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## REVITALISATION OF COUNTRY HOUSES ALONG THE ROUTE 'TRACING THE STEPS OF COUNTS JANKOVICH' GUIDELINES FOR NODES OF FUNCTIONAL INTENSITIES

### REVITALIZACIJA LADANJSKE ARHITEKTURE NA RUTI 'PUTOVIMA GROFOVA JANKOVIĆ' SMJERNICE ZA PLANIRANJE FUNKCIONALNIH INTENZITETA

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The historical and cultural area spanning from the Lake Balaton in Hungary to the Sava River in Croatia calls for stronger international and intraregional connections between Southern Transdanubia and Central Slavonia. Considering the main spatial, natural and cultural factors of the demarcated historical route, this paper aims to inaugurate a new theoretical basis for a spatial development which overcomes territorial borders and to propose a unique concept of heritage revitalisation.

Focusing on country house building as a clear formal manifestation of socio-cultural givens, the authors deliberate over four main functional models for built heritage revitalisation and creative utilisation – the *seasonal*, *educational*, *ecological*, and *medical model*. Interconnected in the rhizomatic system, the country houses serve as nodes of different functional intensity along the route marked by the historic presence of Counts Jankovich.

Povijesno-kulturnoj prostornoj cjelini od jezera Balaton u Mađarskoj do rijeke Save u Hrvatskoj potrebne su snažnije međunarodne i unutarregionalne veze Južnoga Zadunavlja i Središnje Slavonije. Uzevši u obzir povijesni protok rute te njene glavne prostorne, prirodne i kulturne čimbenike, ovaj rad nudi nove teorijske temelje za novi način promišljanja prostornoga razvoja koji nadilazi teritorijalne granice i predlaže jedinstven koncept revitalizacije naslijeđa.

Usredotočujući se na ladanjsku arhitekturu kao jasnu fizičku manifestaciju kulturno-društvenih datosti, autori promišljaju četiri glavna funkcionalna modela revitalizacije i kreativnoga korištenja graditeljskoga naslijeđa – *sezonski*, *obrazovni*, *ekološki* i *lječilišni model*. Međusobno spojeni unutar rizomatskoga sustava, dvorci služe kao čvorovi pojedinih funkcionalnih intenziteta na ruti koja je obilježena povijesnom prisutnošću grofova Janković.

## INTRODUCTION

The Treaty of Trianon in 1920, which marked the final dissolution of the Lands of the Crown of Saint Stephen after the First World War, was followed by a century of a strong division of historic regions among the former kingdom's constituent countries. These political turnarounds changed the mutual perception of regions which until then had strong cultural connections, and whose historical routes overcame even geomorphologic obstacles. Thus truncated, Hungary has become a landlocked country covering today only 28 per cent of its pre-Great War area, with strictly defined borders dividing it from its former constituents. As a consequence, the route from the Lake Balaton to the Sava River consisting of the Hungarian region of Southern Transdanubia and the Croatian mesoregion of Central Slavonia (Fig. 1) was territorially divided into two parts, and the built heritage belonging to that area has been observed independently by each of the two countries ever since.

It was only after the Croatian accession to the EU in 2013 that a strong demand for the renewal of cultural connections between Hungary and Croatia emerged. The weakening of the borders hypothesised stronger international and intraregional connections, thus providing the basis for the planning of wider areas beyond national borders. The need for a unique cultural and tourist route based on cultural heritage of the Hungarian Somogy County and the Croatian Central Slavonia became increasingly apparent.

Together with its important natural heritage, the cultural relevance of the area also lies in its significant and rich built heritage. Focusing on country houses along the historic route from the Lake Balaton to the Sava River, the spatial disposition of built heritage will be used as basis for functional models of an active integration of historic buildings into contemporary life.

## FEATURES OF THE CONSIDERED AREA AS FACTORS OF IDENTITY

Owing to a strong historic significance of the considered area for both countries, the first and foremost task of this research was to determine the period of consideration, particularly the period during which the aforementioned cultural area showed the greatest appreciation for its past while simultaneously representing the splendour of modernity. Accordingly, the focus is set on the golden age of the Austro-Hungarian Monarchy, the period between 1867 and 1914, when the historic Somogy County was only slightly larger than it is today and kept very strong cultural relations with the three historical counties of Central Slavonia – Virovitica County, Bjelovar-Križevci County, and Požega County – which constituted a single Slavonian Military Frontier until 1881.

The fragmented present-day Central Slavonia is a result of a century of overlooking the cultural relations between the two countries, which is primarily evident in comparison between *fin-de-siècle* and present-day transport routes, which makes another significant factor for research. Despite its Budapest-centred railway topology, the Southern Transdanubia became extremely well connected with Central Slavonia in the period between 1900 and 1914, when Hungarian Royal State Railways was one of the largest railway companies in Europe. While enabling passenger transport to all towns and most villages, the railway system became the 'blood vessel' of the cultural route: beginning with a number of settlements along the banks of Lake Balaton, multiple connections led south first to Kaposvár and Dombóvár, then to Szigetvár and Barcs in Hungary, continuing to Virovitica and leading south to Daruvar, Pakrac and Lipik, or east to Slatina and Našice in Croatia. Today, the described railway route is ruptured (Fig. 2-A), and partly replaced by county roads, and it has lost its status of a significant cultural feature altogether (Fig. 2-B).

The railway system follows the specific geomorphology of the Pannonian Basin. The area between the Lake Balaton and Drava River in Hungary is a plain abounding with wetlands (Fig. 2-C), therefore not only suitable for agriculture but also providing home to numerous protected natural species. The variety of its natural features led to the



Fig. 1 The area of the cultural route located between present-day Hungary and Croatia (Cartogram by: Boris Dundović)

<sup>1</sup> The expression was taken from Sándor Petőfi's romantic poem *Vasúton* where he, already in 1847, describes the first Hungarian railway as the system of "blood vessels" that bring the "juice of life".

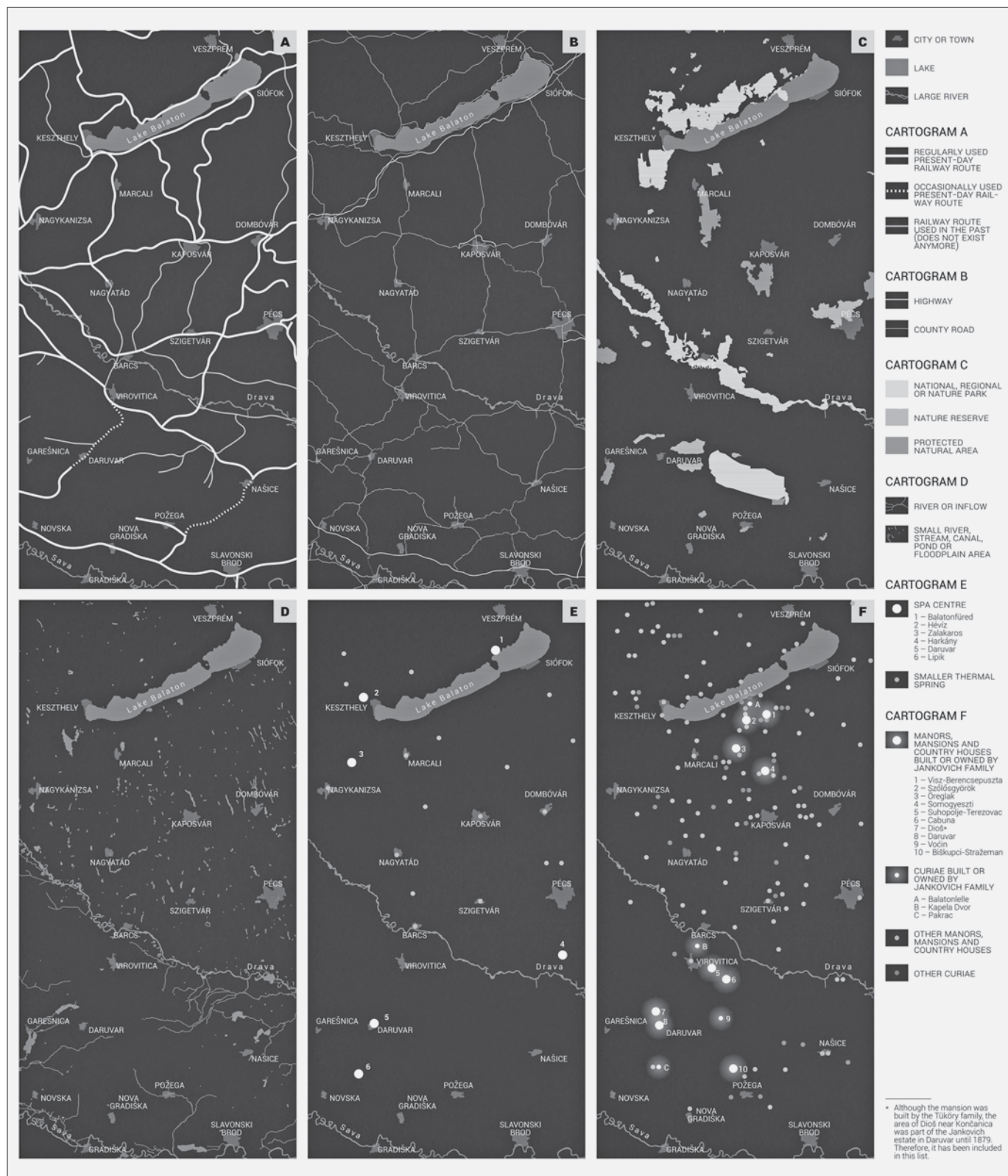


Fig. 2 Cartograms of the cultural route area and its main formative factors: A) Railway transport; B) Road transport; C) Important natural landscape; D) Water surfaces; E) Spa resorts and thermal water springs; F) Manors and country houses (Cartograms by Boris Dundović)



recognition of the lowlands of the Drava River as a national park in Hungary and as a regional park in Croatia. South of Drava, the cultivated plain narrows to a pass enclosed by forested mountains of Bilogora, Moslavačka Gora, Psunj, and Papuk<sup>2</sup> (Fig. 2-D).

The Hungarian part of the cultural route is marked by a number of smaller natural water springs (Fig. 2-E). Neighbouring the Somogy County, there are several larger historic spa centres along the Lake Balaton, such as Hévíz and Balatonfüred, Zalakaros and Harkány, south of Pécs. At the southern end of the route are two spa centres – Daruvar and Lipik – with the longest tradition of medical treatment, dating since the ancient times.<sup>3</sup> Today, the abovementioned centres in both countries represent the finest examples of both architectural and landscape heritage.

The other element of built heritage upon which the provincial life of the Dual Monarchy depended are manors and country houses as managing centres of estates and as sources of cultural life,<sup>4</sup> which marks the final but crucial factor for the considered area (Fig. 2-F). As a result of the longevity of the Slavonian Military Frontier, there is a significantly larger number of Hungarian country houses north from the Drava River than to the south. However, country houses built south of Drava show stylistic and functional promptness, which is the primary indicator of a shared cultural milieu.<sup>5</sup> Both ends of the route are marked by the intensification of heritage built by the Jankovich family, which became a substratum of the proposed conceptual name of the route, namely 'Following the Steps of Counts Jankovich'.

## THEORETICAL GROUNDS FOR THE CULTURAL ROUTE

After deliberating over the main spatial, natural and cultural factors, we can surmise that rural areas such as the Somogy County and Central Slavonia are a patchwork of rural and urban contexts, therefore the main criterion of this research is that, in the 21st century, the considered area cannot be imagined merely as a place of agriculture providing cities with food, but as a place of growing tourism, education and other forms of culture. The post-urban condition, which can be described as a *space of flows*,<sup>6</sup> is a strong factor and criterion that does not allow the overdevelopment of large urban centres; it enhances the existing settlements as parts of a sequence or continuity where the category of the city ceases to exist.<sup>7</sup> In Deleuzian terms, that kind of space consists of heterogeneous elements tactically adjusted to coexist sustainably. The cultural route should be considered as a kind of fractal space where every element represents both its own identity and that of a whole,<sup>8</sup> making the dynamic relations between the elements into agents of a certain event.<sup>9</sup> Accordingly, in the process of planning a cultural route we should find "a force which appropriates [it], which exploits it, which takes possession of it or is expressed in it",<sup>10</sup> a force which makes the actualisation of potential or, in Deleuzian terms, a *line of flight*.<sup>11</sup>

Due to the specific historical flow<sup>12</sup> of the area, country houses along the proposed route constitute one of its most intensified layers. Within the cultural route, they become interconnected elements of a rhizome, nodes of a non-hierarchical system of relations based on a horizontal analysis of multiplicities and events.<sup>13</sup> In this instance, those nodes are country houses, each with a different level of functional intensity. As the historical flow (the molar line of country houses system) narrowed their *élan vital* to formal representation, it is necessary to provide conditions for a *line of flight* (the rupture line) "bursting beyond the preservation necessity"<sup>14</sup> which would, together with many intermissions in the system (the crack line), make a repeating set of practices, a kind of Deleuzian *body without organs* which can never be fully reached, but which would be continually approached.<sup>15</sup>

These theoretical grounds offer an intriguing method of planning the functional intensities of the country houses along the route. Accordingly, the proposed system is composed of four main models – *seasonal*, *educational*, *ecological*, and *medical model* – spontaneously realised as sequential intensifications of function (Fig. 3) in order to

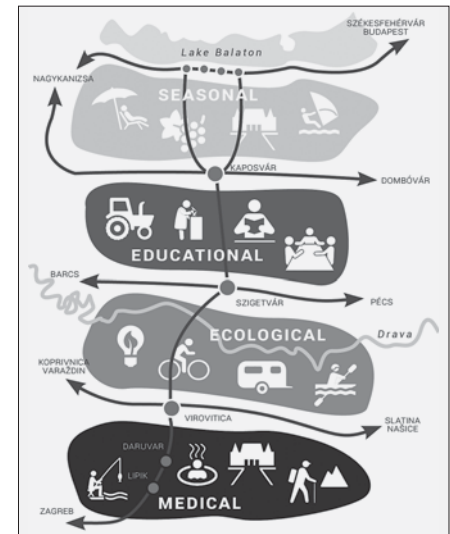


Fig. 3 Sequential spatial intensifications of functional models (Cartogram by: Boris Dundović)

- 2 Papuk is designated as a nature park by Croatia, and as a geopark by UNESCO in 2011.
- 3 After it served as the seat of Illyrian tribe Iassi (Aquae Iassae or Thermae Iasovenses), the area was also known as Aquae Balissae, an ancient town on the Roman trade route. Even though both first used in ancient times, thermal springs of Daruvar and Lipik started gaining their fame in the 18th and 19th centuries, when Counts Jankovich started building modern spa centres with thermal baths and carefully designed surrounding gardens. [Maruševski, 1992: 43–44]
- 4 Sisa, 2007: 120–132
- 5 Dundović, Obad Šćitaroci, Bojanić Obad Šćitaroci, 2012: 354–356, 365; Sisa, 2007: 47–59
- 6 Castells, 2010: 440–448; Šerman, 2005: 74
- 7 One of the ideas behind this kind of spatial logic is *rurbanism*. It refers to a sustainable integration of urban and rural milieus.
- 8 Deleuze, 1993: 6
- 9 Deleuze, 1993: 77
- 10 Deleuze, 1983: 3
- 11 Deleuze, Guattari, 1987: 8–9
- 12 As a result of the great influence of the British country houses, especially among the Hungarian nobility in the 18th and 19th centuries [see: Dundović, Obad Šćitaroci, Bojanić Obad Šćitaroci: 356–359], the historical flow of Hungarian and Croatian manors and country houses is arguably comparable to the cultural phases of English country houses before the First World War, as described in: Girouard, 1980.
- 13 Deleuze, Guattari, 1987: 7–8
- 14 De Miranda, 2013: 108
- 15 Deleuze, Guattari, 1987: 149



**Fig. 4** Hotel Château Visz, former country house of the Counts Jankovich in Visz-Berencsepuszta, Hungary (Photo by: Viktor Mórocz)



**Fig. 5** Jankovich-Károlyi Curia in Kapela Dvor, Croatia (Source: [www.orahovica.hr](http://www.orahovica.hr))

offer a certain identity which would operatively provide built heritage with “categories that occupy and fill those architectural forms, that *give them life*”.<sup>16</sup>

## PRACTICAL APPLICATION OF THE FOUR FUNCTIONAL MODELS

The *seasonal model* intensifies in the section of the route adjacent to Lake Balaton. By analysing that particular area, we can assuredly see the reason behind the proposed intensity of seasonal tourism: the lake with the Mediterranean climate, numerous vineyards and hunting grounds generate the perfect setting for holiday resorts. For example, this potential has been actualised in the former country house of the Counts Jankovich in Visz-Berencsepuszta (Fig. 4) and the Jankovich-Bésán Manor in Somogyesti, which both serve as heritage hotels and encourage visitors to take part in numerous seasonal activities throughout the year. Although it is necessary to determine the factors and criteria separately for each example of built heritage, the model of seasonal tourism is applicable to other deteriorating country houses in the area as well, such as the Hunyady Manor in Kéthely-Sáripuszta which, despite its strong historical and architectural significance,<sup>17</sup> remains inadequately utilised.

The following is the *educational model*. Due to increasing developments in biotechnology and the proximity of strong educational and academic centres such as Pécs, this model's functional intensification has come to define the central Somogy County. Revitalising botanical gardens and arboreta of country houses, and turning them into didactic and research museums, greenhouses and workshops, as well as into accommodation centres for researchers and students would give identity to a milieu under consideration. Unlike the first functional model, these country houses would have to be owned by research or academic institutions of the state, like the Vigyázó Manor in Nagyberki owned by the Hungarian Academy of Sciences.<sup>18</sup>

The *ecological model* preserves and affirms natural features. Despite being divided by the river as a territorial border, the aforementioned Drava River lowlands offer an exclusive natural setting, thus intensifying the development of ecotourism. Recreation and healthy lifestyle are encouraged by camping, river activities and bicycle routes implemented through scenarios of projects such as *Drava4Enjoy*. This project carried out the reconstruction of the Jankovich-Károlyi Curia<sup>19</sup> in Kapela Dvor (Fig. 5), which was reopened as a tourist and educational centre serving as a central point for bicycle routes.

Due to the continuity of spa centres in Daruvar and Lipik, the proposed intensification of the *medical model* brings forth the common denominator of medical tourism. Located in the middle of Central Slavonia, and rich with thermal spas, vineyards, forests and fishponds, Daruvar is already striving to become an educational point specialised in biomedicine and biotechnology. The Jankovich Manor in Daruvar<sup>20</sup> has already been considered as the accommodation for such a centre, although many surrounding country houses, like the Tüköry Mansion in Dioš<sup>21</sup> (Fig. 6) or the Jankovich Curia in Pakrac, which have never been assigned a proper utilisation or affirmation, could also embody a scenario of facilities for scientific-research purposes associated with educational, medical and spa centres both in Daruvar and Lipik.

Provided that the revitalised country house encourages social, cultural, economic, and tourist development, each of the four aforementioned functional intensities of the system will operate as a guideline for deciding which of the revitalisation programme models of creative utilisation is to be applied. However, as the theoretical basis presumes, a place of a certain functional intensity and its characteristic model should be viewed separately, and in practice, even higher intensification may occur when introducing a model from one functional intensity to the milieu of another.

## CONCLUSION

The paper offers new insight into the contemporary planning theory of country house revitalisation and utilisation via a concept which involves their inclination towards a

<sup>16</sup> Šerman, 2005: 76

<sup>17</sup> Sisa, 2007: 277-278

<sup>18</sup> The Academy's Institute of Ecology and Botany has established a botanical collection in the manor park. The Institute actively participates in professional and scientific education in co-operation with numerous Hungarian universities.

<sup>19</sup> For further information on the history of Jankovich-Károlyi Curia in Kapela Dvor, see Obad Šćitaroci, Bojanić Obad Šćitaroci, 2001: 182-183.

<sup>20</sup> For more thorough account on Jankovich Manor in Daruvar, see: Obad Šćitaroci, Bojanić Obad Šćitaroci, 2001: 114-121.

<sup>21</sup> A study dating from 1970 suggested that the mansion and its surrounding park in Dioš could serve as an auxiliary facility of the spa centre in Daruvar. [Horvat, Habunek-Moravac, Aleksić, 1970: 21]

particular functional intensity within the framework of the proposed cultural route. The considered country houses are historically marked by the authentic presence of Counts Jankovich as a factor of their identity. Therefore, their spatial relations are seen as new conceptual generators of cultural and economic development scenarios of creative utilisation along the revitalised cultural route.

By introducing the four main models for country houses along the cultural route, the authors wish to actuate the concept of cultural route uniqueness and provide future planners with starting scenarios and guidelines for considering country house revitalisations from the Lake Balaton to the Sava River, discarding formal territorial boundaries and taking into account the specific historical and sociocultural flow of the area.



Fig. 6 Tüköry Mansion in Dioš, Croatia  
(Photo by: Boris Dundović)

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22. i 23. listopada, 2015.

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**MORE INFORMATION ON THE PROJECT:**

**| PODROBNJE INFORMACIJE O PROJEKTU:**

Web: www.arhitekt.hr/znanost/HERU

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## HERITAGE URBANISM

Urban and Spatial Models for Revival and Enhancement of Cultural Heritage

## URBANIZAM NASLIJEĐA

Urbanistički i prostorni modeli za ožvljavjanje i unaprjeđenje kulturnoga naslijeđa

[www.arhitekt.hr/znanost/HERU](http://www.arhitekt.hr/znanost/HERU)

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