



# THE FRANKFURT DECLARATION ON HOUSING (AND MORE)

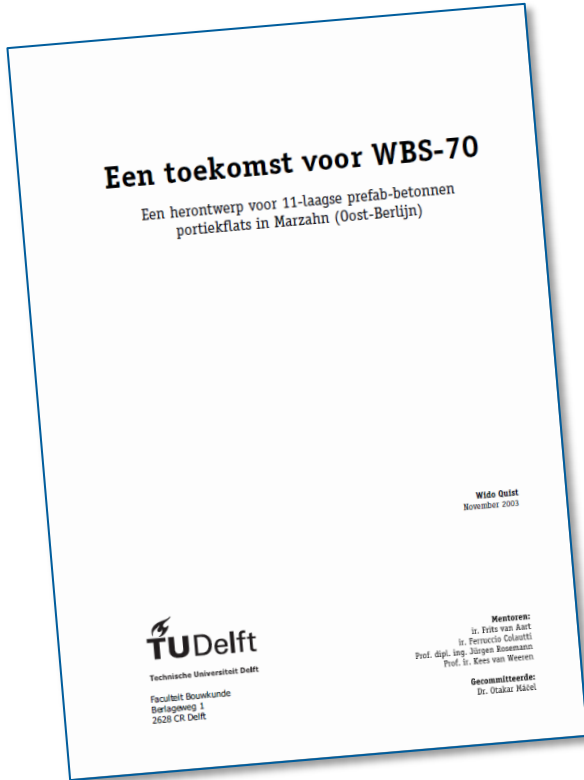
*WIDO QUIST*

*SECRETARY GENERAL DOCOMOMO\_INTERNATIONAL, CHAIRMAN DOCOMOMO\_NL, SECTION LEADER HERITAGE & ARCHITECTURE, TU DELFT*

*BRUSSELS, 20<sup>TH</sup> OCTOBER 2023 - REVIVING MODERNIST UTOPIA: EXPLORING STRATEGIES FOR REGENERATING POST-WAR MODERNIST HOUSING ENSEMBLES*

Thank you DOCOMOMO Belgium for organizing this very relevant, interesting and inspiring seminar together with *De Lakense Haard !!*

# MY GRADUATION IN 2003....



## 2 Inventarisatie problematiek

Om tot een goede sterke-zwakke-analyse en een Programma van Eisen voor een herontwerp te komen, moet eerst de problematiek omschreven worden. Zoals eerder geschreven zal dit project niet zwaar gericht zijn op de macro-schaal van de gehele woonwijk en de sociaal-economische problematiek. De beschrijving van de problematiek zal zich vooral richten op de woongebouwen met de daarin gelegen wooneenheden.

### 2.1 De woongebouwen in relatie tot de omgeving

Wanneer door de wijk springt het maximale uittolijk van de WBS-70 woongebouwen meten in het oog. De woongebouwen zijn duidelijk gericht: alle balkons aan één kant, de entree aan de andere kant. Ondanks de sprongen in de gevel, de plasticiteit die de balkons suggereren en de kleurvariaties blijven het eeuwig herpepende grote gepeperstevende dozen.

Voor bewoners (en zeker voor bezoekers) is het haast onmogelijk om het goede woongebouw met daarin de bedoelde woning te vinden. Alles lijkt op elkaar en er is door de bewoners geen andere variatie aan te brengen dan de was op het balkon of de mat voor de deur.



Figuur 2.1: Typende entree-gevel van een WBS-70/11 gebouw.



Figuur 2.2: Typende balkon-gevel van een WBS-70/11 gebouw.

Een toekomst voor WBS-70 21

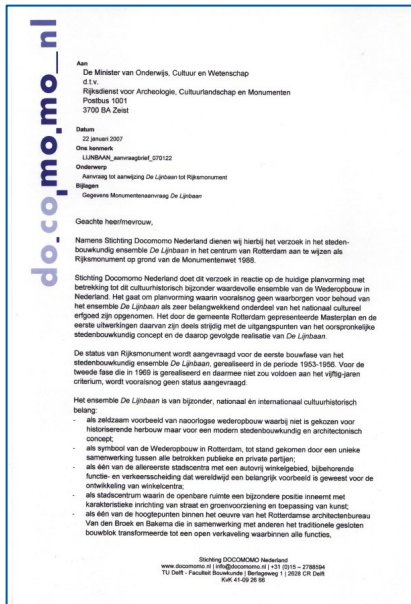
A future for WBS-70  
Mass housing in  
Marzahn, Berlin

DOCOMOMO International is a non-profit organization dedicated to **DO**ocumentation and **CO**nservation of buildings, sites and neighborhoods of the **MO**dern **MO**vement.

act as watchdog | exchange ideas  
foster interest in the ideas and heritage of the modern movement  
elicit responsibility towards this recent architectural inheritance



*My first DOCOMOMO Action: saving a villa (didn't work...)  
Random sample image (from: <http://www.jjvdhoeven.nl/sloop-villa/>)*

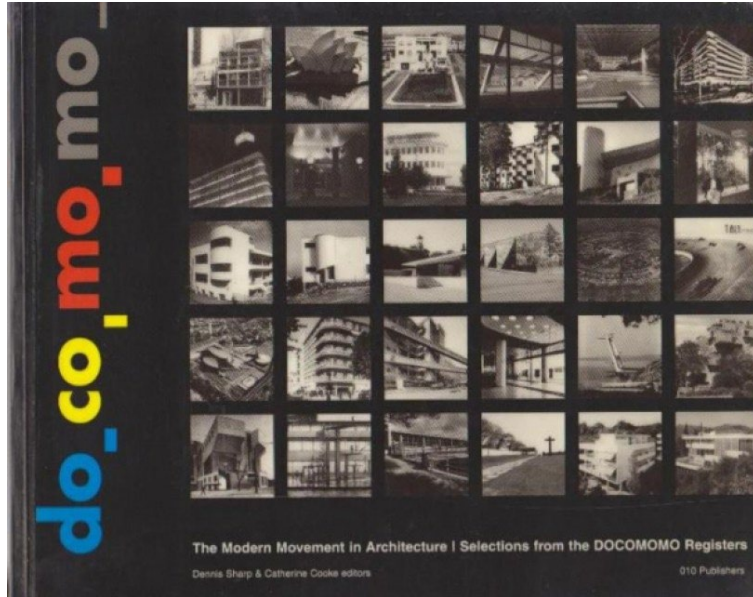


*Request to get Lijnbaan listed (2007)*



*DOCOMOMO Conference 2008*

# The Modern Movement in Architecture (2000)



- Presents registers of 32 countries/regions
- 20 Dutch buildings (Top 20)
- Over 500 buildings in total
  
- How many (post-war) housing projects?

	<b>Object</b>	<b>Year</b>	<b>Architect</b>	<b>Location</b>
→	Villa Henny	1915-1916	Robert van 't Hoff	Huis ter Heide
→	Daal en Berg housing estate (Papaverhof)	1919-1922	Jan Wils	Den Haag
	Nijverheidschool Groningen	1922-1923	Jan Gerko Wiebenga & Leendert van der Vlugt	Groningen
→	Betondorp	1923-1924	JB van Loghem	Amsterdam
→	Rietveld-Schroderhuis	1924	Gerrit Rietveld	Utrecht
	De Volharding	1927-1928	Jan Buijs & Johan Lursen	Den Haag
→	Villa van der Leeuw	1927-1929	Jan Brinkman & Leendert van der Vlugt	Rotterdam
	Van Nelle factories	1925-1931	Jan Brinkman & Leendert van der Vlugt	Rotterdam
→	Kiefhoek housing estate	1925-1929	JJP Oud	Rotterdam
	Townhall Hilversum	1924-1930	Willem Dudok	Hilversum
	Openluchtschool Amsterdam	1927-1930	Jan Duiker	Amsterdam
	Zonnestraal	1926-1931	Jan Duiker	Hilversum
	Lorentz discharge sluices	1932	Dirk Roosenburg	Afsluitdijk
	Signal box	1932-1933	Sybold van Ravesteyn	Maastricht
→	Bergpolderflat	1932-1934	Willem van Tijen, Jan Brinkman & Leendert van der Vlugt	Rotterdam
→	Landlust housing estate	1933-1936	Ben Merkelbach & Charles Karsten	Amsterdam
	Department store Schunck	1933-1936	Fritz Peutz	Heerlen
	Groothandelsgebouw	1949-1951	Hugh Maaskant & Willem van Tijen	Rotterdam
-----→	Lijnbaan shopping centre	1951-1953	Jo van den Broek, Jaap Bakema & Frans van Gool	Rotterdam
-----→	Burgerweeshuis (Orphanage)	1955-1960	Aldo van Eyck	Amsterdam



Forthcoming: new book on DOCOMOMO fiches, including best practices

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2004 - Diverse	30-6-2023 16:45	File folder
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2004 - Turkey	30-6-2023 16:07	File folder
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2005 - Greece	30-6-2023 14:26	File folder
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2007 - Greece	30-6-2023 14:43	File folder
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2008 - The Netherlands	30-6-2023 15:28	File folder
2008 - Turkey	30-6-2023 15:37	File folder
2008 - USA	30-6-2023 16:20	File folder
2009 - Chile	30-6-2023 14:56	File folder
2009 - Iberico	30-6-2023 14:36	File folder
2009 - The Netherlands	30-6-2023 15:30	File folder
2010 - Australia	30-6-2023 16:55	File folder
2010 - Brazil	30-6-2023 15:26	File folder
2010 - Iberico	2-7-2023 16:33	File folder



# 1<sup>st</sup> International DOCOMOMO student workshop (2006)

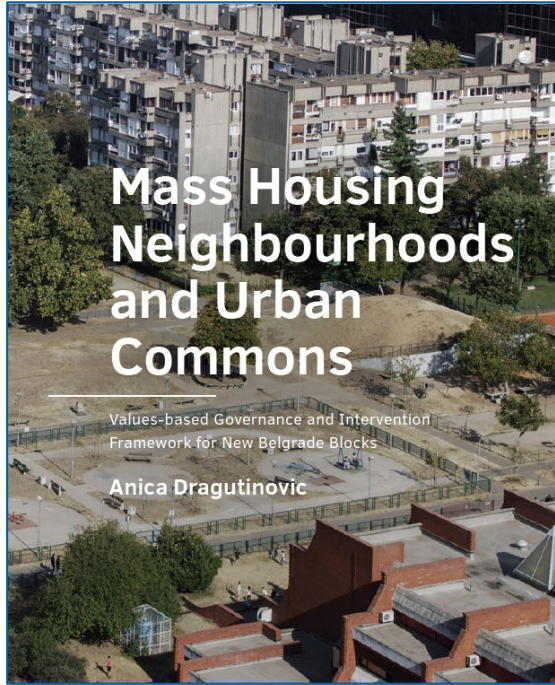


**1<sup>st</sup> INTERNATIONAL**  
**do.co.mo.mo\_**  
**WORKSHOP**  
18-26/09/'06  
**ATAKÖY, İSTANBUL, TR**

**How to Preserve  
a Housing Utopia:  
The Documentation  
and Sustainability of  
Modern Heritage,  
Case Study:  
Ataköy - Istanbul**

**Nilüfer Baturayoglu Yöney- Ebru Omay Polat**

# PHD-THESIS ANICA DRAGUTINOVIC



*“A valuable contribution to architecture, urban planning and especially heritage studies, in particular for governance and heritage management of complex sites, as mass housing neighbourhoods are.*”

*Besides the scientific and academic impact, the research achieves a societal and cultural impact through an engaging research approach conducted with society.”*





*Airey dwellings, photos by Carel Blaazer,  
(Stadsarchief Amsterdam)*

# 20<sup>th</sup> DOCOMOMO Germany Conference (April 2023)

Focussed on affordable housing,  
healthy and quality of living  
environments

With a view on modernist housing  
estates from the 1920s and 1930s and  
large housing estates of the 1950s-  
1970s the question arose which  
processes and mechanisms led to their  
success at that time....



*Romerstadt, Photo: Uta Pottgiesser*



Activist Pecha Kucha event  
organised by DAM



Presentation Frankfurt Declaration on Housing

# FRANKFURT DECLARATION ON HOUSING

do.co.mo.mo\_de do.co.mo.mo\_international COST Action Middle Class Mass Housing Funded by the European Union

DAM DEUTSCHES ARCHITEKTURMUSEUM THE INSTITUTE FOR DESIGN STRATEGIES Forschungslabor Nachkriegsmoderne

**Frankfurt Declaration (on Housing)**

1. Activating the great inherent potential of the building stock is a contribution to achieving climate protection goals as well as to improving the housing shortage.
2. The preservation, maintenance, redevelopment, and densification of the inner-city housing stock and existing housing estates as well as the construction of new neighbourhoods must link city and open space together for preserving as well as developing high-quality living and public spaces while taking into account the public good and examining the social and ecological impacts as well as the architectural heritage.
3. Historic preservation and urban development are not contradictory elements, but shall be carefully considered as an opportunity to jointly use existing qualities and potentials of the building stock for urban development, according to the credo: "Preservation through *weiterbauen*"
4. Housing in existing and new neighborhoods must once again be seen - and financed - as a municipal, public and social responsibility.
5. The promotion of non-profit or cooperative initiatives must be stimulated and simplified in regulatory terms.
6. The speculation with land and housing must be restricted at national and European level and the acquisition of residential property based on leasehold models must be simplified.
7. We are committed to the goals of the demolition moratorium which prioritizes preservation, renovation, conversion and continuous improvement in existing buildings before demolition and new construction, combined with further measures and initiatives to bring about a building turnaround.
8. We support the initiative of Architects 4 Future to strive for a model conversion ordinance with the aim of giving conversion priority over new construction, and also taking this into account with all ordinances and regulations in the building industry.

Our credo is: Nothing is worthless! Everything can be further recycled! Existing methods, tools and regulations must be further developed so this becomes daily practice.

Frankfurt, 28<sup>th</sup> April 2023

Initial signatories

3/3



The Frankfurt Declaration was initially signed on April 28, St. Paulskirche, Frankfurt by DOCOMOMO Deutschland e.V., ernst-may-gesellschaft e.V., Deutschem Architekturmuseum (DAM), DOCOMOMO International, Institut für Designstrategien (IDS) Detmold, Forschungslabor Nachkriegsmoderne Frankfurt together with the COST Action Middle Class Mass Housing (MCMH-EU).

# FRANKFURT DECLARATION ON HOUSING (short)

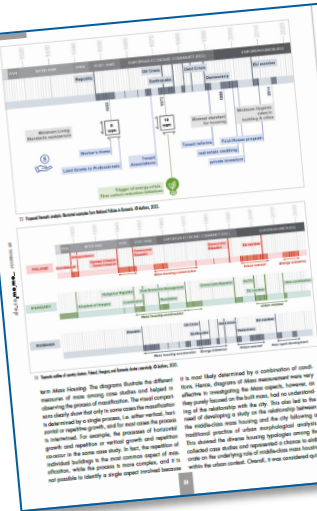
1. Activate the great inherent potential of the building stock.
2. Link city and open space together for preserving as well as developing high-quality living and public spaces.
3. Historic preservation and urban development are not contradictory elements.
4. Housing must once again be seen – and financed – as a public and social responsibility.
5. The promotion of non-profit or cooperative initiatives must be stimulated.
6. The speculation with land and housing must be restricted at national and European level.
7. Prioritize preservation, renovation, conversion and continuous improvement in existing buildings.
8. Give conversion priority over new construction.

Our credo is: Nothing is worthless!

*“... shedding light on the gap between individual (often iconic) houses and mass housing by addressing the majority of post-WWII housing stock, namely ‘middle-class mass housing’ within Europe and beyond. The topic was derived from a European COST Action (CA18137) that aimed to explore the diversity of this typology with regard to design, spatial expression, construction, heritage values, and degradation. ...”*







could in principle guarantee the complexity of the clear structure, however, it also highlighted some major limitations for implementing the institutional model housing strategy in a similar context, which needs to be taken into account. Secondly, the project boundaries were not clearly defined. In fact, the project boundaries were not limited to residential units, but also included the surrounding area. The project boundaries were not clearly defined in the initial stages of the project. The project boundaries were not clearly defined in the initial stages of the project. The project boundaries were not clearly defined in the initial stages of the project.



It is most likely determined by a combination of cost factors. However, the diagram does not take into account the impact of other factors such as the quality of the building materials, the location of the building, and the needs of the residents. The diagram also does not take into account the impact of the surrounding environment and the social context of the building.

per year, and led to a 1.1x building constructed from a single-story detached house. The building was constructed from a single-story detached house. The building was constructed from a single-story detached house. The building was constructed from a single-story detached house.



The diagram illustrates the organizational structure of a housing project. It features a central 'Housing' block, with branches leading to 'Community', 'Finance', 'Marketing', 'Operations', and 'Maintenance'. Each block contains sub-sections and arrows indicating the flow of information and resources between different departments and levels of the organization.

in Bremen, an ambiguous, unprogrammed form was used. The radical shift away from conventional GEM design systematized housing led to a new type of housing. The radical shift away from conventional GEM design systematized housing led to a new type of housing. The radical shift away from conventional GEM design systematized housing led to a new type of housing.



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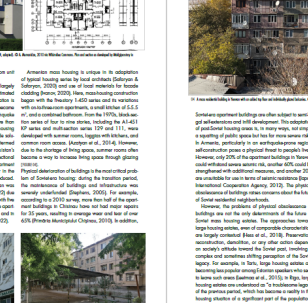
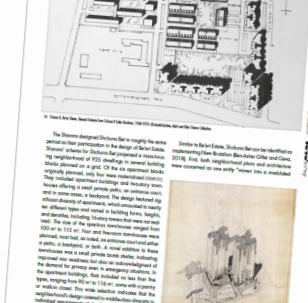
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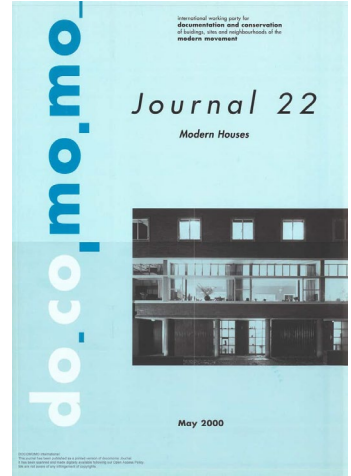
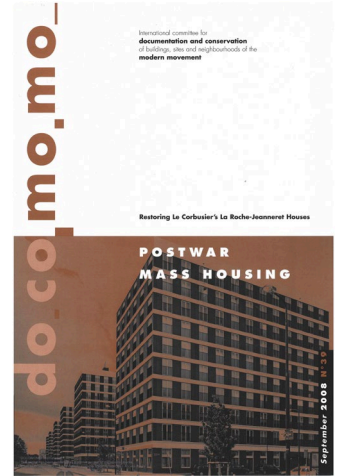
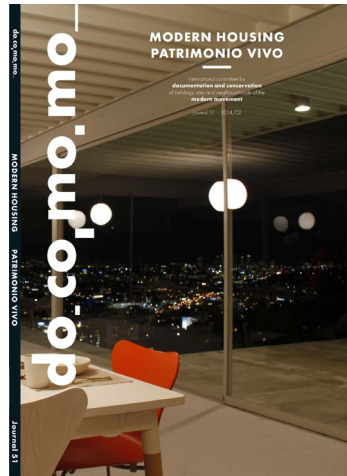
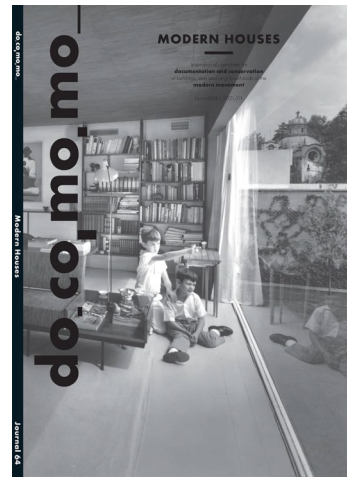
No. 68 (2023) **Middle Class Mass Housing**

**Announcements**

In Memoriam – Jean-Louis Cohen, 1949-2023

2023-09-01

Docomomo International is deeply saddened to hear the news of the passing of Jean-Louis Cohen on August 7, 2023. A renowned architectural critic, professor, and advocate of 20th century architecture preservation, he also held a crucial role in the scientific council of Docomomo, as a member of...



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# THE MISSION OF DOCOMOMO

In view of *regenerating post-war Modernist Housing Ensembles*:

- Think globally, act locally
- Continue to develop expert knowledge & views
- Push further to share expert knowledge & views
  
- Team up interdisciplinary
  
- To create a better built environment for all, through rational and functional implementation of technological, scientific, and cultural innovation

Thank you DOCOMOMO Belgium for  
organizing this very relevant, interesting  
and inspiring seminar together with *De  
Lakense Haard !!*

# do\_co\_mo\_mo\_

International committee for  
**documentation and conservation**  
of buildings, sites and neighbourhoods of the  
**modern movement**

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**Uta Pottgiesser**, chair  
**Wido Quist**, secretary general

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