

PILOT ACTION

REPORT HUTHAUS FREIBERG

D.T3.3.1

Version 1
06 2019





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1. Introduction

1.1 Project index number and acronym	CE1013 REFREsh
1.2 Name and number of responsible partner	SAXONIA Standortentwicklungs- und -verwaltungsgesellschaft mbH
1.3 Number of deliverable and title of the pilot-investment	D.T.3.3.1 Revitalization of Huthaus in Freiberg as cultural contact point
1.4 Investment location (country, region, town, municipality)	Germany, Saxony, Freiberg
1.5 Period of investment realization	08.2019 - 07.2020
1.6 Project website	https://www.interreg-central.eu/Content.Node/REFREsh.html

2. Description of the plan of the pilot-investment

The Huthaus, which is located in the historic mining complex Muldenhütten in Freiberg, is a former administrative and social building for workers from the mining industry. The “Huthaus” is a listed building and belonging to the UNESCO world heritage since September 2019. It is unoccupied for more than 20 years.

It was the plan to transform the Huthaus into a cultural and creative contact point for the cultural and creative scene and stakeholder of any activities within the development of the UNESCO world heritage “Historischer Hüttenstandort Muldenhütten”. The objective was to create space for creatives, who can rent rooms for exhibitions by only paying the additional costs, workshops, offices and other events for only paying the additional costs, and stakeholder of historic and cultural projects related with the mining history. Additional to that the Huthaus can serve as base for future initiatives and projects to host workshops and events. The administration as well as the hosting of events will be organized by the cultural contact point within the Huthaus. In the beginning the contact point will only be temporary manned in the Huthaus and mainly managed from the SAXONIA company. But as soon as permanent activities within the target area are starting, the contact point in the Huthaus will be permanently manned.

Therefore a part of the first floor was renovated. The entrance area and the front rooms were targeted to create an entrance room, exhibition and workshop room, three office units and sanitary facilities. This includes an area of 127.56 m² floor space. The building can be accessed by wheel chairs. Therefore the entrance (doors) at the back were widened (dry works).

- Entrance/Foyer (21.54 m²)
- Exhibition room (20.10 m²)
- Mens toilet (7.33 m²)
- Womens toilet (6.91 m²)



- Showers (8.03 m²)
- Contact point office and Common room (12.01 m²)
- Office unit A/perspective exhibition room (16.23 m²)
- Office unit B (15.73 m²)
- Floors (4.01m²; 6.42m²; 9.25m²)

3. Realization of pilot-investment

The realization of the pilot-investment at the Huthaus could be managed and conducted thanks to the preparation and plans of the pre-investment concept, which was created earlier on in the project. Planning the pilot-investment in the earlier stage allowed us to gather offers and information on our planned construction measures. From the beginning of the pre-investment concept we were already in close contact and permanent exchange with companies to calculate and schedule the measures.

The first activities of our pilot investment in August 2019. Due to problems at the prior chosen project site and uncertainty if we are allowed to go back to our first chosen project site Huthaus, we had to start very late with the pilot investment. Fortunately we were able to go on with the project REFREsh and our planned investment and the planning on pilot actions. Due to the early delays, we were unfortunately behind schedule from the beginning. But nevertheless we were able to successfully implement our investment within the project timeline and kept up with the schedule of the pre-investment concept. Thanks to very intensive works in the sixth semester we could finish almost the full investment by January 2020 and fully complete all repairments and smaller measures by February 2020.

Early phase of construction investment:

In the beginning we started with a check-up and repairment of the electric system, sanitary facilities and the heating system of the building. This was a very important step for us to make sure that no additional or hidden costs will occur later on in the project. Due to difficulties with the development of the property, we had some delays with the check-ups. The check-up of the electric systems and sanitary facilities demanded a stable water and electricity development of the property, but due to old pipes and cut off electric lines we had to renew the whole development before starting with the full check-up. This caused our only major delay after finishing the pre-investment concept. But after finishing the development of the property we could catch up with the our planned schedule and finish all measures without additional delays.

Measures:

- Development of property: Gas, Water, Electricity (including permits)
- Check-Ups/Repairments of the electric system, sanitary facilities and the heating system

Mid phase of construction investment:

After the completion of the development of the property and the finalization of the check-ups and repairments, we had certainty that we don't need to invest more budget into the electric system, sanitary facilities and the heating system. That gave us the freedom to finally start with the construction measures. In this phase we finished the main construction works. This included the following.



Measures:

- Plastering
- Dry works
- Floorworks and doors
- Painting

End phase of construction investment:

In the last phase, which took mainly place in January and February 2020, we finalized the construction works and worked on small repairs with the left over budget.

Measures

- Additional repairs at the sanitary facilities and electric
- Basic cleaning and grinding

Interior and equipment:

Due to the unexpected outbreak of corona, we were not able to start with our interior works as planned. After having certainty about the project and pilot action schedule we started to plan the equipment of the rooms. Thanks to the only small works, which were necessary, we were able to react quickly and finish all works within weeks. The interior was installed fully by July 2020 to guarantee an equipped Huthaus by the start of our first pilot action, the transnational photo exhibition in July 2020.

Summary:

Till the end of the fifth semester we spent 21.866,40 € on the pilot-investment. This includes the check-ups, administrative preparations, development of the property and plastering and painting. In the sixth semester additional 15.112,23 € were spent to finalize the investment. This mainly includes floorworks, painting, drywall constructions, cleaning and small repairs. All in all 36.978,63 € were spent in BL6 for construction measures.

The interior BL5 only had a volume of 5.510,99 € thanks to several interior items, which could be received from the own company interior without costs. Within the project budget we financed important interior like pleatings for windows, gallery systems, floorboards and later on necessary interior for events and workshops (standing tables, presentation and beamer table etc.). Additionally we were able to purchase items like a counter, projections wall, flipcharts, brochure stands, wardrobes, flipcharts, dustbins and small items. The SAXONIA provided desks, chairs, shelves, boards, wallpapers as well as computer and a new beamer for presentations and office works.

4. Costs of the the pilot-investment

A comparison of the estimated cost of the investment from the AF and the realized costs is hardly difficult, because of our changes and difficulties regarding the chosen project site. The AF (Version 2) still refers to the planning and estimated costs of the initial project phase. Due to unexpected difficulties and increased costs of necessary measures, the Huthaus was dismissed early on in the project. After additional problems with the second project site and an already conducted drainage of the Huthaus, which was the major cause for the earlier dismissal, the Huthaus could come back into the project.



Table 1: Comparison of calculated and realized costs

<i>Planned measures</i>	<i>Calculated Costs</i>	<i>Realized measures</i>	<i>Realized Costs</i>
Central heating system	6.500,00 €	Inspection(Check-Up and repairment) of heating, sanitation, electric systems	3.424,44 €
Draining works	10.000,00 €	removement and renovation of clay-ceiling, demolition of wood cladding in reception room	2.071,84 €
Painting works (plastering and inner painting; ground floor incl. draining)	15.500,00 €	expansion work: removement of plaster; renovation of plastering and floor board; painting; cleaning work:	21.498,86 €
Plumbing	2.500,00 €	sanitation: renovation of sanitation	1.389,06 €
Electric installations: repairment	5.500,00 €	<i>electric: renovation and installation of electric</i>	2.613,60 €
		<i>development of the property</i>	4.170,41 €
		<i>Dry works</i>	1.700,43 €
Interior and equipment	10.000,00 €	<i>Interior and equipment</i>	5.510,99 €
		<i>Additional (Keys, Permits)</i>	109,99 €
Total costs	50.000,00 €		42.489,62 €

Additional to the already mentioned changes the costs had to be reduced, because of the budget shortening. All in all we had 35.000,00 € available for construction works and 10.000,00 € available for interior. The total of 45.000,00 € for the pilot investment were not fully retrieved, because of provided interior of SAXONIA and cost efficient works regarding the plastering and dry works. During the investment we noticed that a shift of 2.000,00 € from BL5 to BL6 is necessary to finance additional works (electrics). After the confirmation of the lead partner, we had 37.000,00 € for BL6 and 8.000,00 € for BL5.



5. Further activities

Thanks to the project REFREsh the Huthaus is now a cultural and creative contact point and ready for activities, like workshops, exhibitions, events, project works. Additional to that the three office units are able to be rented by stakeholders of the creative and cultural industry by only paying the additional costs (costs for heating, electricity and water). First of all it is planned to focus on the already planned pilot actions. In July 2020 the transnational photo exhibition will be taking place in the Huthaus. Due to the current regulations regarding covid-19, the exhibition will be only available digital on youtube. But nevertheless the photo exhibition will be physically available till spring 2021 to show it later on to the public without any regulations.

The second pilot action, the dialogue forum, is taking place in August 2020. Therefore a small group of experts, decision makers and stakeholder are visiting the area and discussing the current situation, future development as well as risks and chances for the cultural and creative contact point at Huthaus. Additional to that the date of the second pilot action will be used for a following workshop, D.C.7.2. Because of the current situation regarding covid-19, we wanted to use this opportunity to gather the stakeholders to conduct the workshop as well.

The third pilot action, Geocache, is available from August 2020 on. It was already advertized in the press to bring attention to the project REFREsh and the outcome at Huthaus. But it will be advertised another time to invite the public to the Open industrial heritage days on the 13th of September. The 13th of September is a crucial date for advertising REFREsh and the Huthaus. The so called “Tag des Denkmals”, which is taking place on the 13th of September, is the perfect opportunity to gather interested people and advertise he results of REFREsh. The Huthaus will be open to public at that day and a tour around the historic mining complex “Muldenhütten” will be offered as well.

After the pilot actions we want to permanently advertise the three office units for the creative and cultural industry and offer the exhibition and workshop rooms for project works or other interested stakeholder by only paying the additional costs.

6. Sustainability and transferability

The newly renovated rooms of the Huthaus and the transformation into a cultural and creative contact point are a wonderful opportunity for stakeholders of the cultural and creative industry. Especially project works, educational and cultural workshops related to the mining industry and its history and culture are perfectly suited to use these rooms in the future. The office units can be used by a broad target group and be easily accessed. The free rent supports that accessibility as well. Furthermore the development of the area, Muldenhütten, around the Huthaus is giving a lot of hope that the Huthaus can benefit even more from the historic complex around it in the next ten years.

All in all the revitalization of the Huthaus, a former abandoned site, as well as the involvement of the cultural and creative scene and stakeholder, is creating new chances and making the whole area and region more attractive. The pilot actions, which will be available digitally, are another opportunity to advertise the area and having a permanent impact on the community. Especially the favourable location of the project sites, makes it a very promising site for the pilot actions and further activities in the future.

The advice, which we can give and also want to follow in the next years, is to permanently advertize the area and its activities and chances. It is crucial to involve the broad public as well as the stakeholder. People often bring new ideas, which are on the other hand generating new opportunities and chances for others.



If the community is understanding the intentions and ideas behind a project like REFREsh, it is more likely that can relate to it, use it or even bring new ideas.

We think that the pilot-investment at Huthaus and the transformation into a cultural and creative contact point has a very high transferability potential. The type and location of the building is common in historic industrial areas in Europe and the characteristics of the region, Freiberg, is also common in rural areas all over Europe. Especially regions with a historic and cultural background in specific industry branches could be perfectly suited for adapting the project approach.

Therefore it needs a similar type of building, which is having enough unused space for the development and additional future investments as well as a historical background, a location within an industrial or historic area and an active cultural and creative scene. If a building fullfills these requirements, it is possible to transfer the approach, which was conducted at the Huthaus. The biggest difficulty lies in finding a building, which is easy to access and still attracts enough stakeholder. Therefore it is a big advantage if the area around the building is already famous and known by the public.

We hope that similar approaches and ideas can benefit from the experience we made in the project REFREsh. And in order to transfer ideas and experiences it is important to use the pilot actions and later activities to advertise the project and the tools and expertise, which were created during our transnational work on REFREsh.

7. Conclusions and further suggestions

The revitalization of our abandoned cultural heritage, the Huthaus, was a fantastic experience and learning process for the team of SAXONIA and many stakeholder, who were taking part over for more than three years. Especially the transnational context and the permanent exchange with our partner from Italy, Slovenia, Croatia and Hungary gave us the opportunity to constantly learn and gather new ideas and ways of thinking regarding our difficult approach.

These days we are happy to benefit strongly from the current development and announcement as UNESCO world heritage site at our project site. This gives us more opportunities and more attention. Furthermore we are hoping to benefit from this development in the future. We would like to initialize even more events in and around the cultural and creative contact point at Huthaus to bring permanently media attention to the site and the project as well.

8. Photos and references



Figure 1: Huthaus



Figure 2: Entrance room



Figure 3: Exhibition and workshop room



Figure 4: Cultural and creative contact point



Figure 5: Three office units




HUTHAUS

Der Hüttenort Muldenhöfen zählt zu den ältesten in Deutschland und geht auf die Zeit um 1300 zurück. Ursprünglich befanden sich hier die Obere Hütte, auch Krumme Hütte genannt, und die Untere Muldner Hütte, auch Neue Hütte genannt. 1825 wurden beide Hütten zur Muldner Hütte vereinigt, die später auch Königliche Muldner Hüttenwerke, Muldner Schmelzhütte, Staatliche Hüttenwerke Muldenhöfen oder Hütte Muldenhöfen genannt wurde.

Das Huthaus gehört zum denkmalgeschützten Ensemble der Industriekulturlandschaft Muldenhöfen, die eine mehr als 200jährige Tradition des erzpäbigen Hüttenwesens dokumentiert. Es ist das älteste Gebäude am Standort der ehemaligen Unteren Muldner Hütte. Am Nordgiebel befand sich ein Stein mit der Jahreszahl 1655. Eine Altersbestimmung der Holzbalken bestätigte dieses Baujahr. Auf alten Plänen wird seine unterschiedliche Nutzung angegeben. 1822 wird es als Hüttenhufhaus bezeichnet. Huthäuser dienten der Verwaltung und zur Zusammenkunft der Hütten- und Grubenarbeiter, wurden aber auch zu Wohnzwecken genutzt. 1856 erfolgte die Umnutzung des Gebäudes zur Speiseanstalt und zum Produktionsmagazin.

In den Jahren 1999 bis 2001 sowie 2019 bis 2020 fanden umfangreiche Sicherungs- und Sanierungsmaßnahmen des Huthauses im Auftrag der SAXONIA Standortentwicklungs- und -verwaltungsgesellschaft mbH statt, unter Verwendung von Fördermitteln des Europäischen Fonds für regionale Entwicklung sowie mit Unterstützung von Förderprogrammen des Bundes und des Freistaates Sachsen.

Interreg 
 CENTRAL EUROPE European Union
European Regional
Development Fund
REFREsh

 **REFREsh**

RURAL REVITALIZATION FOR CULTURAL HERITAGE
REVITALISIERUNG VON KULTURELLEN ERBE IM LÄNDLICHEN RAUM

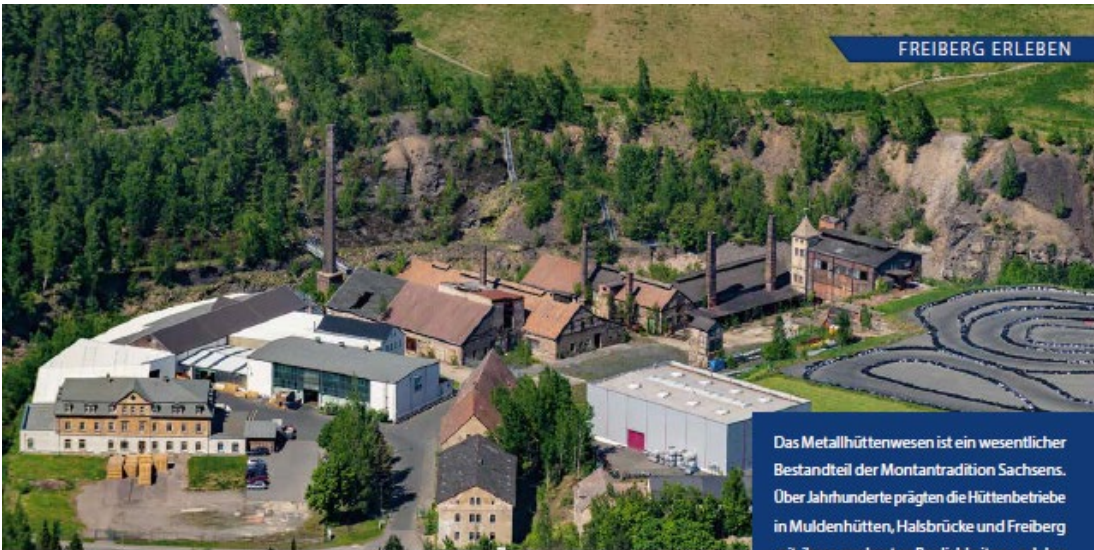
Das Projekt wurde von Interreg CENTRAL EUROPE-Programme unterstützt, die aus dem Europäischen Fond für regionale Entwicklung finanziert sind.

Das EU-Projekt REFREsh befasst sich mit einer wertvollen Hervorhebung für ländlich geprägte Gebiete in der Entwicklung. Interreg bedeutet im Industrie- und Agrarbereich neben einer neuen Identität werden. Im Rahmen des Projektes unterstützen 13 Projektpartner ebenfalls sich an fünf Standorten mit unterschiedlicher vererbeter Prägung in Mitteldeutsch, darunter auch an dem steilgelegenen historischen Hüttenkomplex Muldenhöfen in Freiberg, neue Formen der Kulturland und kreieren. bezeichnung.

www.interreg-central.eu/refresh

	2.152.612,50	Gesamtprojektbudget in EUR
	1.784.048,49	ERDF Förderung in EUR
	07.2017 - 06.2020	Projektlaufzeit

Es besteht die Möglichkeit der Anmietung von Büro- und Wohnraumbüroflächen.
 Kontakt: Sächsische Staatsoper/Saxonia-Entwicklungs- und Verwaltungsgesellschaft mbH
 Postfach 10 10 10, 09599 Freiberg, Telefon: 03731 99078



WELTERBE MIT POTENZIAL

HISTORISCHER HÜTTENKOMPLEX MULDENHÜTTEN

Das EU-Projekt REFREsh befasst sich mit einer wichtigen Herausforderung für ländlich geprägte Gebiete in Mitteleuropa. Historisch bedeutsame Industriebachsen sollen wieder einer Nutzung zugeführt werden. Im Rahmen des Projektes werden exemplarisch an fünf Standorten mit unterschiedlicher vorindustrieller Prägung in Mitteleuropa, darunter auch dem ehemaligen historischen Hüttenkomplex Muldenhütten in Freiberg, neue Formen der kulturellen und kreativen Nachnutzung initialisiert.

Im historischen Hüttenkomplex Muldenhütten wird dazu zunächst das Erdgeschoss des ehemaligen Huthauses, welches in den Zeiten des aktiven Hüttenbetriebes als Verwaltungsgebäude und Unterkunft diente, saniert. Neben der Einrichtung eines Empfangs- und Ausstellungsraumes umfasst das Vorhaben die Konditionierung weiterer Büroeinheiten und Sanitärräume. Nach Projektende im September 2020 können diese Räumlichkeiten für kulturelle und kreative Veranstaltungen genutzt werden. Darüber hinaus sollen die neu geschaffenen Büro- und Sozialräume weiteren Projekten im Kontext des UNESCO-Welterbes am historischen Hüttenkomplex Muldenhütten als administrativer und gesellschaftlicher Ausgangspunkt dienen und somit einen Beitrag zum Erhalt des kulturellen Erbes der Region und dessen nachhaltiger Nutzung leisten.



Das Metallhüttenwesen ist ein wesentlicher Bestandteil der Montantradition Sachsens. Über Jahrhunderte prägten die Hüttenbetriebe in Muldenhütten, Halsbrücke und Freiberg mit ihren markanten Baulichkeiten und den zahlreichen technischen Innovationen die Industrielandschaft einer ganzen Region.

Der historische Hüttenkomplex Muldenhütten in Freiberg zählt heute als eines der sächsischen Einzelobjekte zum UNESCO-Welterbe Montanregion Erzgebirge/Krušnohoří mit seinen 22 Bestandteilen auf deutscher und tschechischer Seite. Zur Erhaltung dieses bedeutsamen Zeugnisses der sächsischen Industriekultur für kommende Generationen, führt die SAXONIA Standortentwicklungs- und -verwaltungsgesellschaft mbH derzeit umfangreiche Sicherungsmaßnahmen an verschiedenen Einzelobjekten durch. Mit Unterstützung von Förderprogrammen des Bundes und des Freistaates Sachsen, dem „Denkmalschutz-Sonderprogramm VIII“ und dem „Sonderprogramm Denkmalpflege 2019“, werden die teilweise stark gefährdeten Objekte Treibehaus, Pattinsonhütte, Zinkentsilberung sowie das ehemalige Schachtlofengebäude gesichert und für die Nachwelt erhalten.

SAXONIA
 STANDORTENTWICKLUNGS- UND
 -VERWALTUNGSGESELLSCHAFT MBH

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FLÄCHENRECYCLING
 BODEN- UND
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 ERDSTOFFMANAGEMENT
 FÖRDERMITTEL & PROJEKTE
 GEWERBEIMMOBILIEN
 STANDORTENTWICKLUNG
 TAGUNGSMANAGEMENT



Gefördert durch die
 Bundesrepublik Deutschland

Diese Maßnahme wird
 mitfinanziert mit Steuermitteln
 auf Grundlage des
 vom Sächsischen Landtag
 beschlossenen Haushalts

Figure 6: REFREsh published and advertized in the expert magazine "Freiberg aktuell"