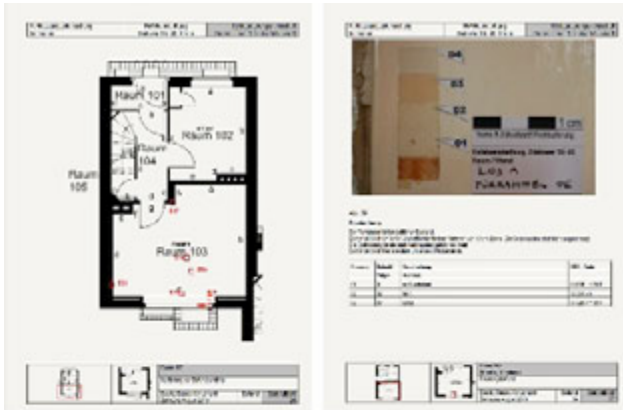


GOOD CONSERVATION AND RESTAURATION PRACTICE FICHE  
Composed by working party of: Germany

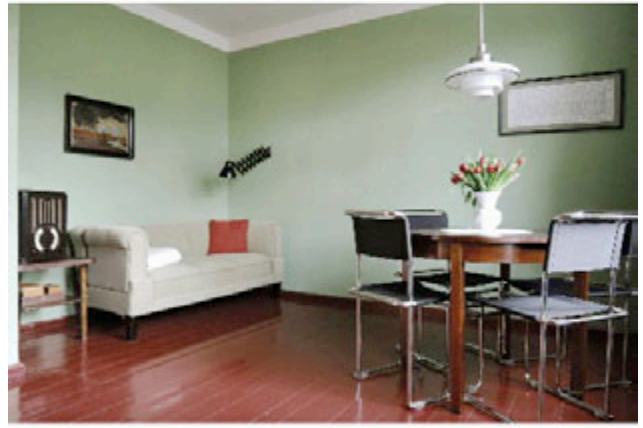
**Tautes Heim (Taut's Home)**  
Rentable Museum in the Hufesieniedlung

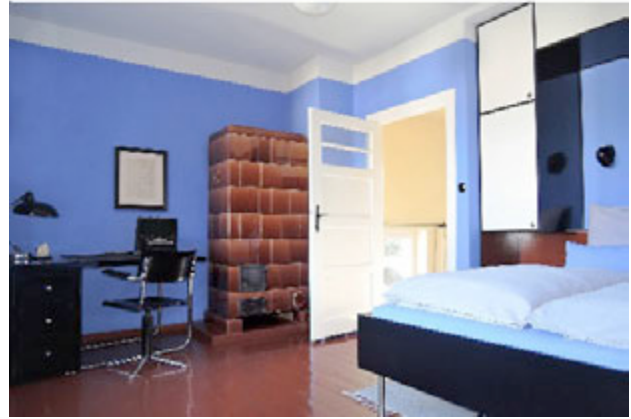
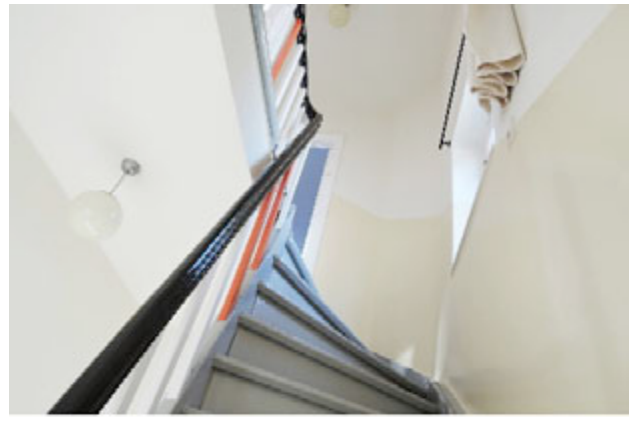
Before conservation / restauration



After conservation / restauration







**Depicted item: rentable museum / row house tributing the work of Bruno Taut**

**Sources: [www.tauts-heim.de](http://www.tauts-heim.de) (Katrin Lesser + Ben Buschfeld)**

before/after/inside: all photos © Ben Buschfeld

Dates: before: 2010, after: 2012–2019

**Other images or documents / Annex**

- Website [www.tauts-heim.de](http://www.tauts-heim.de) · ([www.tautshome.com](http://www.tautshome.com))
- Layout-PDF "making-of" chart with detailed photo documentation of the restauration
- Text-PDF with description of the restauration (long version in German, short version see below)
- Text-PDF with other projects related to the World Heritage estates in Berlin and/or other heritage communication projects started and implemented by the owners of Tauts Heim

**Additional websites by the same author(s):**

- [www.hufeisensiedlung.info](http://www.hufeisensiedlung.info) (in cooperation with Brenne architects and others)
- [www.world-heritage-estates-berlin.com](http://www.world-heritage-estates-berlin.com) (launch scheduled May 2020)

## Data for identification

- German name: "Taut's Heim" – Mietbares Museum im UNESCO-Welterbe Hufeisensiedlung
- English name: "Taut's Home" – Rentable museum in the UNESCO-listed Horseshoe estate
- address: street address on request (to protect guests and neighbours from walking tourism)  
remark: located in the sixth building section of the Hufeisensiedlung south of Parchimer Allee
- town: Berlin province/ state: Berlin post code: 12359 country: Germany
- geographic GPS coordinates: "lng":13.448002305563591,"lat":52.44455229470083
- current typology: museum-apartment, semi-detached terraced house with garden,  
can be rented for overnight accommodation of upto 4 people
- former/original/variant typology: semi-detached terraced house with garden and residential use
- dedication / comments on typology: conceptualised and designed as a tribute to the work of the architect Bruno Taut and his colour and interior design principles

## Status of protection

Remarks: Taut's Heim is part of the UNESCO-World heritage "Berlin Modernist Housing Estates" and – within this joint listing – to the "Hufeisensiedlung / Large housing estate Britz"  
grade: listed ensemble (since 1986, no. [09085209](#) ), garden monument (since 2010, no. [09060056](#))  
protected by: state of Berlin, Landesdenkmalamt Berlin (Federal Authority of Monument Affairs)  
valid for: historic monument, whole area (28 hectares world heritage / 37 hectares buffer zone)

## Awards and recognitions

Taut's Heim was frequently featured in press and media and was awarded with the

- European Union Prize for Cultural Heritage ("Europa Nostra Award") 2013
- Berlin Monument Medal ("Ferdinand von Quast-Medaille"), 2013
- Badge of honour by the district authority ("Goldene Ehrennadel Berlin-Neukölln"), 2018
- Selected by Iconic Houses.org - global selection of visitable architectural icons, 2013

## Current use and accessibility

opening hours: serves as a holiday house in private ownership, not generally open to the public  
minimum rental period: three nights, suitable for 2–4 guests and self-catering facilities

## 1. History of building and surrounding ensemble

### Chronology

- 1924: Foundation of the GEHAG housing association
- 1925–30: Building of the Hufeisensiedlung (part of the "Großsiedlung Britz") – design by Bruno Taut, Martin Wagner and Leberecht Migge)
- 1954: the central "horseshoe structure" becomes a listed monument
- 1986: the entire Hufeisensiedlung becomes a listed monument ensemble, initial restoration
- 2008: six "Berlin Modernism Housing Estates" are jointly listed as a UNESCO World Heritage
- 2010: the entire Hufeisensiedlung becomes a listed garden monument

### Change of ownership

- 1998: the GEHAG housing association and its entire property was sold by the city of Berlin
- 1999–2001: the GEHAG portfolio was resold three times on the stock market
- 2002–2020: the Deutsche Wohnen SE continues/starts selling the 679 individual row houses
- 2010: private owners obtain a semi-detached house and start the restoration of "Taut's Heim"
- 2010-12: restoration, research and interior design
- 2012-today: accommodation rental since

## **Changes after completion of the restoration**

type of change: residential use of the house changed from long-time to short-time rentals

reasons for change: creating an opportunity to experience the design and living qualities of the architecture, colour scheme and a typical 1920s interior for a broader and foreign audience

private owners/planners: Katrin Lesser (landscape architect) + Ben Buschfeld (graphic designer)

## **2. Summary of restoration**

### **Developments before restoration**

- 2009-2011: creation of a web-database with 1,983 micro-sites and individual plan details for all row houses and apartments belonging to the listed Hufeisensiedlung (project details and involved parties see [www.hufeisensiedlung.info/statisches-menu/impresum.html](http://www.hufeisensiedlung.info/statisches-menu/impresum.html) )
- 2010: looking and asking for public or private funding without success
- 2010: developing of a basic business model in order to refinance expectable expenses
- 2010: purchasing of the house from private financial resources

### **Individual steps of initial restoration**

- removal of all wallpapers, synthetic sheetings, latex paintings
- removal of damaged plaster and non-historic tiles and layers
- restoration and substitution of damaged walls (bricks and plaster)
- substitution of damaged or missing wooden structures (i.e. windows, floors, stairwell)
- cutting down of two high raised conifers that broke the garden wall
- rebuilding the garden wall using historic bricks
- replacing bricks and wall structures around the chimneys and tiled stoves
- commissioning of colour restoration experts  
(with support of Brenne Architekten and Duras + Schuchart restoration workshop)
- creation of a detailed colour expertise (80 pages) focussing on the first layer (1929/30)
- substitution of all electricity and water pumps hidden below the plaster
- reconstruction of the typical half-wooden magnesite flooring in the kitchen
- reconstruction of one missing tiled stove using dismantled tiles from the neighbourhood
- energetic insulation of the external basement walls (from outside below garden level)
- energetic insulation of the concrete flat pent roof (according to heritage-aware standards)
- building up the plastered interior walls (with sponsored products by "Keimfarben")
- authentic repainting all walls and ceilings (according to the initial colours of 1929/30)
- authentic repainting of all floors, windows and wooden components (with alkyd resin paints)

### **Individual steps of research and furnishing**

- collecting/researching resources about Bruno Taut's interior design preferences
- researching printed resources (including 90% of the monthly tenant magazines 1930-39)
- researching comparable residential projects (i.e. Frankfurt kitchen, Haus am Horn etc.)
- re-design and commissioning of the typical "GEHAG kitchen" furniture (custom-made joinery)
- re-design and commissioning of the big foldable bed (custom-made joinery based on photos)
- re-design and commissioning of the extensible bed couch (custom-made joinery based on photos)
- collecting additional furniture from the 1920s/30s (on flea markets and at antique traders)
- collecting and fixing of all amp fittings, decoration and equipment (ebay and various resources)
- sewing and assembly of curtains and bed linen according to the initial colour concept
- re-design of the front garden (based on scientific expertise by Katrin Lesser 2003/2009)
- re-planting the original fruit trees and hedges and a colour matching perennials
- re-installation of the typical front terrace pavement with concrete tiles from the neighbourhood

### **Involved companies and craftsmen**

- Colour expertise: Doreen Duras & Hanka Schuchardt
- Rooftop insulation: Brenne Architekten + Technichal University Dresden
- Garden expertise: Landscape architect, Katrin Lesser
- Carpentry: Tischlerei Emme + P. - Angela Bühring + Mitarbeiter Martin Bauer u.a.
- Painter: Malermeisterbetrieb M.E.R.K. - Robert Ehrich, Karsten Steindorff + Mitarbeiter
- Magnesite flooring: Dipl.-Ing. Fritz Beikler + Müjdat Kayis, Lauingen (Donau)
- Stove fitter: Kachelofenbauer Roter Hahn - Tobias Schaldach + Mitarbeiter
- Brick layer: Maurermeister Roland Lehmann + Mitarbeiter
- Upholsterer: DTB Polsterei, Daniel Thierfelder, Tomasz Bargiela
- Roofer: Dachdecker- und Bauklempnerei Bretsch + Mitarbeiter
- Plumber: Installateurmeister Michael Schughart
- Glazery: Glasermeister Reinhard Gutschke + Mitarbeiter

### **3. Evaluation of restauration / conservation / concept / interiors**

Give the scientific reasons for selection for Docomomo documentation.

#### **3.1. Intrinsic value**

Colour restauration: House and garden have been restored true to the original design, plans and substance as far as possible. It is the only house designed by Bruno Taut where all the typical wall paints and sheetings have been regained based on meticulous research. The quality and range of restauration goes far beyond the standards required by the monument authorities. The complete interior is designed and furnished according to the interior design preferences of the architect Bruno Taut, who designed four out of six of the UNESCO-listed residential estates in Berlin.

#### **3.2. Technical evaluation**

The main goal of the rehabilitation measures was a basic maintenance of the highly damaged building according to conservation guidelines, i.e. repairing the structure with fewest possible interventions and/or replacement of original parts. Some parts of the historic substances were renewed according to the use of traditional methods and building materials. Among the larger projects realized by commissioned specialists was

- **reconstruction of the one missing tiled stove**

This was done with the help of two dismantled smaller ovens from the neighbourhood, which provided the material to reconstruct the missing stove in its original size (the house is located at the end of the row and therefore needed bigger heating facilities)

- **reconstruction of the magnesite flooring in the kitchen**

This was done with traditional handskills and recipes and has been carried out by one of the few practising specialists (who already took care about the Bauhaus buildings in Dessau)

- **insulation on top of the concrete pent roof**

This work was carried out according to the heritage-approved recommendations developed in the course of a web-database [www.hufeisensiedlung.info](http://www.hufeisensiedlung.info) (see notes above). The insulation of Taut's Heims pent rooftop was the first time, that these plans were put into practise and triggered a number of following works in the neighbourhood. The insulation remains completely invisible from the street perspective.

### • research and re-appliance of interior wall colors

An advisory council (architects studio "Brenne Architekten", restoration workshop Duras + Schuchardt and Keimfarben company) was included in the investigation and planning process. The material was provided by Keimfarben, the company that already provided the material during the construction time 1925-1930. The final work was carried out by a company with special experience in the use and appliance of these products.

### 3.3. Social evaluation

Although the "Hufeisensiedlung" in Berlin is a protected and listed monument, the initial political act of selling a municipal housing association and its entire high-profile portfolio, created a difficult situation for the proper maintenance and social climate of this ensemble. Approximately 95% of all the 679 row houses of the ensemble are now in private ownership. Due to high press and media coverage and several "open-door"-opportunities the house is well known and serves as a model among neighbours too. This helped to convince a larger group of residents to replant the original fruit trees and repaint or integrate some areas of original paints.

### 3.4. Cultural and aesthetic evaluation

Since 2012 house and garden can be used as a holiday home that meets the scientific standards of a museum. This concept of renting the place for history and design enthusiasts proves as a very intense and direct method to evaluate and experience the specific living and design qualities of the architecture. Furthermore it closes a gap in the city's official monument and museums landscape. In 2013 Tautes Heim received the Berlin Monument Prize, two minor local prizes plus the rarely granted Europa Nostra Award – the highest monument award of the European Union – which only two other sites out of 9,000 listed monuments in Berlin have received so far.

### 3.5. Additional effects

The engagement of the owners also resulted in additional projects related to heritage communication, i.e. the publication of an architectural guide book and the co-organisation of an architectural triennial (see additional document "Design thinking projects for the activation of civil society in a privatised world heritage estate from the 1920s")

## 4. Documentation

### Scientific expertises about the Hufeisensiedlung

[www.hufeisensiedlung.info/geschichte/quellen/denkmalpflegerische-gutachten.html](http://www.hufeisensiedlung.info/geschichte/quellen/denkmalpflegerische-gutachten.html)

### General publications about the Hufeisensiedlung (German only)

[www.tautes-heim.de/en/bibliothek.php](http://www.tautes-heim.de/en/bibliothek.php)

### Printed publications mentioning Tautes Heim (selection)

- Ben Buschfeld: Bruno Tauts Hufeisensiedlung, Architectural guide book, Berlin 2015 (DE/EN)
- Michael Bienert / Elke Linda Buchholz: Die Zwanziger Jahre in Berlin, Berlin 2015 (DE)
- Berlin – MONOCLE Travel Guide (ISBN 978-3-89955-679-7)
- Berlin Inspires, No 2 – Travel Guide (ISBN 978-3-9814366-7-9)
- 111 places you must have seen in Berlin, volume 2 (ISBN-10: 3954512076)
- 99x Berlin – Culture Guide (ISBN 978-3-7654-6532-1)
- Der Berliner Stil – Culture Guide (ISBN 3868736468)
- Berlin Design – Culture Guide (ISBN 978-3-89955-478-6)
- Analogue Guide: Berlin – Travel Guide (ISBN 978-0-9838585-4-6)
- Urlaubsarchitektur – Travel Guide (ISBN 978-3-7667-2031-3)
- Architectural Digest Magazine Germany, special issue 2018

### **About to be published in 2020**

- Book "Berlin Modernism Housing Estates", Publisher: Landesdenkmalamt Berlin
- Book "World Heritage Management", Publisher: University of Salzburg, Prof. Kurt Luger
- Website [www.world-heritage-estates-berlin.com](http://www.world-heritage-estates-berlin.com), Publisher: BFGG e.V.

### **Selected publications about the restauration**

- Bauhandwerk, featured as the "building site of the month" - 4 pages, issue 11-2012
- Metamorphose - Bauen im Bestand, 4 pages + web-preview, issue 03-2012
- Restaurator im Handwerk, project description (by Katrin Lesser,) 6 pages, issue 04-2012
- Zeppelin magazine, project description, 8 pages, issue no. 119, 11-2013
- Umbauen + Renovieren, 5 pages, issue 03-2016
- Bauhaus Zaporizhzhia; conference documentation, Ukraine 2018
- Additional press and media reviews: see [www.tautes-heim.de/en/pressestimmen.php](http://www.tautes-heim.de/en/pressestimmen.php)

### **Other Media**

- Tautes Heim: 5 years Taut's Home + restauration, special exhibition (DE/EN)
- Tautes Heim: Illustrated lecture about the restauration, beamer presentation (DE/EN)
- Ben Buschfeld: Berlin Modernist Housing Estates, Travelling exhibition (DE/EN)
- Ben Buschfeld: History of the Horseshoe Estate, Permanent exhibition on site (DE/EN)

### **Visual material (state location/ address)**

[www.tautes-heim.de/downloads/pressebilder/IndexPrint\\_32Motive.pdf](http://www.tautes-heim.de/downloads/pressebilder/IndexPrint_32Motive.pdf)

[www.tautes-heim.de/en/pressematerial.php](http://www.tautes-heim.de/en/pressematerial.php)

[www.facebook.com/pg/tautesheim/](https://www.facebook.com/pg/tautesheim/)

[www.kulturerbenetz.berlin/mitglieder/tautes-heim/](http://www.kulturerbenetz.berlin/mitglieder/tautes-heim/)

[www.pinterest.de/benbuschfeld/mietbares-20er-jahre-haus-rentable-1920s-style-arc/](http://www.pinterest.de/benbuschfeld/mietbares-20er-jahre-haus-rentable-1920s-style-arc/)

### **Fiche report**

rapporteur: Ben Buschfeld

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telephone: +49-30-60107193

e-mail: [ben@buschfeld.com](mailto:ben@buschfeld.com)

date of report: 07.04.2020

**Examination by DOCOMOMO national/regional section** approval by working party coordinator/registers correspondent (name): Monika Markgraf sign and date: **DDYYMMM**

### **examination by DOCOMOMO ISC/R**

type of ISC Registers/Urbanism/Landscape/Gardens:

name of ISC member in charge of the evaluation:

comment(s):

ISC approval:

Sign and date:

Working party/ID n°: date:

NAi ref n°:



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## Personal report of the owners about the restoration

Our personal project "Taut's Heim" ("Taut's Home") is a small museum-like house with garden that makes architecture and design history really tangible. It is laid out to host 2–4 persons. All rooms and facilities are completely restored and furnished in the style of the 1920s. My wife and I completed the project without any subsidies or other official support. House and garden are a homage to the architect Bruno Taut – who designed four out of six of the World Heritage Estates – and attract great interest from guests, the media and neighbours. How did that happen?

We moved to the listed Horseshoe Estate more than 20 years ago and rented one of the terraced houses in the more urban and modern southern part of the ensemble. Two years later, in late 1998, the city owned housing association was privatised. Attempts to establish a cooperative lacked the necessary political support and failed. After a few takeovers of the entire (to large estates listed) property portfolio on the investment and stock market, the second most recent investors started selling the previously only rented row houses of the ensemble. In 2004 we were able to buy the house we already inhabited. Another six years later, another small row end house was for sale in our immediate neighbourhood.

Friends of neighbours were interested and asked us to accompany and counsel them. The house was in a very bad condition though. For the friends a purchase was therefore totally out of the question. But we were thrilled, how much original substance was still available: built-in wardrobes, tiled stoves, typical floor coverings, doors and window fittings were still complete. We tried to get public funding to secure this rare treasure, but this time without success. Nevertheless we decided, that we need to save and restore the original substance. So we were looking for a suitable business model and developed the idea that buying the place and renting it to design and heritage lovers, might provide some kind of refunding. Once we took this decision, the program for the next months and weekends was clearly determined. In May 2010 we bought the house and started to remove all the old wallpapers, synthetic sheetings, latex paintings, damaged plaster and non-historic tiles and layers and began to restore and substitute all damaged or missing parts. After that we consulted with two colour restoration experts. Our eye was always on the first layer dating back to 1929/30, when the house was built. After the colour experts finished their meticulous examination we started to bring back all the original colours and materials.

Among the larger projects realized by commissioned specialists was the reconstruction of the one missing tiled stove and the typical half-wooden magnesite flooring in the kitchen as well as adding a heritage-aware, thin insulation on top of the concrete pent roof, which remains completely invisible from the outside. Next, all rooms were furnished on the basis of our own research true to the original in the style of the 1920s. Most of the smaller furniture and fittings we found on various flea markets. Some of them just need cleaning, but many of the smaller pieces, especially the lamps, the electric kitchen stove, upholstered furniture and all light fittings had to be worked up technically. But we also designed a number of larger objects ourselves. These objects include the kitchen furniture, the large folding bed in the blue room and the pull-out sofa bed in the smaller yellow room. They are all in-house designs based on historic models or black and white photographs from historic publications like i.e. the tenant magazines that had been issued from 1930–1939. Since we wanted to implement a kitchen that is fully capable for self-catering we looked for ways to integrate common modern amenities – such as dishwasher, refrigerator or microwave – discreetly behind the kitchen's furniture fronts. Based on my wife's expertise, we also recreated the garden according to the historic blueprints. It is gratifying to see, that our little project has grown to be a kind of role model and that there are now a few examples where neighbours felt inspired to replant the historic fruit trees or to repaint a few of the typical interior colours. [#07] In 2012, after two years of work, the restoration was completely finished. Since then, we are renting the place to Berlin visitors, who appreciate this kind of time travel experience catapulting them back in the Bauhaus era of the 1920ies. Offering real historic design pieces for daily use,

might sound like a horror-scenario for historical preservers, but our personal experience is that all our guests treat all items in the house with great care. The high degree of international attention in press, media and professional public testifies that such a tribute to Bruno Taut's ideas about interior design was urgently overdue. So although we did not receive any public funding, Taut's Home closes a gap in the city's museum and heritage landscape. In 2013 our tiny – just 65 sqm sized – house received the Berlin Monument Prize, two minor local prizes plus the very rarely granted Europa Nostra Award – the highest monument award of the European Union – which only two other sites out of 9,000 listed monuments in Berlin have received so far. Apart from that, our operation of Taut's Home has led to many international contacts. This is even more true since the house immediately became part of the Iconichouses network, where many institutions gather that take care about the international masterpieces of residential architecture from the modernist era.

Katrin Lesser / Ben Buschfeld