

MODERNISM ARCHITECTURE IN GERMANY

- A case-study guide for a sustainable life-cycle management of a former modern building within the built environment

Presentation by
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CONTENT

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- Theoretical Basics
- Case-study:
City-Hof Hamburg
- Crucial points for
decision making
- Conclusion

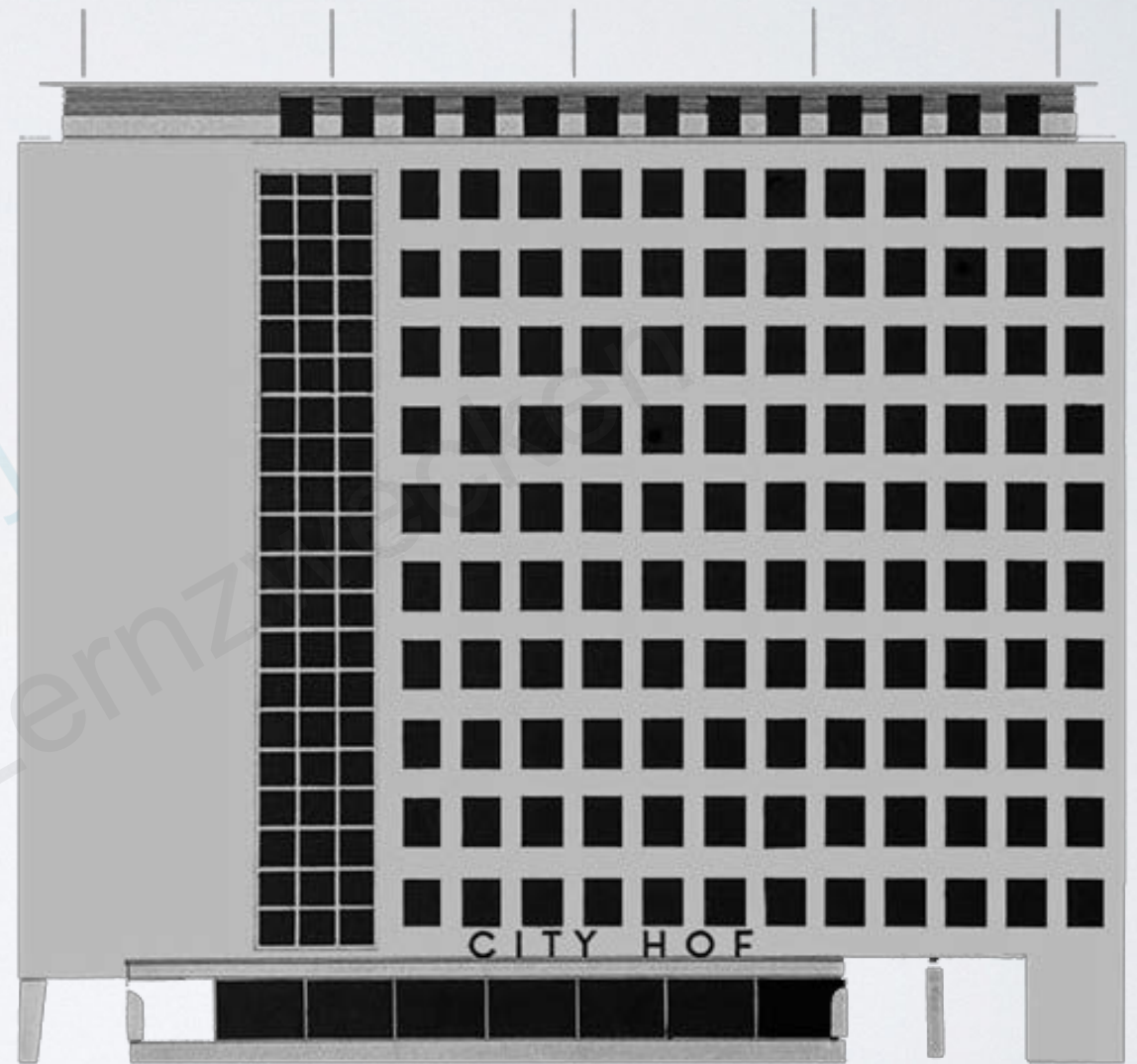


Fig. 1: Illustration of “City-Hof

INTRODUCTION

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Nur zu Lernzwecken

INTRODUCTION

- Background and Motivation
- Problem definition
- Scope of work
- Limitation
- Methodology

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INTRODUCTION

Background and Motivation


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Background and Motivation

Urbanism + Cities + Architecture

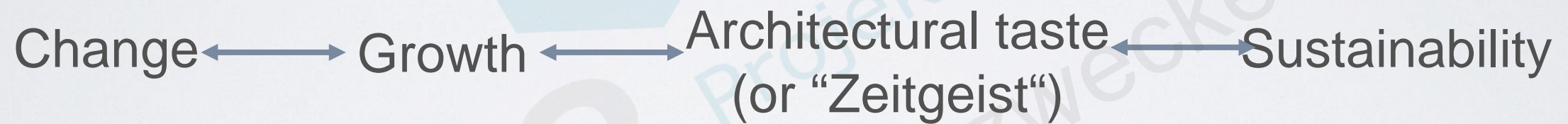
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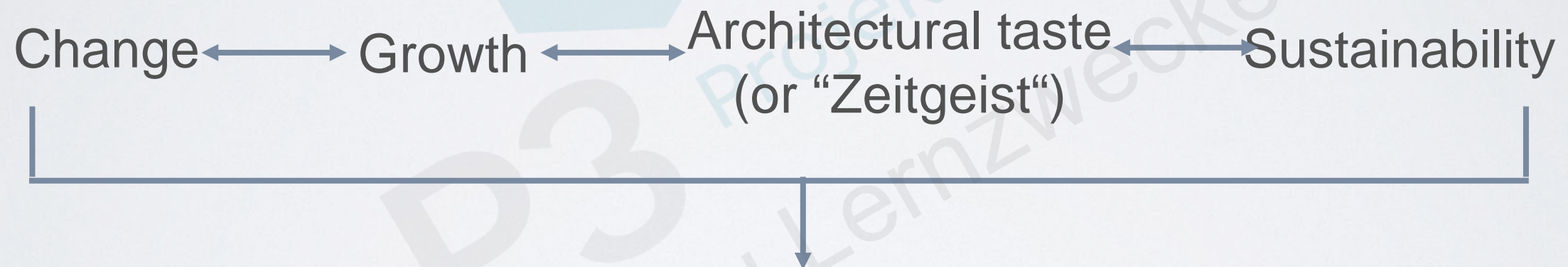
Urbanism + Cities + Architecture



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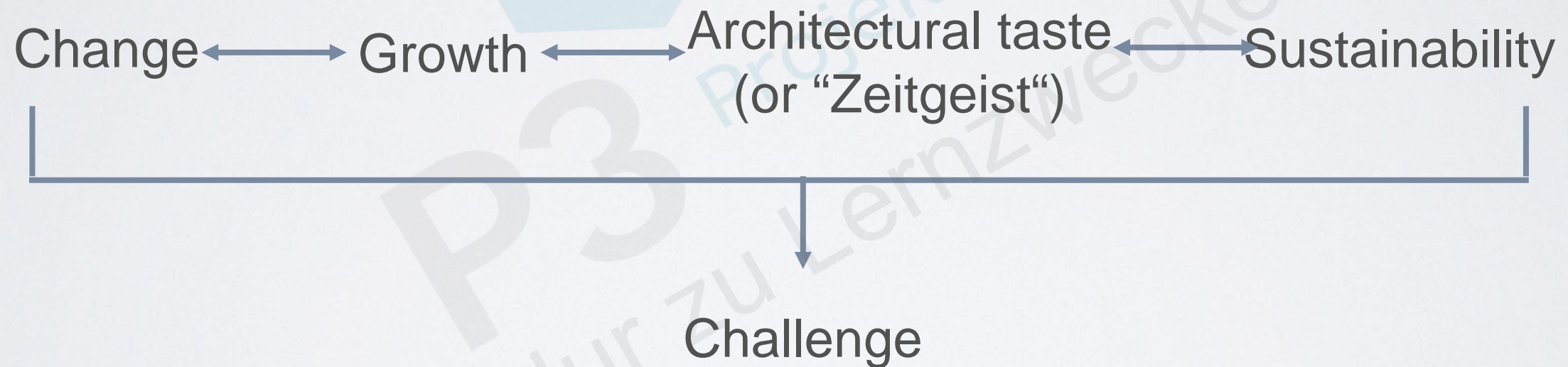
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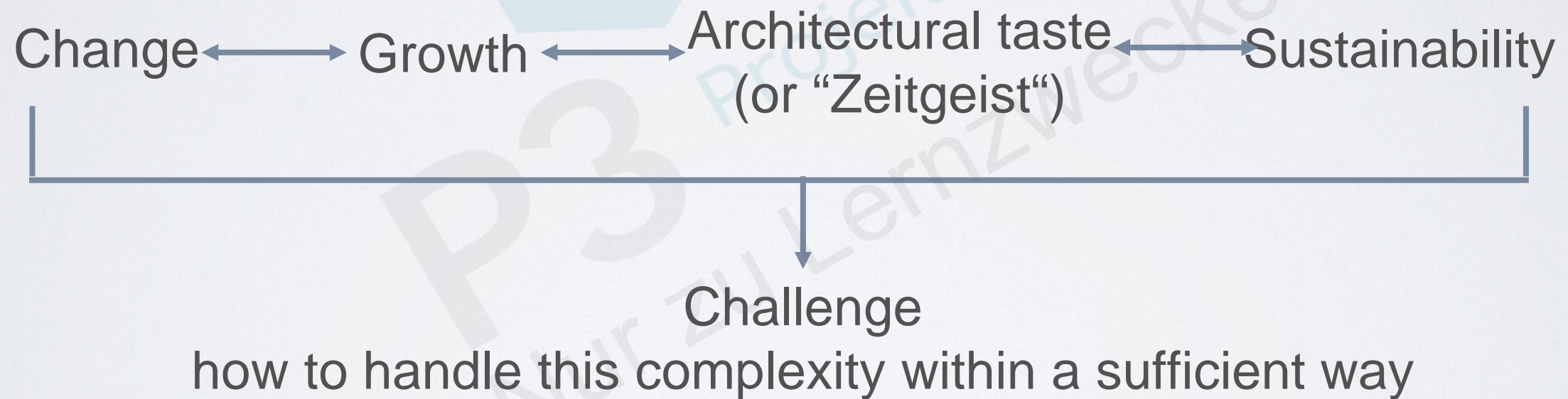
Urbanism + Cities + Architecture



INTRODUCTION

Background and Motivation

Urbanism + Cities + Architecture



INTRODUCTION

Background and Motivation

- City-Hof (in Hamburg, Germany)
- Built in 1956
- Architect: Rudolf Klophaus
- Example of Post-War Modernism



Fig. 2: City-Hof in 1958

INTRODUCTION

Background and Motivation

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Fig. 3: City-Hof in 2015

INTRODUCTION

Background and Motivation

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Fig. 4: City-Hof facing an unknown future

Future unknown due to current debate about renovation or reconstruction

INTRODUCTION

Problem definition



INTRODUCTION

Problem definition

- Thesis dealt with the issue of renovation or reconstruction of an existing building erected in post-war Hamburg, Germany
- Movement of Modernism still defined and influenced almost every sphere of life spanning from architecture, arts, literature, societal conditions etc.

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Main research question

How to handle Modernism Architecture in Germany?

INTRODUCTION

Problem definition

How to handle Modernism Architecture in Germany?

1. Are Modernism architectural characteristics still contemporary relevant?
2. What role plays the urban environment / design when it comes down to handle the legacy of Modernism architecture?
3. Renovation or reconstruction: which solution is more sustainable facing the life-cycle of a Modernism building in Germany?
4. What aspects should a decision-making checklist include?

INTRODUCTION

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THEORETICAL BASICS

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THEORETICAL BASICS

- Modernism - an overview
- History and theory of Modernist architecture
- Vision and legacy: Modernism today
- Modernist buildings in Germany
- Renovation or reconstruction and the basic process of decision making

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THEORETICAL BASICS

Modernism - an Overview

- Modernism: a sphere spanning roughly from the 1860s through the 1970s
- A counter movement which rejected the traditional past
- Flourished with industrialization and urbanization
- Modernism meant a striving for new forms (e.g. within literature, art, architecture, social order and conditions)

THEORETICAL BASICS

Modernism - an Overview

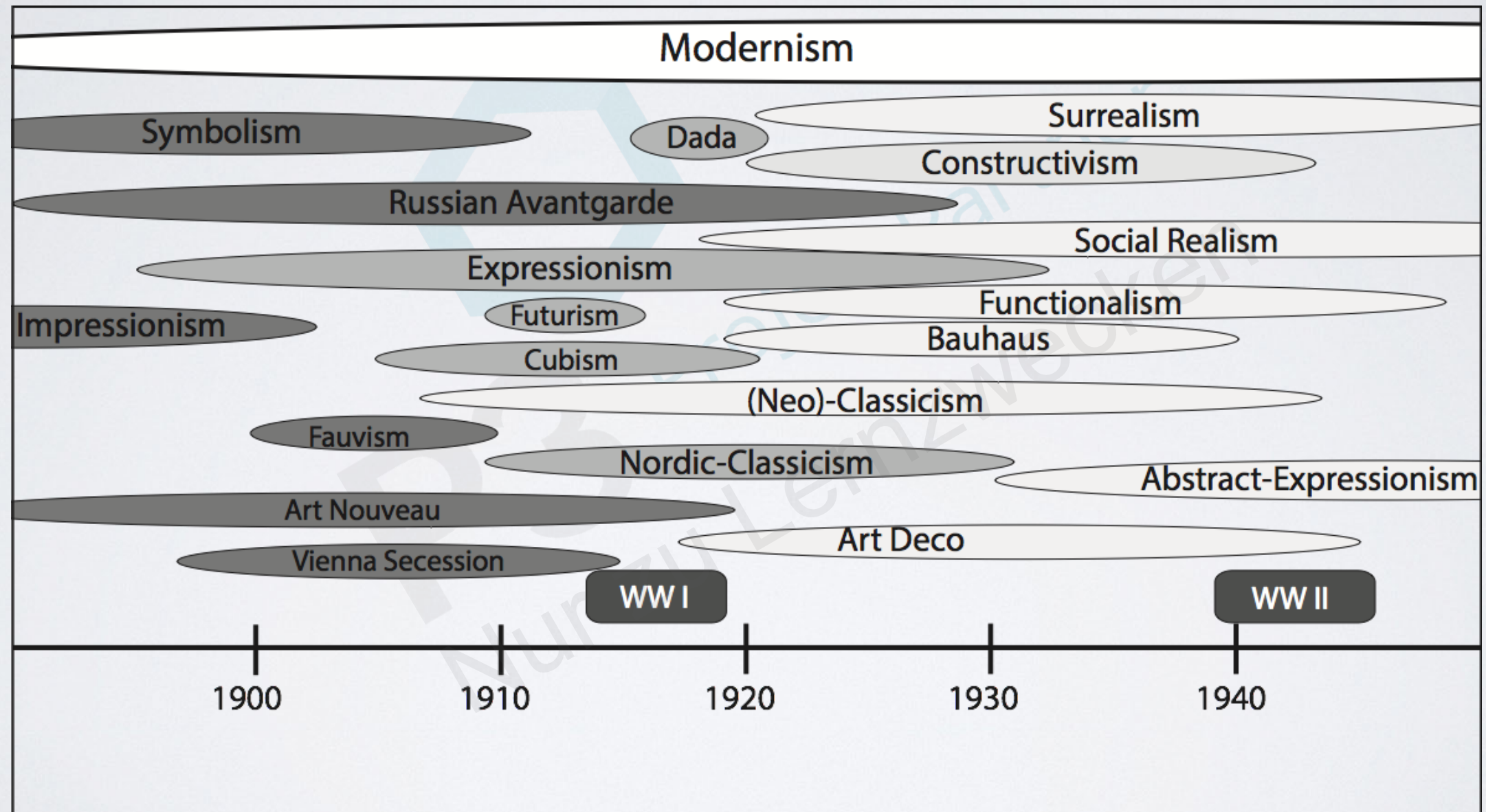


Fig. 5: Different spheres of Modernism

THEORETICAL BASICS

Modernism - an Overview

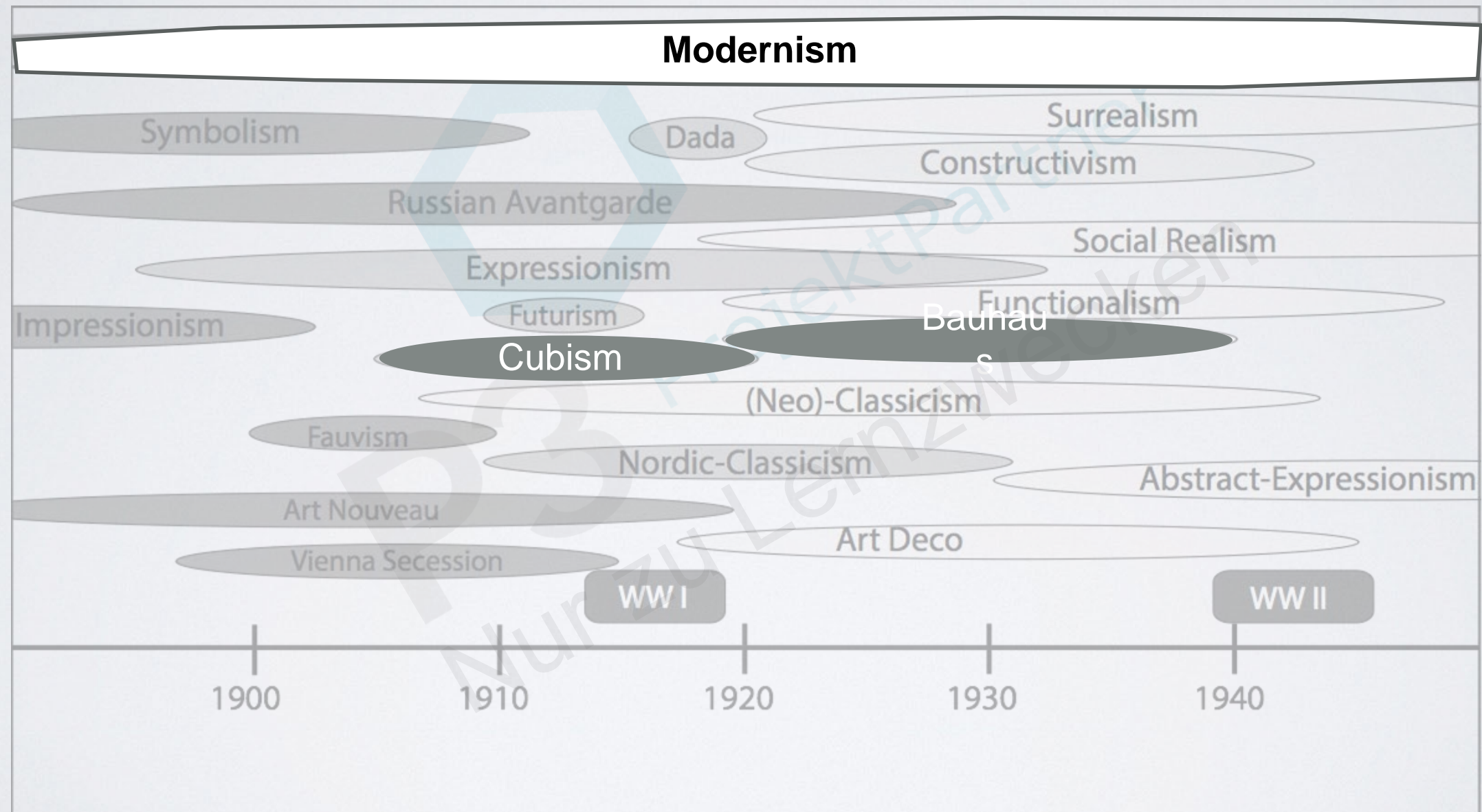


Fig. 5: Different spheres of Modernism

THEORETICAL BASICS

History and Theory of modernist architecture

“As a style it is less coherent, its boundaries looser, than, say, classicism. Many critics would argue that modernism is not even a singular style, that it incorporates a great variety of aesthetics and sensibilities”

Sudip Bose in 2008

Fig. 5: Different spheres of Modernism

THEORETICAL BASICS

History and Theory of modernist architecture

- Key facts about modernist architecture:
 - Rejection from the past with a deep aversion against typical ornamentation used in preceding spheres (e.g. Art Nouveau)
 - Core time: beginning of WWI until end of 1970s
 - Typical materials: concrete, steel, glass
 - Modernist architects: left-wing tendency with stark focus on socialistic values

THEORETICAL BASICS

History and Theory of modernist architecture

- Four buildings to exemplify Modernist architectural aspects
 1. AEG-Turbinenwerke (1912)
 2. Musterhaus am Horn (1923)
 3. Barcelona-Pavillon (1929)
 4. Unité d'Habitation (1952)

THEORETICAL BASICS

History and Theory of modernist architecture
AEG-Turbinenwerke (1912)

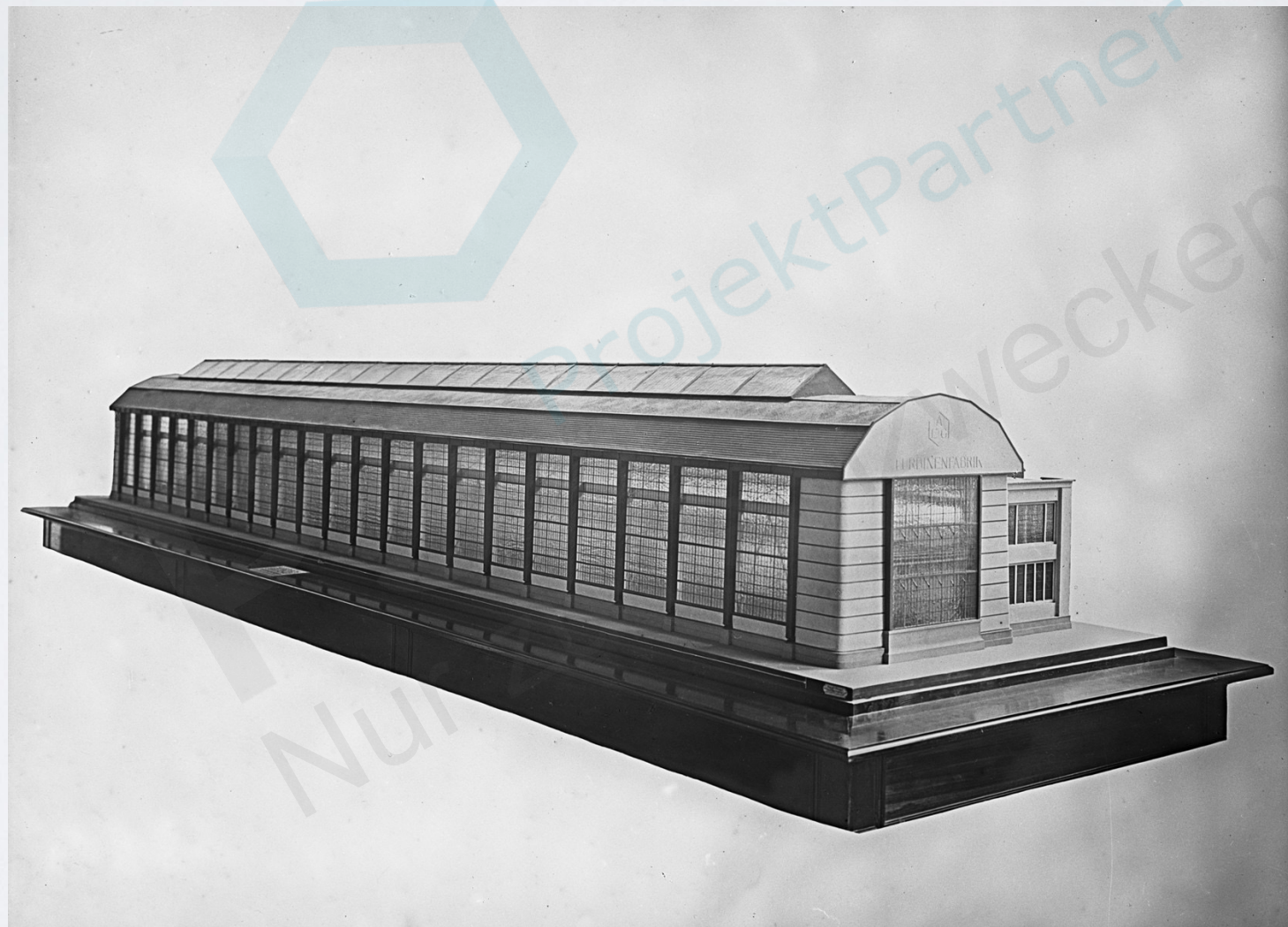


Fig. 6: AEG-Turbinenwerke build by Peter Behrens

THEORETICAL BASICS

History and Theory of modernist architecture
Musterhaus am Horn (1923)



Fig. 7: Musterhaus am Horn, build by George Muche in cooperation with all present Bauhaus workshops

THEORETICAL BASICS

History and Theory of modernist architecture Barcelona Pavillon (1929)

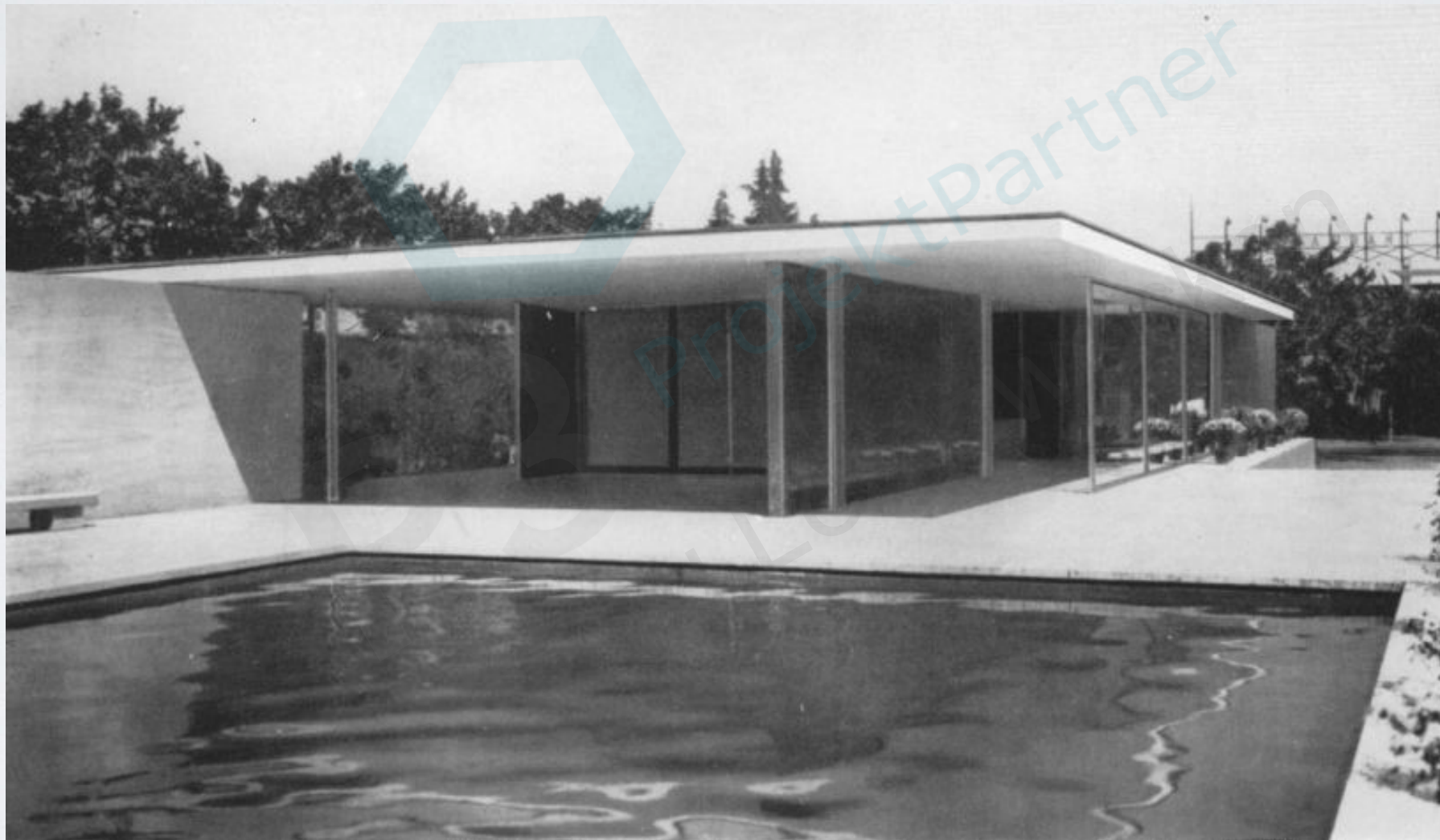


Fig. 8: Barcelona-Pavillon by Ludwig Mies van der Rohe, build for former world exhibition in Barcelona

THEORETICAL BASICS

History and Theory of modernist architecture

Barcelona Pavillon (1929)

- Free floor plan
- Floating room
- Floating roof
- Mainly very new materials used; apart from marble wall

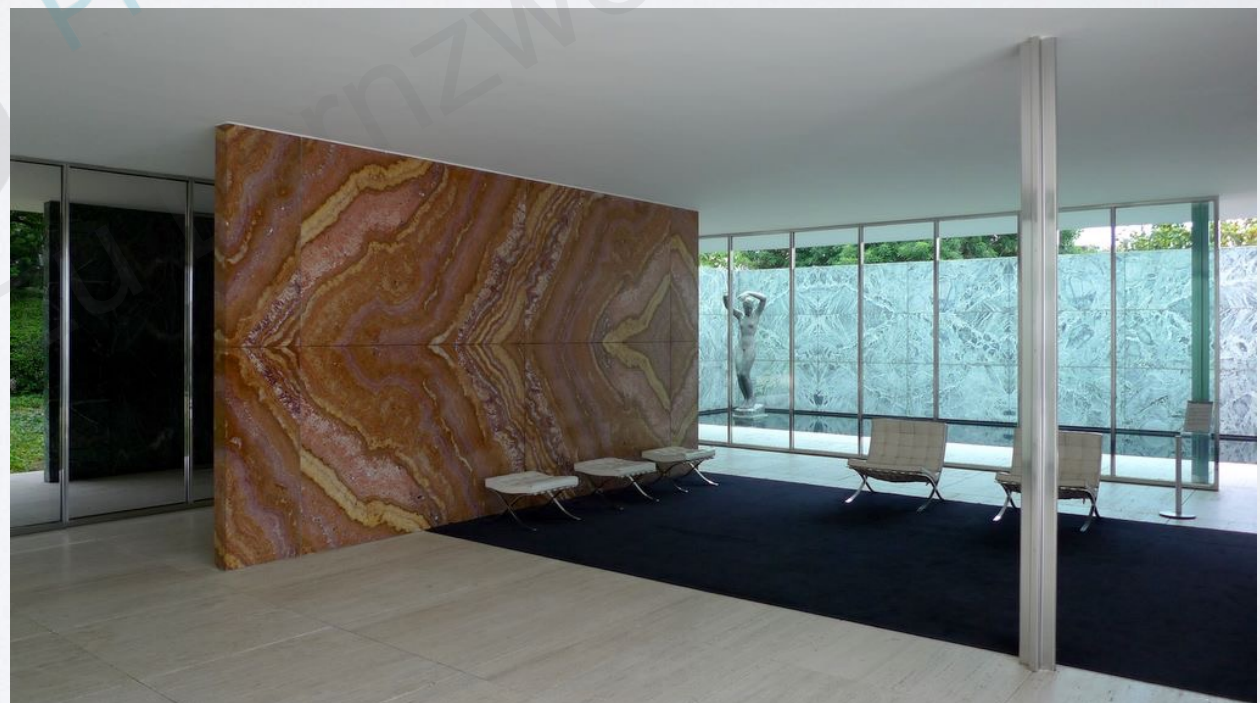
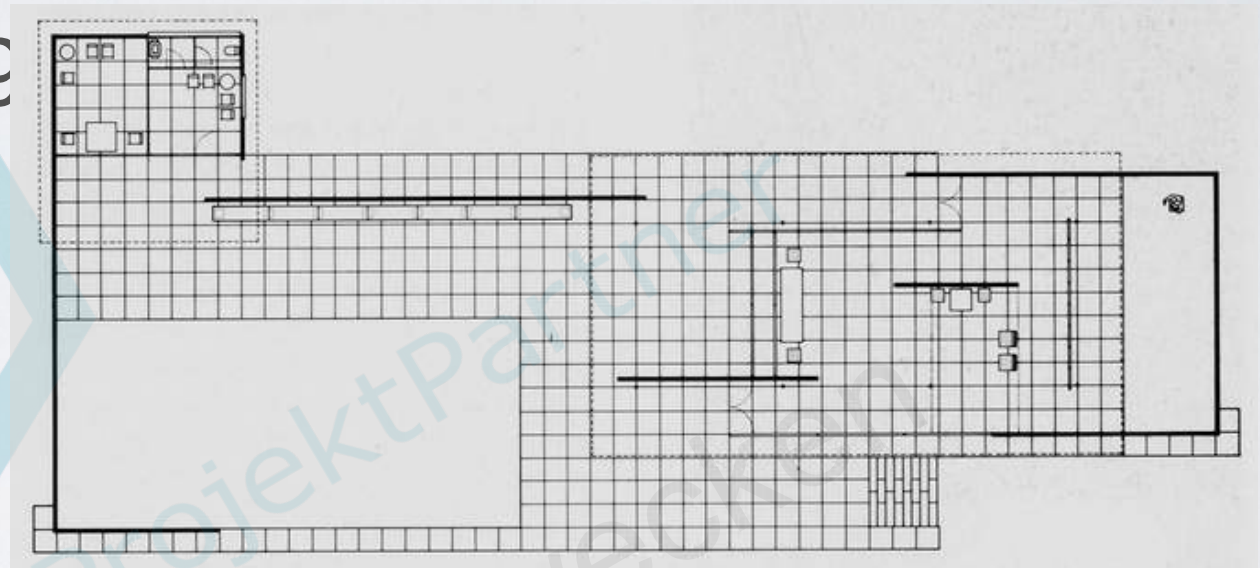


Fig. 9 and 10: Plan of Barcelona-Pavillon and Interior

THEORETICAL BASICS

History and Theory of modernist architecture Unité d'Habitation (1952)



Fig. 11: Finished Unité d'Habitation in Marseille, France

THEORETICAL BASICS

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THEORETICAL BASICS

Vision and legacy: Modernism today

- Critical overview of the legacy
- Timeframe: after Modernism ended and the reminiscence of the buildings produced
 1. Reflection was made with a treatise about the end of Modernism; beginning of Post-Modernism and International Style
 2. Reflection of the opinion of Modernism from a contemporary point of view

THEORETICAL BASICS

Vision and legacy: Modernism today

First results

1. Reason for denial in Modernism lies in non-observance in correlation to the human-scale
2. Functional architecture equated in presence of coldness
3. Broad-scale social failure partly happened

THEORETICAL BASICS

Vision and legacy: Modernism today

First results

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- = Rejection of Modernism Architecture

THEORETICAL BASICS

- Vision and legacy: Modernism today
- = Rejection of Modernism Architecture
- = Rise of Postmodernism

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THEORETICAL BASICS

- Vision and legacy: Modernism today
- = Rejection of Modernism Architecture
 - = Rise of Postmodernism
 - Architecture of remembrance
 - “Form follows fiction”
 - Use of former architectural elements

THEORETICAL BASICS

Vision and legacy: Modernism today



Fig. 12: The Humboldt-Forum in Berlin (currently being erected and replacing the old Berliner Schloss)

THEORETICAL BASICS

Vision and legacy: Modernism today

Modernism seems to be on the rise again, as research results suggested

- Started to be classified as a part of history worth to be protected
- Reasons:
 - Museums and galleries ran Modernism-related exhibitions
 - Growing interest in public (e.g. National Trust in the UK)
 - Interview results (e.g. “taste-building process”; “historical content of a city”)

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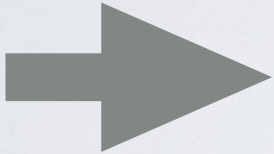
Modernist buildings in Germany

Building stock in Germany	Buildings with living space	among them these are Residential Buildings
TOTAL	18.922.618	18.259.360
erected before 1919	2.655.042	2.444.522
1919 - 1948	2.307.543	2.223.080
1949 - 1978	7.188.157	6.978.881
1979 - 1986	1.828.250	1.783.004
1987 - 1990	736.588	716.906
1991 - 1995	1.153.484	1.121.640
1996 - 2000	1.434.704	1.402.653
2001 - 2004	790.074	776.095
2005 - 2008	594.658	583.946
2009 - 2011	234.118	228.633

Table 1: Statistics about the current building stock in Germany

THEORETICAL BASICS

Modernist buildings in Germany



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Table 1: Statistics about the current building stock in Germany

THEORETICAL BASICS

Modernist buildings in Germany

Basement Area	(Internal) building area	Roof area	Pollutants	Facade / exterior wall / outer area
Rising humidity (due to nonexistent or defective seal)	Beam heads not viable anymore (timber structures only)	Lacking air seal	Mineral fiber or rock wool insulation	Minimum thermal insulation non-existent
Maceration (timber structures only)	Soundproofing not valid anymore (concerning legal requirements)	Weak beams	Preservatives (only timber)	Original windows not valid anymore (concerning legal requirements)
Rusty steal joists	Microbial pollution		Asbestos	Mold
Non existent or defective horizontal barrier	Thin concrete ceiling (non-sufficient static load)		Parquet adhesive	
Salts	Mold		Formaldehyde	
	Cracked plaster		PCB	
	Cracks in masonry			
	Thermal bridges (triggers sweeping humidity)			

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CASE-STUDY: CITY-HOF HAMBURG

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- Overview: City of Hamburg
- The City-Hof in Hamburg
- History and life-cycle overview of the City-Hof
- City-Hof for sale?
- City-Hof: A building investigation
- Results and first conclusion

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CASE-STUDY: CITY-HOF HAMBURG

The City-Hof in Hamburg



Fig. 13: The City-Hof in Hamburg in 2015

CASE-STUDY: CITY-HOF HAMBURG

The City-Hof in Hamburg



Fig. 14: The City-Hof from above, 2010

CASE-STUDY:

CITY-HOF HAMBURG

The City-Hof in Hamburg

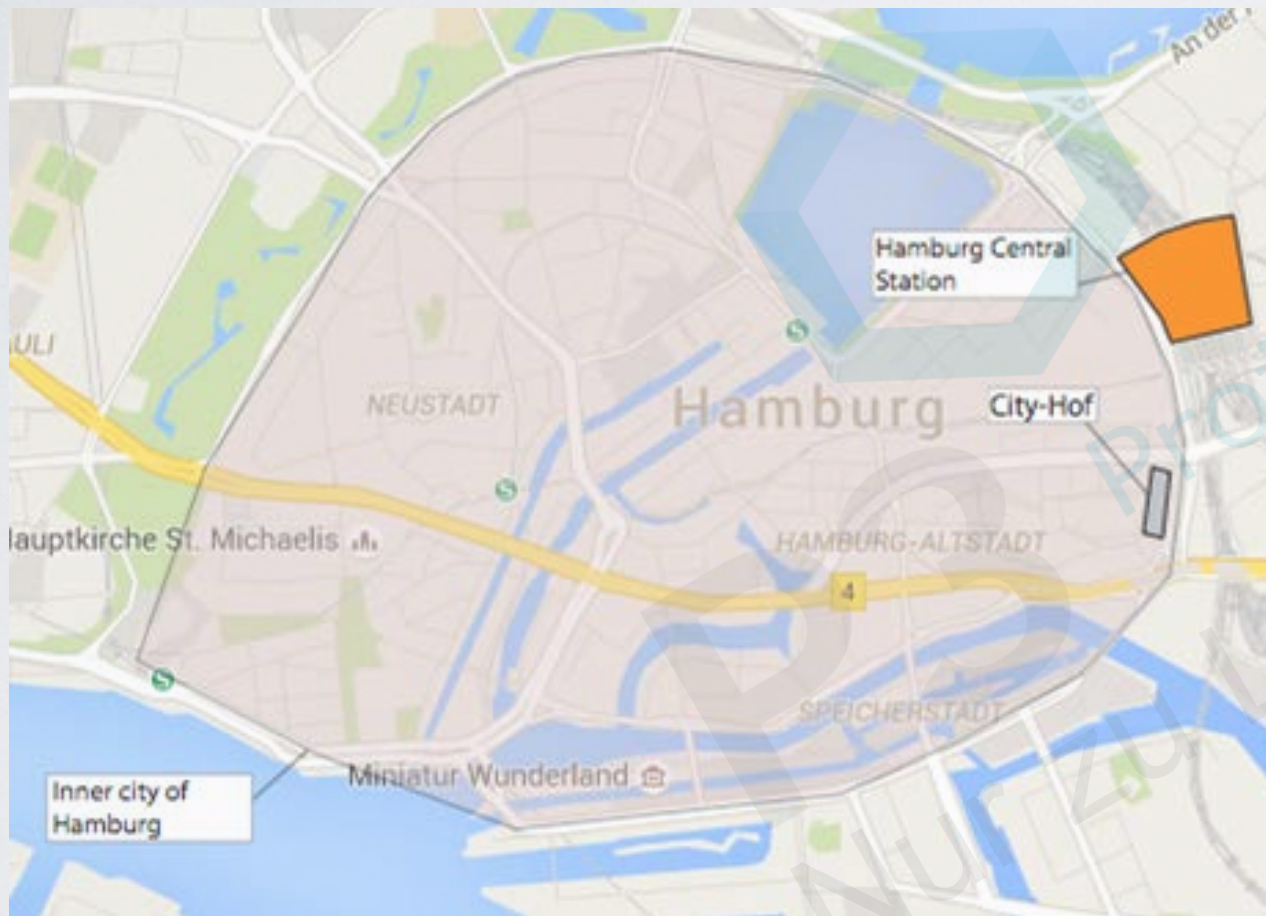


Fig. 15 & 16: Location of City-Hof

CASE-STUDY: CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof

- Purpose was to give an in-depth overview about the historical developments of the City-Hof

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CASE-STUDY:

CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof

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Fig. 17: "St. Johannis" monastery

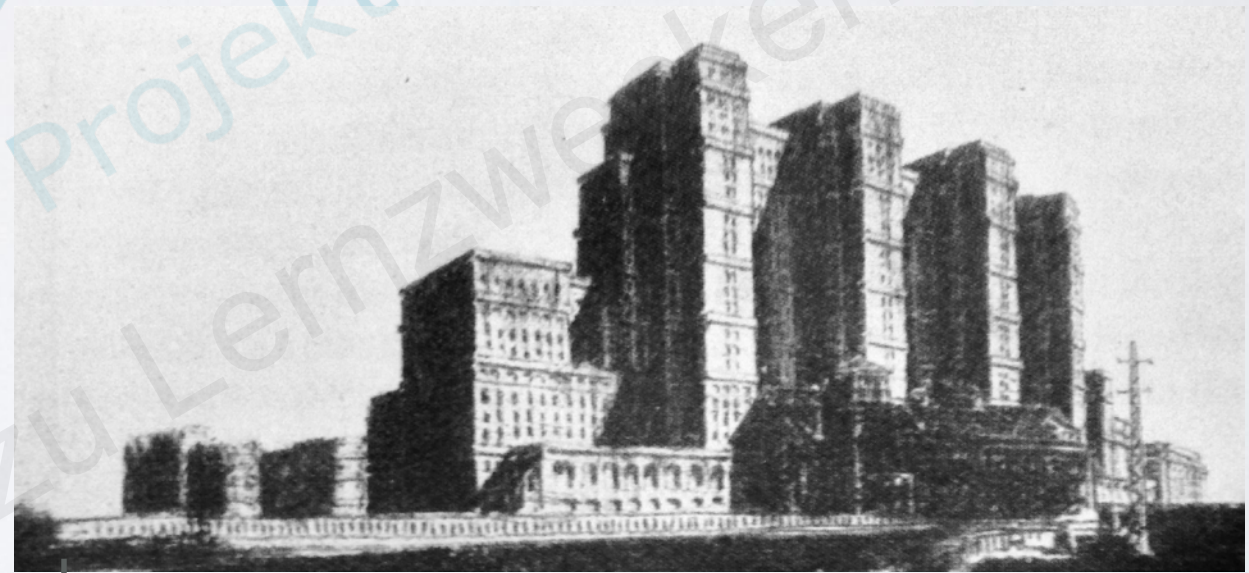


Fig. 18: Competition entry from Klopheus & Horch

1900

1924

CASE-STUDY:

CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof

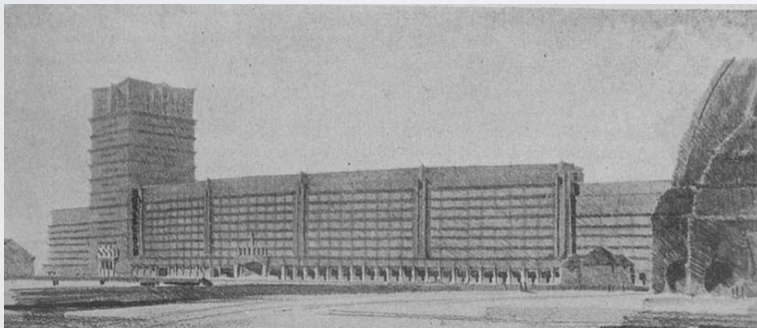
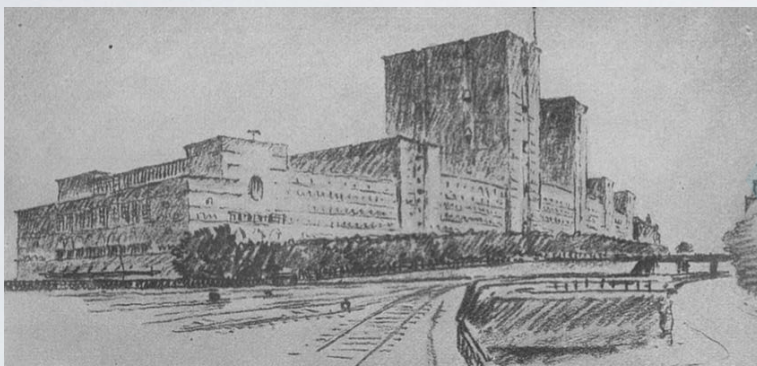


Fig. 19: Winning proposals



Fig. 20: Proposed headquarter for Hamburg Hochbahn by Klophaus

1924

1938

CASE-STUDY: CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof



Fig. 21: Early design of City-Hof by Klophaus



Fig. 22: City-Hof after its completion

1950s

1957

CASE-STUDY:

CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof

- Hard facts:
 - Architect: Rudolf Klophaus
 - Total plot size: 5.700 m² / GF: 32.000 m² / usable space: 24.000 m²; office usage
 - 4 high-rise towers with intermediate free space between them
 - Three of these with 11 levels; one with 12
 - Shopping passage on the ground (spanning 140m with 3.000 m²)
 - Underground parking area with 400 parking spaces
 - Newly developed facade material “LECA” (Light Expanded Clay Aggregates)

CASE-STUDY: CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof



- Life-cycle developments
- Modification of facade material in 1970s to eternit layer system
- Change to plastic windows in 1970s
- Extension of space with use of container for main tenant in the 2000s

1957

CASE-STUDY: CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof



- (Urban) developments
- City-traffic planning
- Resettlement of harbor
- Decline of neighboring trade markets

1957

CASE-STUDY: CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof



Leasehold expired:
City-Hof fell back to
municipal asset

1957

2006

CASE-STUDY: CITY-HOF HAMBURG

History and life-cycle overview of the City-Hof

City-Hof was declared as
a heritage building in
2013



Fig. 23: City-Hof in 2015

2015

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CASE-STUDY:

CITY-HOF HAMBURG

City-Hof for sale?

- Overview of reasons
 - 1956 - 2006: leasehold by “Gemeinschaft der Bauherren Johanniswall“
 - After lease had fallen back, the City-Hof was owned by the City of Hamburg
 - Building seemed to be in devastating conditions (impression of facade and underground parking)
 - Main tenant: Bezirksamt Mitte (Municipal office of Hamburg-Mitte)
 - City of Hamburg had a contractual agreement with a real-estate consortium about a new location for Bezirksamt Mitte

CASE-STUDY: CITY-HOF HAMBURG

City-Hof for sale?

- Analysis of invitation for tender
 - since final overtaking of the plot, two calls for tender were executed
 1. March 2012: complete deconstruction and rebuilding of building
 - was withdrawn in October 2012 as “location issues for the new district office were not solved yet”

CASE-STUDY: CITY-HOF HAMBURG

City-Hof for sale?

- Analysis of invitation for tender
 - since final overtaking of the plot, two calls for tender were executed
 1. March 2012: complete deconstruction and rebuilding of building
 - was withdrawn in October 2012 as “location issues for the new district office were not solved yet”
 2. Second half of 2014 - August 2015: two options possible (renovation or reconstruction)
 - although City-Hof is under protection, landlord still offered reconstruction as a possibility

CASE-STUDY: CITY-HOF HAMBURG

City-Hof for sale?

- Analysis of invitation for tender
 - although City-Hof is under protection, landlord still offered reconstruction as a possibility

“City of Hamburg guarantees on behalf of a declaration made by the Hamburg Heritage Authority a demolition, if the most economical solution will be chosen.”

- This particular declaration was not possible to be found.
- Statement by the former executive director of the Hamburg Heritage Authority connotes that the Authority had been forced to give this statement by the Hamburg Senate (against its conviction)

CASE-STUDY: CITY-HOF HAMBURG

City-Hof for sale?

- Analysis of invitation for tender
- Impression arose that the City of Hamburg aims for a reconstruction:
 - Argumentation about application of heritage protection law
 - Offering of a bigger plot for the option of a new construction
 - Feasibility study by an external party commissioned by the City of Hamburg; negative outcome

CASE-STUDY: CITY-HOF HAMBURG

City-Hof for sale?

- Reflection of commissioned study by the landlord
 - “holistic approach concerning a confrontation of investment costs and revenue potential for a renovation of the existing building“
 - study conducts its relevance from Hamburg Heritage law suit
 - inconsistencies appeared by reflecting the study:
 1. Case-study parameters questionable
 2. appearance of in-transparency due to concealing of significant results

CASE-STUDY: CITY-HOF HAMBURG

City-Hof for sale?

- Reflection of commissioned study by the landlord
 - “holistic approach concerning a confrontation of investment costs and revenue potential for a renovation of the existing building“
 - study conducts its relevance from Hamburg Heritage law suit
 - inconsistencies appeared by reflecting the study:
 1. Case-study parameters questionable
 2. appearance of in-transparency due to concealing of significant results
- Credibility of study in relation to the second tender is questionable

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CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Method
 - Rough analysis for a fundamental decision making with minor modifications due to widened focus of research questions
 - Modified method based on condition assessment with selection of collected influential factors

CASE-STUDY: CITY-HOF HAMBURG

City-Hof: A building investigation

- Discussed topics:
 1. Technical overview
 2. Economical analysis
 3. Ecological particularities

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Discussed topics:
 1. Technical overview
 2. Economical analysis
 3. Ecological particularities
 4. Legal framework
 5. Urban conditions

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Technical overview
 - Bearing structure
 - Basement conditions
 - Pollutants
 - Conditions of the facade

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Technical overview: Bearing structure

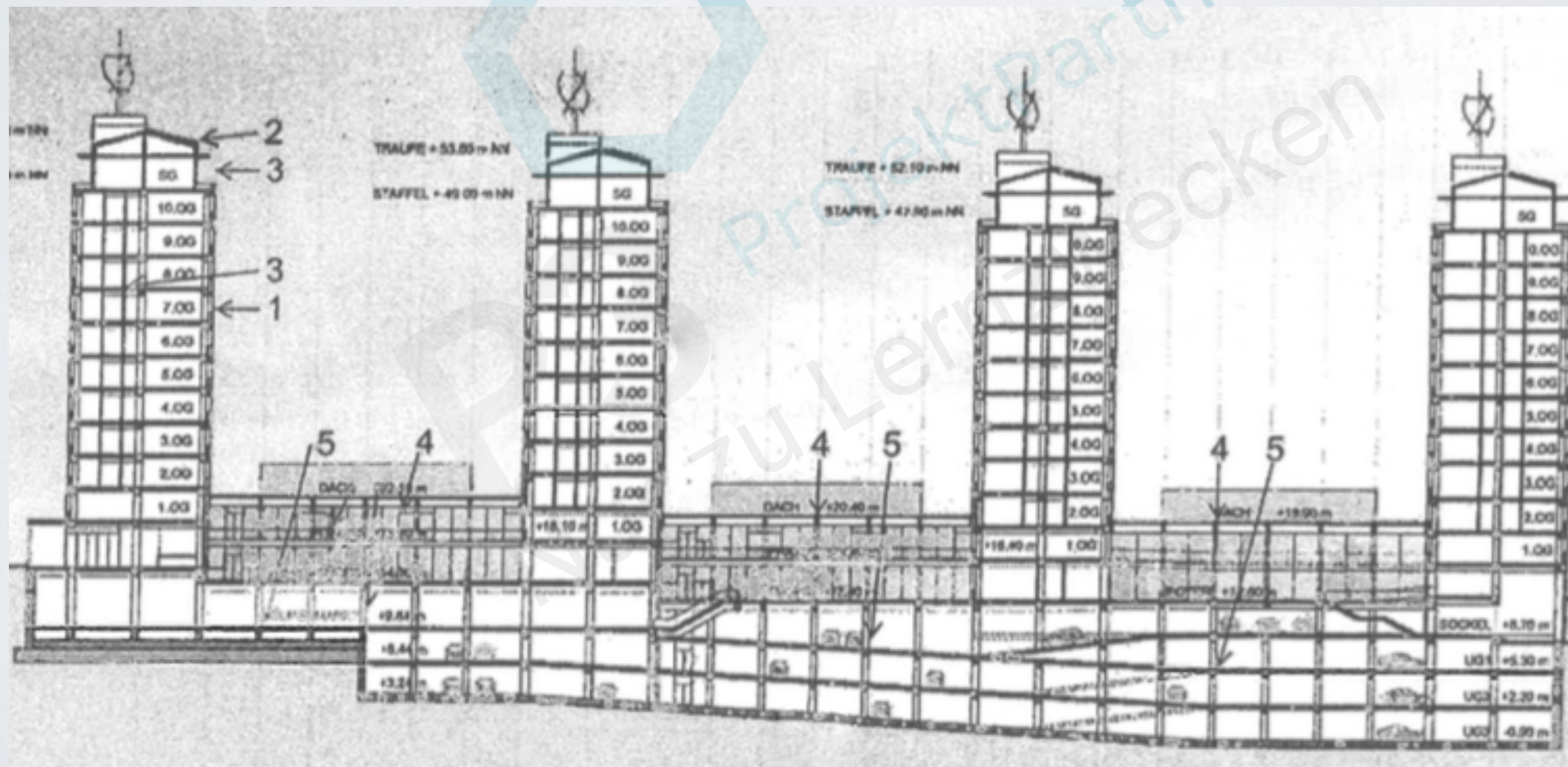


Fig. 24: Adjustment points for bearing structure of City-Hof

CASE-STUDY: CITY-HOF HAMBURG

City-Hof: A building investigation

- Technical overview: Basement conditions



Fig. 25 & 26: Damages in the basement on supports and protection layers

CASE-STUDY: CITY-HOF HAMBURG

City-Hof: A building investigation

- Technical overview: Facade

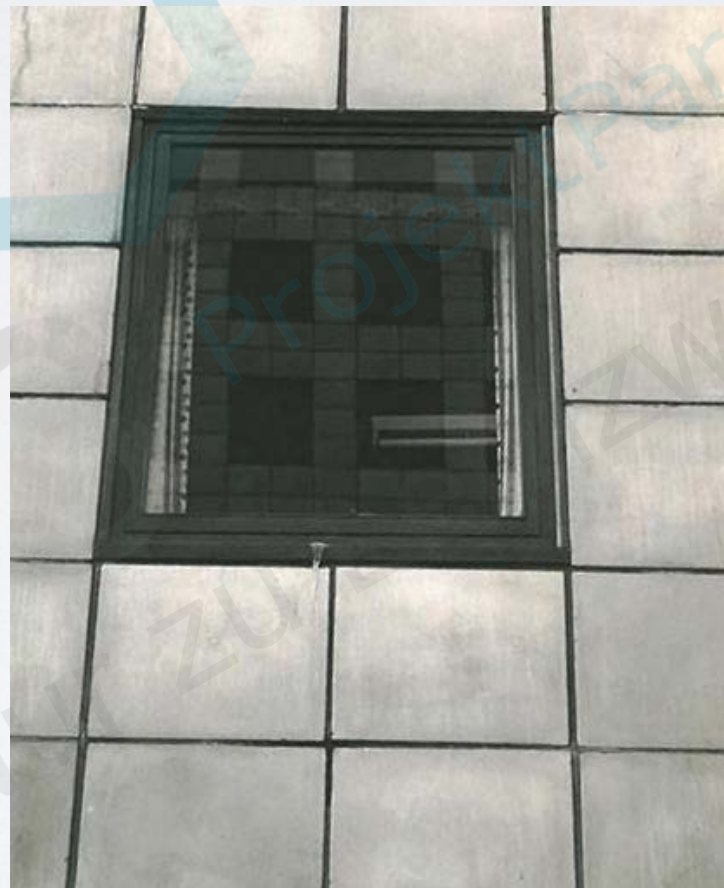


Fig. 27: LECA-elements attached to the facade

CASE-STUDY: CITY-HOF HAMBURG

City-Hof: A building investigation

- Economical Analysis

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CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Economical Analysis

Rent prices	Prices used by sell horn + hafkemeyer (2014)	Prices related to market statistics (2015)
Office space	14,00 €p. m2	18,00 €p. m2
Residential space	11,50 €p. m2	13,10 €p. m2
Retail space	22,00 €p. m2	22,00 €p. m2
Parking space	90,00 €p. space	90,00 €p. space

Table 3: Rental price comparison

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Economical Analysis

	Values used by sellhorn + hafkemeyer (2014)	Values related to market statistics (2015)
Yield	80.113.000 €	93.960.440 €

Table 4: Recalculated yield

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Economical Analysis

	Values used by sellhorn + hafkemeyer (2014)	Values related to market statistics (2015)
Yield	80.113.000 €	93.960.440 €

Table 4: Recalculated yield

According to the calculated investment costs of 86.176.000 € the outcome would be positive

CASE-STUDY: CITY-HOF HAMBURG

City-Hof: A building investigation

- Legal Framework

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CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Legal Framework
 - Hamburger Bauordnung (HbauO)
 - Hamburger Denkmalschutzgesetz (HDenkG)

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Legal Framework
- HDenkG:
 - actual task of heritage protection is to protect, keep and maintain the heritage buildings
 - City of Hamburg should act as a role model concerning its own building stock

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Legal Framework
- HDenkG:
 - §4, §7 and §9 state this in detail
 - Denkmalschatzamt (Heritage protection authority) plays a key role

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Legal Framework
 - Authority classifies the City-Hof as worth to be protected
 - Relevance as a representative of post-war architecture
 - Architecture represents the style of Modernism
 - Essential architectural element: white LECA-facade

CASE-STUDY: CITY-HOF HAMBURG

City-Hof: A building investigation

- Urban conditions

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CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

- Urban conditions
- Urban surroundings and special significances

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CASE-STUDY: CITY-HOF HAMBURG

City-Hof: A building investigation

- Urban conditions

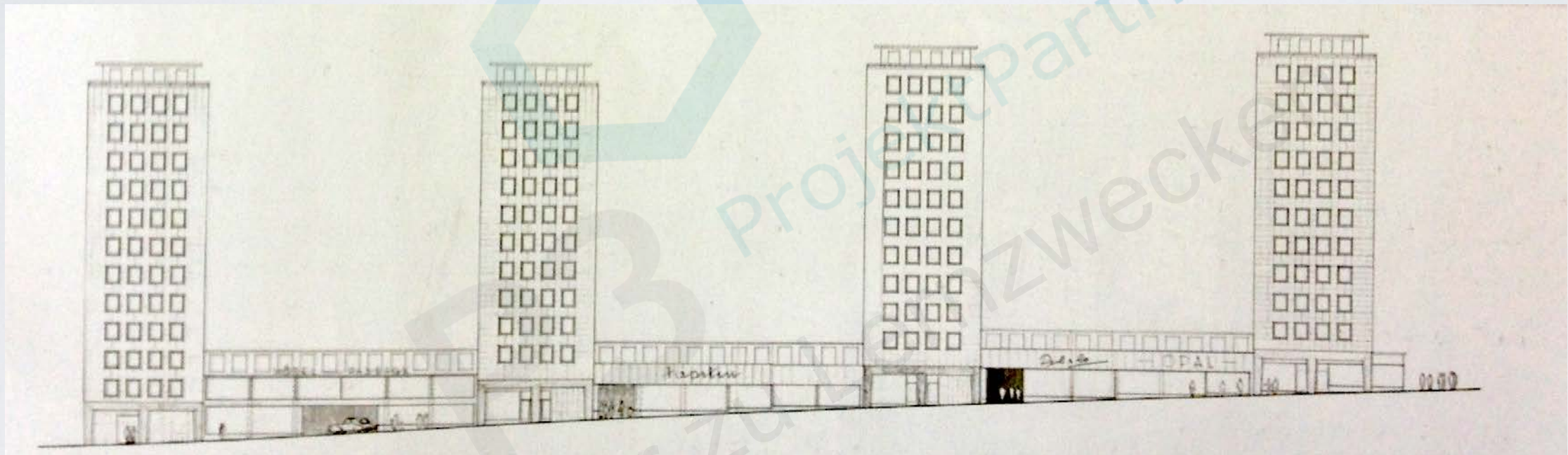


Fig. 28: A lowering defined with tallness of buildings in correlation to lowering of landscape

CASE-STUDY: CITY-HOF HAMBURG

- Urban City conditions building investigation

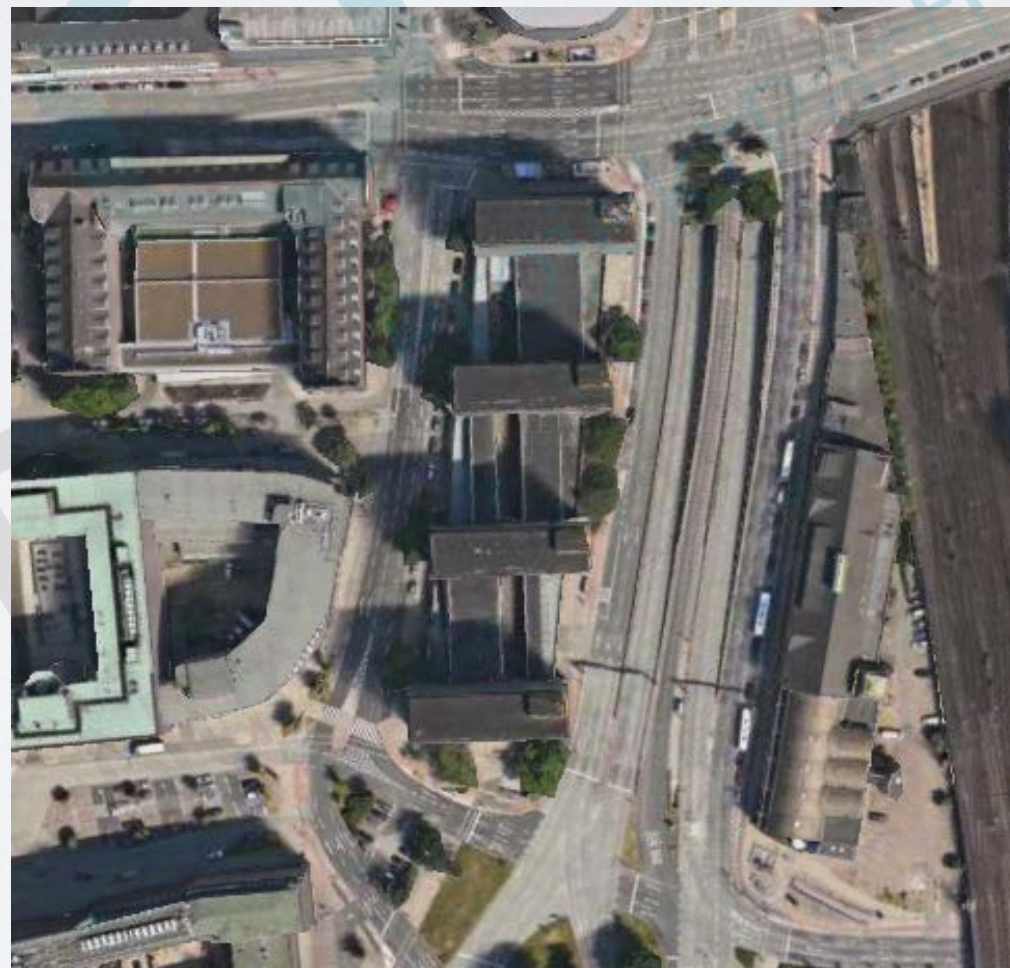


Fig. 29: Diagonal pattern in correlation with a fragment of the former Wallring

CASE-STUDY:

CITY-HOF HAMBURG

City-Hof: A building investigation

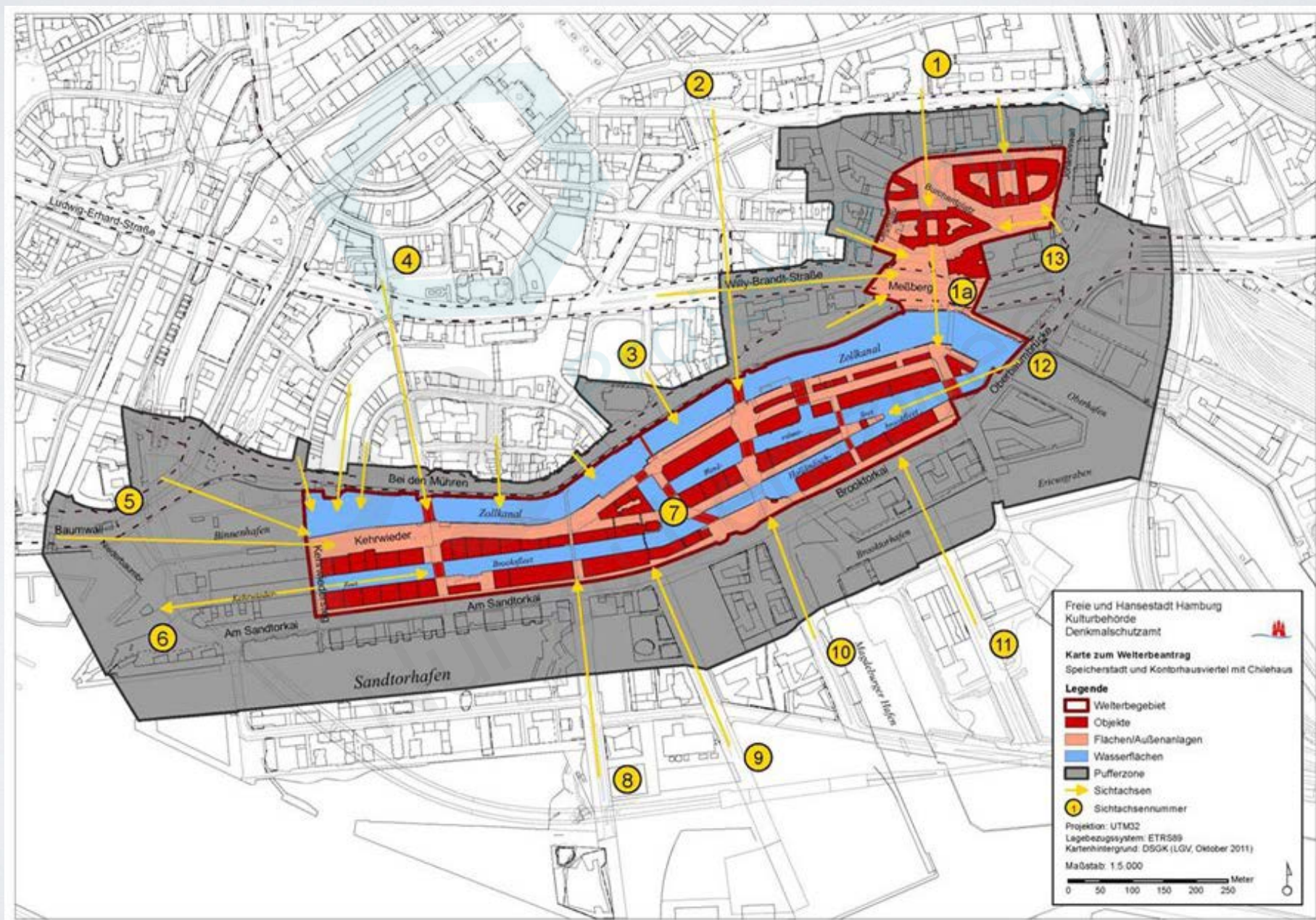


Fig. 30: UNESCO world heritage with buffer zone

CASE-STUDY: CITY-HOF HAMBURG

City-Hof: A building investigation

- Conclusion
 - the building can and should be kept (=renovation)
 - City-Hof is a contemporary witness of Modernism
 - Building substance is in sufficient condition
 - Heritage protection law applies fully due to the economical viability
 - The City of Hamburg as a landlord acts in a way that is legally untenable

CRUCIAL POINTS FOR DECISION MAKING

CRUCIAL POINTS DECISION MAKING

- Technical overview
- Pollutants
- Thermal related building components
- Economic analysis
- Ecological particularities
- Legal framework
- Urban conditions

CONCLUSION

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Nur zu Lernzwecken

CONCLUSION

- Overview
- Research questions
- Outlook

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CONCLUSION

- Overview
- Research questions
- Outlook

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CONCLUSION

Research questions

1. Are Modernism architectural characteristics still relevant?
2. What role plays the urban environment / design when it comes down to handle the legacy of Modernism architecture?
3. Renovation or reconstruction: which solution is more sustainable facing the life-cycle of a Modernism building in Germany?
4. What aspects should a decision-making-checklist include?

CONCLUSION

Research questions

Overall question: How to handle Modernism Architecture in Germany?

- Modernism enjoys a critical position within the built environment
- Modernism (architecture) is part of a significant historical timeframe and should be preserved and handled in the same way others are treated
- accounts especially for the awareness and respect of applied law-suites in correlation to the credibility of defined societal core values

OUTLOOK

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OUTLOOK

For further and deeper investigation of the studied topic, the following points should be examined more deeply:

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OUTLOOK

For further and deeper investigation of the studied topic, the following points should be examined more deeply:

- Technical overview
- Economical analysis
- Current building stock

CURRENT AFFAIR

P3 ProjektPartner
Nur zu Lernzwecken

CURRENT AFFAIR

NDR.de
Das Beste am Norden

Nachrichten Sport Ratgeber Unterhaltung Kultur
Niedersachsen Schleswig-Holstein Mecklenburg-Vorpommern

Stand: 01.03.2016 23:25 Uhr - Lesezeit: ca.5 Min.

City-Hof: Gegenwind für Abriss-Plan

von Marc-Oliver Rehrmann, NDR.de



Die Passage im Hamburger City-Hof bietet seit Jahren ein trostloses Bild.

Was wird aus den denkmalgeschützten City-Hochhäusern am Hamburger Hauptbahnhof? Eigentlich will der Senat das Grundstück in bester Innenstadtlage für 35,2 Millionen Euro an einen Investor verkaufen, der das Ensemble aus den 50er-Jahren abreißen lassen will. Aber dieser Plan kommt bei Architektur-Experten und Stadtplanern nicht gut an.

DIE WELT

09.02.16 | Stadtentwicklung

Das Parlamentstheater um den City-Hof

Im März debattiert die Bürgerschaft über die in allen Fraktionen umstrittenen Abriss-Pläne der City-Hof-Hochhäuser. Es geht um Denkmalschutz und Transparenz. Doch das Ergebnis scheint festzustehen. Von Olaf Dittmann

shz.de
UNESCO MISCHT SICH EIN

Streit um Abriss der City-Höfe: Hamburg droht ein Polit-Krimi

vom 3. März 2016 Aus der Onlineredaktion

Der Abriss des denkmalgeschützten Gebäudeensembles naht. Nun meldet die Unesco Bedenken an – und findet viel Unterstützung.

HAMBURG | Der umstrittene Abriss der denkmalgeschützten City-Höfe am Hauptbahnhof entwickelt sich zum Polit-Krimi. Vier Wochen vor der Schlussabstimmung in der Bürgerschaft drängt nun auch die Unesco auf den Erhalt der vier schmucklosen Hochhäuser aus den 1950ern.

Fig. 31, 32 and 33: The City-Hof in Hamburg is still discussed

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THANK YOU!

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