 shared homes is set back from the street facing an atrium, yet the rooms, private retreats, look out onto the urban hustle and bustle. At the heart of it all is a shared living and dining room with a kitchenette, which creates an almost family-like feeling. Timber is used not only structurally, but also deliberately to create atmosphere.