

*Refugee settlement in the village of Hettingen 1946 to 1948
Village Hettingen Baden Württemberg /Germany*

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MINIMUM DOCUMENTATION FICHE

GOOD CONSERVATION AND RESTAURATION PRACTICE FICHE

Composed by working party of: Germany

Refugee settlement in the village of Hettingen near Buchen 1946 to 1948 Restoration and repair of a semi-detached house and conversion into a museum

Garden façade
Before Conservation/ Restauration



Photo Philip Kurz (2011)

Garden facade
After Conservation /Restauration



Photo Bernadette Fink 2018 (saai)

Staircase windows farmyard
Before repair



Photo: Elisabeth Voegele (2011)

Staircase Windows farmyard
After Repair



Photo Thomas Wolf Wüstenrot (2018)

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**Living room interior
Before Conservation /Restauration**



Photo: Silke Böttcher (2012)

**living room interior
After Conservation/ Restauration**



Photo: Silke Böttcher (2015)

**Brick staircase
Before renovation**



Photo Helmut Wiegel (2015)

**Access ramp
After Completion**



Photo Christian Holl (2018)

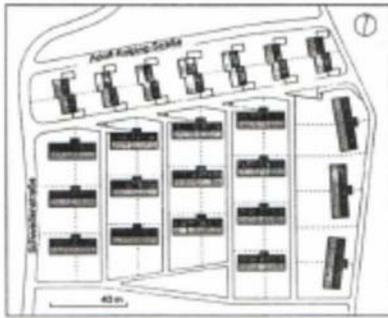
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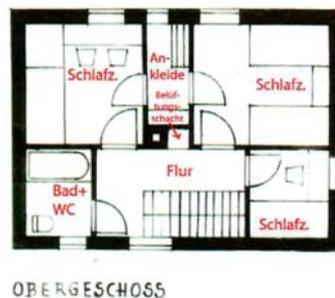
1. Identity of building/group of buildings/urban scheme/landscape/garden

Overall concept settlement 1946 Realized 7 staggered semi-detached houses and one row of pergola houses 1948



Siteplan and perspective design(1946) saai

Ground Floor and First Floor



Drawing: Brandt, Thomas: 12/2018

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Catholic priest Heinrich Magnani with auxiliary bishop Dr. Burger visit the settlement Neue Heimat (ca. 1952)



Photo interest group 100 years Pastor Magnani Hettingen in 1948

Finished double houses (1947



Photo: finished double houses (1947) saai, Karlsruhe

There was great interest in the concept and many visitors came the Hettingen settlement. Pastor Magnani gave lectures and thus founded the cooperative settlement in Baden

- 1.2 Haus Familien Hutter/Fleck
- 1.3 Adolf Kolping Strasse 29
- 1.4 Buchen Hettingen
- 1.5 Baden- Württemberg
- 1.6 D 74722
- 1.7 Germany
- 1.8 49°31' 04.3" N 9°21' 53.9" E
- 1.9 classification/typology: former semidetached house RES, today after thorough repair restored to its original form to document the living conditions of refugees 1946 as an museum REC
- 1.10 cultural monument since 1988, according to monument protection law Baden Württemberg

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- 2 History of building**
- 2.1 Historical Context 13
The then still independent village of Hettingen faced a great challenge after the Second World War: the village had 1,500 inhabitants and had to take in around 500 displaced persons. Heinrich Magnani (1899 - 1977), a committed local Catholic priest, tried to overcome the lack of living space by founding a building cooperative, to provide a dignified home for refugees from the East, mainly from the later Czech Republic, most of them with protestant faith, but also evacuated and domestic residents.
The catholic Pastor Magnani had asked his fellow citizens early on to provide local plots of land so that the new citizens could be integrated directly into village life. In return, they received church land outside.
- 2.2 Building application Egon Eiermann on 29.May 1946 with detailed material requirements.
- 2.2 Inauguration on the first Construction phase of the 17 semi-detached houses on the October 17 in 1948 14
- 2.3 Architects Egon Eiermann (29.09.1904 Neuendorf / Berlin 19.07.1970 Baden-Baden) and his Partner Robert Hilgers (1912 Düsseldorf 1977 Karlsruhe) 15
Architect Prof. Egon Eiermann
Born on 29 September 1904 in Neuendorf died on 19 July 1970 in Baden-Baden
Egon Eiermann was born on September 29, 1904 in Neuendorf/Berlin. After graduating High School, he studied architecture at the Technical University in Berlin-Charlottenburg. His most important teachers were Henry Tessenow and especially Hans Poelzig, whose master student he was.
1920s he joined the group of young Architects (Ludwig Mies van der Rohe, Ernst May, Bruno and Max Taut etc.) in Berlin Most of the group left Germany. Egon Eiermann remained in Berlin and worked in particular on projects for industry, for which modernist architecture was permitted under National Socialism. He convinced his clients, for example the industrialist Foerstner, who in 1937 moved his fire extinguisher factory from Berlin to Apolda in a closed-down weaving mill. Explained to him that the canteen can no longer remain in the basement, but should be on the roof in conjunction with recreational areas. So that the workers have the opportunity to relax with a view of nature during a 12-hour day and thus comply with his principle "Architecture must do good for people".
- 2.4 Pastor Heinrich Magnani 16
(24.01.1899 Ettlingen /Karlsruhe died on 02.07.1979 Buchen)
Magnani, born in Ettlingen in 1899, was transferred in 1935 from his chaplaincy in Mannheim to Hettingen, probably to keep him out of the Gestapo's view. As a pastor in Hettingen and chairman of the Kreis-Caritasverband, he founded the "Siedlernetzgemeinschaft Hettingen" at the end of 1945. The catholic Pastor Magnani had asked his fellow citizens early on to provide local plots of land so that the new citizens could be integrated directly into village life. In return, they received church land outside. Heinrich Magnani also tried to offer life perspective: he set up courses for the unemployed helped to build carpentry, locksmithing and tailoring and took care of the many orphans. This is how it came to the children's and youth village of Klinge near Seckach.

- 2.5 Inauguration on the first Construction phase of the 17 semi-detached houses on the October 17 in 1948. transformation of the interior und the exterior 2012 to 2018 after thorough repair restored to its original form to document the living conditions of refugees 1946 17
by the Wüstenrot Foundation, Ludwigsburg, The House of History Baden Württemberg, Stuttgart and the State Monument Office of Baden Württemberg, Esslingen and the owner Eiermann-Magnani Dokumentationstätte ge. V. Hettingen
- 2.6 Used as a branch of the “Haus der Geschichte Baden-Württemberg” as a museum to document the living conditions of refugees after World War II
- 2.7 The museum is run by the association.Eiermann-Magnani-Dokumnetationsstätte eg. V, Hettingen 19
Opening hours:
November to April 1st Sunday of the month 14:00 to 17:00. May to October Sun - and holidays: 14:00 to 17:00 Wednesdays: 17:00 to 19:00
Groups and school classes also by arrangement
Info and registration Hans -Eberhard Müller +49 6281 24 43
e-mail: mueller-buchen@t-online.de

3 Description

- 3.1 The Project 20
Magnani received support from the later world-famous architect Egon Eiermann (1904 - 1970). In 1945 he had come on foot from Berlin to Buchen, near Hettingen, his father's home town, where he had opened an architecture office with his partner Robert Hilgers (1912 -1977). His designs for the houses in the cooperative housing estate created generous, open living areas with precisely calculated proportions in a small space, based on the concepts for single-family homes that he had designed and built in Berlin in the 1930s and 1940s. On the other hand he focused on the concepts of living at the subsistence level of the 20s. For Eiermann, a house was always planned down to the details of the furnishings.
Egon Eiermann demanded future-oriented standards for the new buildings. They were connected to the sewage System. In addition to the classic wood –burning kitchen stove, the kitchens was also equipped with an electric stove with an oven The equipment of the kitchen and their hatch designed as built-in furniture resume innovative concepts such as the Frankfurt Kitchens or the internals in Dessau-Törten. The house was heated with an wood-fired tiled stove in form of warm air heating.
In close collaboration with Pastor Heinrich Magnani the architects Egon Eiermann and his partner Robert Hilgers realized with the participation of refugees and evacuees as well as with the help of Hettinger Citizens in the first construction phase seven two-story Semi-detached houses for housing the homeless.
Not all villagers agreed to these standards, which were unknown to them. Nevertheless, the settlement was built jointly by the villagers and the new citizens.
It became a model for the cooperative settlement work of the post-war years. The project attracted many interesting visitors and Father Magnani gave lectures. The first 14 houses of the settlement were solemnly inaugurated on October 17 in 1948.

Also Egon Eiermann gave a lecture on 23.05.1946 at the Caritas conference of the diocese of Freiburg in Hettingen on the "planning of housing in view of the housing needs" due to the worldwide destruction in the Second World War, which must meet future needs (Bibliography)
Egon Eiermann was repeatedly asked whether he would agree to a publication because of the great interest in the project. He refused, the difficulty of obtaining the material forced him to improvise again and again, so that the final result did not meet his standards of material and detail.

- 3.2 Construction 21
Egon Eiermann chooses for the construction a double-shell outer wall, inside lift-dried bricks "green bricks" and for weather protection in front of it a ventilated shell of fired brick plates, which he has laid in the arrangement of the "Prüßverband", which he knows from his teacher Hans Poelzig. The bricks were anchored in the clay brick wall behind it as a protective covering with strips of sheet metal. Their pattern exerts a charm of its own. Because this way of processing the upright placed bricks, in pairs alternately bricked up lengthwise and crosswise, does not cause any loss of breakage at the corners, it was also useful in the sense of emergency and material shortage, in order to use the material sparingly.
However, improvisation was necessary during construction, depending on the materials available.
- 3.3 The outdoor facilities 22
Egon Eiermann deliberately designed two different open spaces in relation to the habits and needs of the residents, The organization of the external areas into an economic yard with small animal husbandry and an economic garden does not connect Eiermann with agrarian-romantic conceptions. But pursues consistently its ideas of an undogmatic modern age and secures so not only the chance of the basic supply (at least partially), later often supplemented by "grave land" in the field corridor, but also new vocational orientation of the refugees, quite in the sense of priest Magnani.

Farmyard



Farmgarden



Photo Christian Holl (2018) Photo Thomas Wolf (Wüstenrot 2018)

- 3.3 **The special features of the house of the Hutter /Fleck families**
While almost all the houses in Hettingen's "new home" have been radically altered over the decades (for furniture storage and car parking), In particular after privatisation and sale of the land to the residents one house has been

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preserved without any alterations or extensions. The Eiermann-Magnani-Documentation center, Hettingen acquired it in 2011 and the Wüstenrot Foundation incorporated the building into its program “build under lack” for listed buildings in 2012 and renovated it in cooperation with the privat property owner, the Eiermann-Magnani Documentation center, Hettingen.

In a first step a feasibility study commissioned, prepared by Crowell Architekten, Karlsruhe and Prof. Dr. Sonja Hildebrand, Zürich.

In 2018, the exhibition conceived by the House of History, Baden-Württemberg, Stuttgart and largely financed by the Wüstenrot Foundation was opened.

Christian Holl, Journalist, comments on his impressions at the opening:
“What the visitor experiences inside is a true space miracle. The rooms are just over 2.40 metres high, the two floors do not offer 100 square metres of floor space, two, at times even three families have lived here. The open ground floor with an integrated kitchen arranged behind the single-flight staircase and equipped with a built-in cupboard with a room-high pass-through exudes a generosity that makes you forget the actual dimensions of the room.

Upstairs there is a bathroom and three small bedrooms, between two of them a closet. The care with which Eiermann not only saves on materials but also on the proportions of the room and the light is communicated involuntarily”.

Christian Holl: Höchste Kunst zur Linderung der Not, in: Marlowes Newsletter 28.06.2018.

The flat inclined gable roofs were made of nailed plank trusses (roof battens), a wood-saving construction form, who met Eiermann in the USA in the 1930s

Interior before Renovation



Photo Silke Böttcher (2012)

View dining room to the kitchen with food cupboard before renovation



Photo Silke Böttcher (2012)

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Interior after renovation



Photo: Bernadette Fink 2018 (saai)

View in the Kitchen after renovation



Photo: Bernadette Fink 2018 (saai)

Window bold before renovation



Photo: Elisabeth Voegele (2011)

Window bold after renovation



Photo Bernadette Fink (2018) saai

The Exhibition

The house as a museum

In 2016, the House of History Baden Württemberg will present the exhibition concept. The house itself is the exhibition object. Photographs and objects are intended to show the visitor the history of planning, the history of the influence of the two personalities Eiermann and Magnani, and the history of migration as a result of the Second World War. Büroberlin develops a proposal for the exhibition design and is commissioned by the Wüstenrot Foundation to realize it. The exhibition installations deal sensitively with the historical context, the traces of use and the original substance. It brings a piece of the social history of the Federal Republic to the visitor.

The exhibition opening was accompanied by a catalogue published by the Wüstenrot Foundation Ludwigsburg and the Haus der Geschichte Baden-

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Württemberg, Stuttgart with a contribution by Dorothea Deschermeier: Das Eiermann-Magnani-Haus -Die Geschichte der Instandsetzung (see publications)
The article was written on behalf of the Wüstenrot Foundation on the basis of the author's interviews with Philip Kurz, Managing Director of the Wüstenrot Foundation, and interviews with the various project participants (in alphabetical order):

Silke and Ralph Böttcher, restorers;

Ruth Cypionka, Monument Authority;

Thomas Knappeide, project organisation and management for the Wüstenrot Foundation;

Karl Mackert, Chairman of the Board of the Eiermann-Magnani

Dokumentationstätte e.V. since 2008;

Hans -Eberhard Müller, Chairman of the Eiermann-Magnani Dokumentationstätte e.V. since 2016;

Manfred Pfaus, Chairman of the Eiermann-Magnani Dokumentationstätte e.V. from 2008 to 2016 and now Honorary Chairman;

Ruth Schroers, exhibition designer;

Wolfgang Voegele, Chairman of the Eiermann-Magnani Dokumentationsstätte e.V. since 2008 and Chairman of the Egon Eiermann Society;

Helmut Wiegel, landscape architect;

Alexandra Wolfram, architect.

In addition, the feasibility study of the Wüstenrot Foundation and other project documents were used as the basis

Living space ground floor with museum Installation



Photo Christian Holl (2018)

Corridor/stairs upper floor traces of use



Photo Thomas Wolf (Wüstenrot 2018)

4 Evaluation

4.1 Technology

The load-bearing brickwork of mud bricks and the weather layer of burnt clinker bricks are generally well preserved and show the problems that were to be expected after more than 50 years of service. The joint mortar of the test cladding is partially washed out, the exposed and corroding steel straps used for anchoring the brick wall were treated with corrosion protection agent, the joints were freshly grouted. Especially on the weather side, bricks are heavily weathered or broken, they were replaced by stones from the time of construction stored in the shed The sandstone masonry is intact, partially soaked through.

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Several solutions, such as the application of layers of insulating paints As a global approach, a constant temperature of the house is chosen as a solution. Roof truss and covering are in good condition or have been repaired, some plain tiles replaced. The shed is in good overall condition, repaired and glazed. The building services: heating and electro-technical installations are difficult to repair in a listed building. The electrical lines were laid by Eiermann in empty conduits under plaster and could be replaced. A new fuse cabinet in accordance with current standards was installed. The hot-air heating system was to be preserved as part of the cultural monument. The restored oven cannot provide the temperature control for the museum with approx. 18°. As an invisible change, a heat pump was installed in the cellar. It pumps the heat energy through the existing downpipe shaft of the toilet into the attic, where a heat exchanger unit is located in an inaccessible attic room. this unit transforms the heat energy into an air flow and conducts it to the broom chamber on the upper floor, from where it is distributed via the existing air duct system of the chimney, which was built during the construction period. The coal stove can continue to be used or can be used in parallel with the heat pump.

Egon Eiermann had as a goal, the houses should last about 20 years before they have to be replaced by modern new buildings, the repair of the house was done after 70 years and was to be paid for the use as a museum with modest means, so that technically there is no doubt, the agreed minimum use until the year 2036 is safe and will be extended beyond that by regular maintenance measures by the owners

- 4.2 Social inclusion 24
The museum is now firmly anchored in the consciousness of today's villagers after the ceremonial inauguration, which was accompanied by the parishes. The visit in 2018 and 2019 was astonishing, despite the low opening hours, with more than 600 visitors each.
At first, there were the home associations of the neighbouring communities and many affected people who lived in the houses, but also descendants who only knew the living conditions from stories. But also architects from home and abroad. In the meantime, many younger residents have come forward and take over the services in the museum for the Eiermann-Magnani Dokumentationsstätte e.V.
In the future, in cooperation with the schools, the task is to attract more young people and pupils to the museum, for whom the problem of the integration of refugees in the post-war period must be addressed accordingly.
- 4.3 Cultural & Aesthetic: 25
This is an extraordinary testimony to simple architecture for refugees, born from the initiative of Pastor Magnani and the village, which was intended to alleviate the urgent housing shortage of the immediate post-war period. Of great importance is the securing of the condition and the documentation of the possible quality of living under the conditions of the post-war period in the period 1945 to 1948 in the sense of modern building (Sonja Hildebrand, feasibility study 2012).
- 4.4 Historical: 26
The renovation succeeded in preserving and making accessible to the public in the long term a simple, small residential building which is an exceptional example of the efforts to alleviate the urgent housing shortage in Germany after the Second World War.

The sensitively carried out repairs and restrained inserted exhibition elements allow the visitor to experience this cramped and at the same time well organized and well designed architecture.

4.5 general assessment: 27
objectives of the repair and the design as a museum

In 2012, the Wüstenrot foundation, which has been operationally involved in the preservation of cultural heritage for decades, becomes aware of the project and initiates a feasibility study to decide whether it can be included in its monument programme. It commissions experts to develop a holistic investigation of the object as the basis for the repair and restoration concept. The Wüstenrot Foundation also assumes the role of the building owners' association, a concept that has meanwhile proven its worth. In addition, the foundation obliges the owners to adequately use and maintain the monument for 20 years. Within the framework of the feasibility study, the members of the foundation's scientific advisory board (Norbert Huse (+) and Berthold Burckhardt) draw attention to the rather urban concept of the settlement, which is still rudimentarily recognizable in the two preserved streets. In the building, different versions overlap, elements of the construction period overlap, others are transformed by the traces of use from decades of use. The quality of the building speaks in favour of preserving the original condition, but also the traces of its use as an example of the social history of the Federal Republic of Germany in the post-war years. The foundation and the association as owners want to do justice to both aspects, the architectural-historical as well as the social-historical. In this context, different ideas about use must always be weighed up between the Wüstenrot Foundation and the association. The association has to refrain from reconstructing the kitchen from photo excerpts without a complete set of findings, but instead has the restored original furniture in the exhibition today. The first floor, on the other hand, is dedicated to the history of its users and is largely preserved in its last inhabited state

The concept of the exhibition also follows the concept of the restoration: The ground floor is dedicated to the two personalities Eiermann and Magnani as well as to the planning and realization of the settlement, while the top floor tells the life of the users from their arrival in Hettingen to their departure around 2000. The Wüstenrot Foundation consults the Haus der Geschichte Baden Württemberg, which is a branch museum of the Eiermann-Magnani-Haus. Franziska Dunkel and Paula Lutum Lenger research the social history of the inhabitants of the house and the settlement and include them in the exhibition concept. Since the museum is not continuously occupied and open to visitors, the exhibition is provided with basic information in the outdoor area, which also offers information to random guests, both in the area of the ramp, as well as under the canopy and in the contemplative farm yard, where a bench invites you to linger.

5 Documentation

- 5.1 Archive/written records/correspondence: 28
Works estate of Egon Eiermann
Southwest German Archive for Architecture and Civil Engineering (saai) State of Baden-Württemberg at KIT Karlsruhe

- 5.2 Principal publications (in chronological order) 29
Egon Eiermann; transcription
Lecture on the planning of residential buildings; Caritas conference of the diocese of Freiburg in Hettingen on 23.5.1946 (unpublished) (saai, Karlsruhe)
Eiermann Egon Letters of the Architect 1946 to 1970 ; ed. Institute of Architectural History University of Karlsruhe; Stuttgart; 1994
Magnani Heinrich; Hettingen in the Second World War in: Caritas Association for the Neckar Odenwald District. Heinrich Magnani; A village priest, Mosbach 1998, p. 48 – 56
Staněk, Tomáš: Persecution 1945: The Position of the Germans in Bohemia, Moravia and Silesia, Vienna 2002
Schirmer, Wulf; Egon Eiermann 1904 - 1970. buildings and projects, Stuttgart2004
Nelissen, Birgit; Nelissen, Birgit: The settlement new home, Buchen 1946 1949 1946, in Annemarie Jaeggi (ed.) Egon Eiermann 1904 - 1970, The Continuity of Modernity Ostfildern-Ruit 2004, pp.142-145.
Mackert, Karl: Speech at the Inauguration of the Heinrich Magnani Memorial Room, 2007, transcript (unpublished).
Ihr und Wir: Haus der Geschichte (ed.); Integration of the Expellees in Baden Württemberg; Catalogue for the Great State Exhibition in the Haus der Geschichte; Stuttgart 2009.
Markgraf, Monika; Oelker, Simone; Schwarting, Andreas: Preservation of Modern Monuments. Concepts for a young architectural heritage, edited by the Wüstenrot Foundation, Stuttgart 2011.
Böttcher, Silke/ Böttcher, Ralph Raumbuch, Raumbuch, Adolf Kolping Straße 29.a.a.O 2012 (unpublished).
Hildebrand, Sonja: Cultural significance of the monument and obligations arising from its significance, expert opinion on the Siedlerhaus by Egon Eiermann. in: Feasibility study for the repricing and restoration of Egon Eiermann's Siedlerhaus in accordance with the preservation order. Ed.: Wüstenrot Foundation, edited by Crowell Architects, Karlsruhe, Barbara Kollia-Crowell , Robert Holmes Crowell, Karlsruhe 2012 (unpublished).
Deschermeier, Dorthea: Catalogue: The Eiermann-Magnani Haus- Geschichte der Instandsetzung; House of History Baden-Wuerttemberg, Stuttgart, Wüstenrotstiftung, Ludwigsburg (ed.). Copyright:House of History Baden-Wuerttemberg, Stuttgart ; 2018
Holl, Christian: Highest Art to Alleviate Need; Marlowe's Newsletter of 28. 06.2018
Brandt, Thomas, Architect, Small stories of architecture: the Eiermann-Magnani House; 12 2018 (unpublished).
- 5.3 rapporteur/date:06.May 2020 30
- 5.4 reppporteur Dipl.-Ing Wolfgang Voegele freelance Urban planner and architect address: Am Stadtgarten 13 D 76137 Karlsruhe

telephon /Fax 0049721 40 24 71 34
e-mail: stadtplanung@wolfgang-voegele.de:
date of report 05.May.2020

6. Fiche report examination by ISC/R

name of examining ISC member:

sign and date of examination:

approval:

comments: