

Abandoned Cities

Abandoned Cities | Berlin Olympic Village of 1936

ÉNONCÉ THEORIQUE
DE MASTER EN ARCHITECTURE

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École Polytechnique Fédérale de Lausanne
Lausanne, 2021



1936 Berlin Olympic Games Original Pamphlet
Program, Heritage Auctions, 10x21,6 cm.

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*„The important thing in life is not the triumph, but the fight;
the essential thing is not to have won, but to have fought well.”*

Pierre de Coubertin

1. Foreword

My personal interest in former Olympic villages had developed even before I started my Master’s studies at École Polytechnique Fédérale in Lausanne. It had its beginnings during my trip to Greece, which in fact took place shortly before I learned that I was accepted to EPFL. While traveling across the country, the view of the abandoned Olympic infrastructure in the outskirts of Athens made a huge and long-lasting impression on me. This has aroused in me curiosity and a willingness to explore this subject in more depth. I strongly believe there is a great architectural and social potential in those forgotten and neglected places that is just waiting to be discovered. In the end, is it not one of the architects’ role to find possibilities and opportunities even in the most abandoned places and be capable to make the most out of them.

My further research led me straight to the Olympic Village in Berlin built for the 1936 Summer Olympics and it quickly turned out that this is a facility like no other in the world. It is a place with an unobvious past, where politics, history, sport, architecture and landscape intertwine, resulting in a very complex and multidimensional oeuvre. I hope that this work will allow me to fully understand the history and character of this place and to develop the most suitable project afterwards. After all, there is no better city to explore and learn about the Olympics and Olympic Villages than Lausanne, the world Olympic Capital.

I would like to thank my *professeur théorique* Franz Graf and my *maître EPFL* Yvan Delemontey for providing me with the opportunity to work on this subject and guiding me in the right direction. I am also extremely grateful to all the institutions and people who decided to share their knowledge, as well as numerous studies and materials concerning the village, with me: Dr. Thomas Steller and Jan Bejsovec from DKB Stiftung für gesellschaftliches Engagement, Dr. Sylvia Butenschön from Berlin University of Technology, Dr. Georg Frank from Brandenburgisches Landesamt für Denkmalpflege und Archäologisches Landesmuseum, Municipality of Wustermark, Meier-Hartmann Architekten, and last but not least, Olympic World Library in Lausanne. The feedback and interest I have received exceeded my boldest expectations and was of great value to me.

My gratitude is also directed towards my friends and family who supported me along the way.

2. Methodology

This work focuses mainly on the subject of the 1936 Berlin Olympic Village. In order to be able to fully understand the context, history, problematic and the Olympic Village itself, the necessary historical background has been introduced. The sources of information were both archival historical materials from the time of the Olympics, as well as contemporary scientific works, papers, books and articles on the subject. In terms of the history of the organization and construction of the Olympic Village, doctoral thesis of dr. Emanuel Hübner's titled *„Das Olympische Dorf von 1936 Planung, Bau und Nutzungsgeschichte“* constituted the main source of information. Talks held with various people and institutions involved in the development of the Olympic Village helped to better understand the complexity and importance of the place. Additionally, an important element was the research and planning documentation issued by the municipality of Wustermarke, which was published closest to the present day and was the basis for the comprehension of the current situation of the village. Analyses of the state of the village in particular periods were largely based on aerial photographs and archival plans. Due to the current pandemic conditions and the inability to see the Olympic Village in person, numerous available photos played a key role in understanding the character of the place and assessing its current state.

Nearly all materials and documentation concerning the Olympic village are only available in German. Therefore, a translation was necessary, however some names and words do not have their exact English equivalent. Some terms and names are therefore not officially used in referring to the Olympic Village, but have been translated to to reflect their meaning in the best possible way.

It is important to mention that this work concentrates solely on Summer Olympic Villages, as it is the case of the 1936 Olympic Village, being the main subject of this study. The issue of Winter Olympic Villages is in itself a completely separate topic, as they were built in much smaller cities in mountainous areas. With completely different urban design criteria and characteristics, and infrastructure, they are not a reference point for Summer Olympic Games nor the Berlin Olympic Village.

¹ The Olympics Studies Centre, *Olympic Summer Games Villages from Paris 1924 to Rio 2016* (2018), 8.

3. Introduction

Seventeen kilometers west of Berlin and thirty from its center, on a then military site in the city of Estal, an Olympic Village for 1936 Summer Olympics was built, a temporary house for the 4,600 male athletes participating in the Games. It stretched over an area as extensive as fifty-five hectares, with buildings occupying only ten percent of that surface¹. It was the first Olympic Village that was not dismantled after the Games and has been preserved to this day, albeit in a significantly changed form, neglected over the years and in poor condition.

The history of the Olympic Village can be classified into four phases of development that have shaped it over the decades. First phase began along with its designing and planning works and lasted until the end of the Summer Olympics. Although the main reason for the creation of the complex were the Games, in fact their duration was just a flash in the Village’s life. From the very beginning what was really hidden under the name of the „*village of peace*” was actually a military facility and a powerful propaganda tool. The second phase began with the transition of the village to the Wehrmacht in 1937 and lasted until 1945. This was followed by Soviet’s period, which turned out to be the longest so far, as the Olympic Village remained in their possession for nearly fifty years. The last phase began in 1993 with withdrawal of the Soviet Army and listing the Olympic Village as a monument and is not yet recognized as a complete, as the complex continues to develop and evolve. Currently the western area of the Olympic Village is undergoing reconstruction, however, the future of the remaining parts has not yet been sealed and leaves room for new possibilities and actions.

The Olympic Village is now at a crucial moment as its future fate is at stake, the upcoming years will be decisive for its development. Many actors, communities, developers, historians, foundations and authorities dealing with monument preservation are involved in its cause. As controversial as it was innovative, the Olympic Village has witnessed many moments and historical events, not always positive ones, that have left their marks on it. There are many overlapping and intermingling historical layers, which together represent the greatest value in themselves. This unobvious heritage of the only preserved Olympic Village remains a great responsibility, but above all it is worth preserving and passing on to future generations.

I. The Renaissance of the Olympics

1. History of Modern Olympics

Ancient Olympic Games

The Olympic Games originated in ancient Greece, as long as 3,000 years ago. The first recorded Olympics took place 776 BC at the sacred site of Olympia, a Greek city-state of Elis, but it is assumed that the first games took place at least 500 years earlier¹. The Olympics were held every four years and were tightly linked to religious rituals and festivals in praise of Zeus. It was the most important cultural event in ancient Greece at that time. The period in-between the Games, known as Olympiad, was used by Greeks as one of their units of time. Initially, the Olympics were attended by participants from only a few Greek cities, but the number was gradually increasing and in the Vth century BC participants came from as many as a hundred cities spread throughout Greece. At the beginning, foot races were the only Olympic discipline, but later on other ones, such as horse racing, chariot racing, boxing and wrestling, were introduced.

It is stated that the athletes taking part in the Olympics were required to arrive in Elis thirty days before the beginning of the Games and train together during this period.² The issue of accommodation was left to the participants, most often it took the form of tents pitched near the stadium, along with other athletes and thousands of spectators who have come to see the event. Whereas some city states sponsored their athletes in terms of food and accommodation, most of them paid for their stays themselves. As the Olympics grew in rank and importance in the national arena,

¹ David C. Young, *A Brief History of the Olympic Games* (Oxford, Blackwell Publishing, 2004), 16.

² Young, 55.



The stadium at Olympia in 2004.

Image from: David C. Young, *A Brief History of the Olympic Games* (Oxford, Blackwell Publishing, 2004), 27.

more and more athletes received financial support, but the form of accommodation remained mostly the same, only difference being that more wealthy athletes rented rooms in Roman inns.

Along with the rise of the Roman Empire and the conquest of Greece in 146 BC, the approach to the Olympics has also changed. Over the decades, they have been forgotten and neglected, and then revived, sometimes used for political purposes.³ Olympia has also undergone many changes, being destroyed, restored, rebuilt by different Roman emperors. The Olympics continued to be held in various forms past 385 AD, when the emperor at that time, Theodosius I, prohibited them as a part of his efforts to abolish paganism in the Roman Empire. Archeological evidence indicates that some games were still held thereafter, but not in the same form and not on the same scale as originally.⁴

Pre-Olympic Events

The Games have fallen into oblivion for many centuries. It was not until the rise of the Renaissance, when a long-lasting fascination with the ancient Greek culture has developed in Europe. Before the Olympic Games took the form of an international event, several smaller-scale sporting events took place. The first such event, the Cotswold Games, was held in England in the beginning of XVIIth century and was discontinued shortly before the first Olympic Games. This annual competition was lined up with the ancient ideals of sport as a mean to improve oneself and bring people together regardless of social class. The French equivalent, *L'Olympiade de la République*, which lasted annually from 1796 to 1798, took a similar form and included disciplines from ancient Greek Olympics. Similar events of this kind took place in later years in Stockholm and Shropshire⁵, where the annual festival, the Wenlock Olympian Games, was started in 1850 and continues to this day. This second festival turned out to be highly influential and initiated further sports events. Between 1862 and 1867, Liverpool held an annual event known as Grand Olympic Festival. These were the first games of an international character.

The Greeks themselves have also attempted to revive the ancient Olympics, but without any lasting success. As a result of the long-term efforts of the Greek businessman Evangelis Zappas, a series of athletic events was held in Athens in 1859, 1870 and 1875. Despite the fact that the initiative was not upheld in later years, it had a major impact on later events. It influenced the development of the above mentioned Wenlock Olympian Games and other sports movements in the United Kingdom.⁶ These in turn had a great influence on Baron Pierre de Coubertin, later responsible for the revival of the Olympic Games.

³ David C. Young, *A Brief History of the Olympic Games* (Oxford, Blackwell Publishing, 2004), 131.

⁴ Tony Perrottet, *The Naked Olympics: The True Story of the Ancient Games* (New York, Random House Digital, 2004), 190.

⁵ Young, 144.

⁶ Young, 147.

Modern Olympic Games

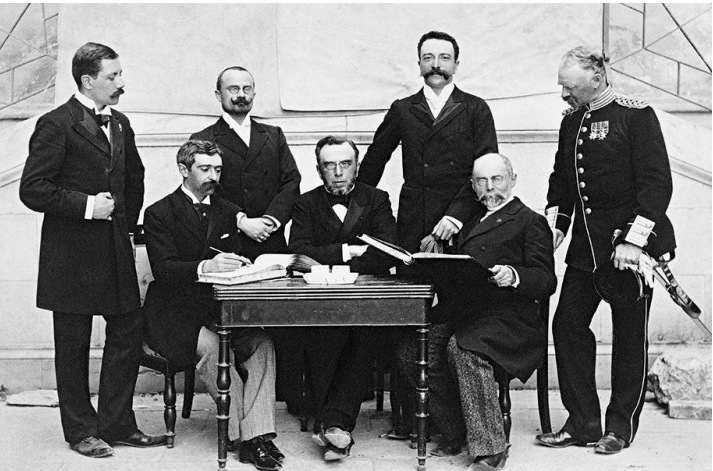
There are many figures behind the revival of the Olympics, but this would not have happened at all if it had not been for Baron Pierre de Coubertin (1863–1937), who was in the right place at the right time. Nowadays known as father of the Modern Olympic Games, Coubertin was a French historian and educator born into a French aristocratic family. One of his greatest passion, which he pursued throughout his academic career, was physical education and the role of sport in physical and intellectual development. In accordance with the period in which he lived, he romanticized ancient Greece and the sport itself, perceiving it as a mean to introduce unity among people. Coubertin was fascinated by both the ancient Games and the sporting events of modern times. In particular, Baron was greatly impressed by the Wenlock Olympian Games. His fascination with physical education, combined with English devotion and passion to sport he witnessed at the Wenlock event, resulted in the idea of restoring the Olympic Games. It was due to his determination, innovative vision and organizational abilities that the first Olympics were organized and permanently embedded in our history.

Drawing on the ideas and work of Zappas’ Games and Wenlock Olympian Games, Coubertin was inspired to establish the International Olympic Committee (IOC) with the aim of initiating international, large-scale, rotating Olympic Games that would be held every four years, as it was in ancient Greece. First Olympic Congress of the newly established IOC took place on 23 June 1894. During the last day of Congress, it was decided that the first modern Olympic Games shall take place in Athens in 1868.⁶ IOC elected its first president, a Greek businessman and writer Demetrios Vikelas (1835-1908). Ever since then, the IOC is the highest

⁶ Pierre de Coubertin, Nikolaos G. Politēs, Spyridón Paulou Lampros. *The Olympic Games, B.C. 776-A.D.* (American Olympic Committee , New York, 1896). part II, 8.

The members of the first International Olympic Committee. From left: Willibald Gebhardt (Germany), Pierre de Coubertin (France), Jiri-Guth Jarkovsky (Bohemia), Dimitrios Vikelas (President, Greece), Ferenc Kemeny (Hungary), Alexei de Butowsky (Russia), Viktor Balck (Sweden).

Image from: Benaki Museum Photographic Archives.



authority of the modern global Olympic Movement and is responsible for all the Olympics being held. In 1915, Coubertin chose to establish the headquarters of IOC in Lausanne due to its stable and peaceful situation in a time of First World War consuming Europe.⁷ During the following years, many International Sport Federations settled in Lausanne, which in 1994 resulted in Lausanne being awarded the official title of Olympic Capital.

The 1896 Summer Olympics, which were hosted in Athens in Greece, were regarded as a great success.⁸ In fact, they were so well received in Greece itself that the government was ready to host and finance the next Games as well, but the IOC already planned the next Summer Olympics for Paris 1900. It was the first international competition on such a scale, which gathered crowds of spectators and athletes from around the world. Since then, the games have been constantly developing with different ups and downs along the way, before they have finally taken the form we know today. Sometimes used as propaganda and political tool, as in the case of 1936 Games in Berlin, very often struggling with financial problems, shrouded in many political or social controversies.⁹ It was not until the 1985 Summer Olympics in Los Angeles, when the Olympics became a financially profitable event based on private corporate funding. In its commercialized form, these Games have served as an example of how to organize future Games.



Cover of the official report for the 1896 Summer Olympics.

Image from: The Olympic Studies Centre.

⁷ „Lausanne Olympic Capital. Our History,” last modified December 27, 2020, <http://www.olympiccapital.ch/article-289-our-history>.

⁸ David C. Young, *A Brief History of the Olympic Games* (Oxford, Blackwell Publishing, 2004), 153.

⁹ Young, 157, 165-169.

2. Olympic Accommodations Until 1936

First Olympic Accomodations

Between the first modern Olympics in 1896 and the Olympics in Berlin in 1936, ten Summer Olympic Games took place. The number of the participants has grown steadily from Olympics to Olympics, with only about 250¹ athletes in Athens in 1896 and as many as about 3,000² participants in Amsterdam in 1928. The exception to this rule were the Games held in Los Angeles in 1932, in which, due to the world economic crisis, only about 1,400³ participants took part. The Games in Los Angeles were unusual also in other aspects – they were the first Summer Olympics (SO) of a relatively short duration (they lasted about two weeks, whereas previous SO⁴ had been held over several months) and the first ones to introduce the idea of an Olympic Village⁵ as we know it nowadays.

However, the first ideas of „*Olympic Villages*” had already emerged many years earlier. The concept of „*Modern Olympia*” comes from Baron Pierre de Coubertin himself, the so-called father of the modern Olympics. It was first presented to a group of architects as early as 1910⁶, but was not recognized until 1920s, when the International Olympic Committee (IOC) Executive Board met in Rome in 1923 and stated that „*the Organizing Committee is required to provide accommodation and food for a fixed prize, to be borne by the participating nations*”.⁷ The Modern Olympia, understood as an organized complex of different facilities for sporting events, embodied Coubertin’s ideas and aspirations regarding modern Olympics – internationalism, striving for world peace and a strong belief in sport as a mean to achieve these goals through sport education and

¹ Mallon, Widlund, *The 1896 Olympic Games* (1998), 1.

² Wasner, *Olympia-Lexikon* (1940), 27.

³ Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 375.

⁴ SO – Summer Olympics

⁵ Sylvia Butenschön, “Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin.” *Brandenburgische Denkmalpflege* II (2015): 22.

⁶ Butenschön, 8.

⁷ Butenschön, 8.

sport activities. In the descriptions, Coubertin envisages Olympia as a space consisting of a venue for people involved in the organization of the Games, as well as temporary accommodations for athletes, a place „nearby for a camp and a form of barracks to house the athletes during the Games”.⁸ The Olympic city was supposed to attract visitors and evoke in them „noble memories and potent hopes”.⁹ It should be a self-contained district, and at that time already it was thought to be of a subsequent use in the future, although the idea was not implemented for the next dozen years.

First SO of modern times took place in Athens in 1896. A small amount of only 250 participants lived most probably in hotels or private lodgings.¹⁰ The official report of Organizing Committee (OC) did not made any statements regarding accommodation of the athletes, which indicates that it was not the responsibility of the Committee. Four years later, at the SO 1900 in Paris, it was officially stated that the participants had to take care of their accommodations themselves.¹¹

At the SO 1906 in Athens, German team consisting of athletes and other members, received free accommodations. It is worth to mention that among these people, Carl Diem was present (who later was responsible for organizing the SO of 1936 in Berlin). The shared accommodation provided for German team left a long-lasting impression on him, which may be the reason why he attached such a great importance to organizing the facilities and the Olympic Village of 1936.¹²

A slight change in approach to participants’ accommodation has taken place at the SO 1908 in London, where the OC in fact did not provide accommodations, but offered help in finding them. The participants were also allowed to use training facilities of Royal Polytechnic there.

The First Prototype of an Olympic Village – Paris 1924

The problem was addressed more directly at SO 1912 in Stockholm, when the accommodation committee was set up. It’s goal was to solve the problem with accommodations for participants as well as officials and other people concerned, yet still using already existing infrastructure – hotels, schools and barracks. The SO 1920 in Antwerp followed the same principle, however due to the consequences of the war it has proven much more difficult, expensive and not successful in the end (based on reception by the participating teams¹³). These experiences led the International Organizing Committee (IOC), during the meeting in Paris 1921, to the decision that in the future OC will be required to provide participants with accommodations, bedding and food.¹⁴ The earlies implementation of an Olympic Village took place in 1924.

⁸ Francesc Muñoz, *Historic evolution and urban planning typology of Olympic Villages*, 4.

⁹ Coubertin in: Barclay F. Gordon: *Olympic architecture. Building for the summer games*, (New York 1983), 3.

¹⁰ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 22.

¹¹ Hübner, 22.

¹² Hübner, 22.

¹³ Lennartz, Reinhardt, Schiüter, *Die Spiele der VII. Olympiade 1920 in Antwerpen* (2013), 38-39.

¹⁴ Hübner, 22.



View of the 1924 Olympic Village under construction.

Image from: *The Olympics Studies Centre, Olympic Summer Games Villages from Paris 1924 to Rio 2016* (2018), 8.



A street in the 1924 Olympic Village.

Image from: *The olympics studies centre*, 8.

¹⁵ Statuts du Comité International Olympique, *Règles générales techniques applicables à la célébration de la VIII Olympiade* (Paris, 1924), 21.

¹⁶ Thomas Schmidt, *Olympische Stadien von 1896 bis 1988* (Berlin 1994), 55.

¹⁷ The Olympics Studies Centre, *Olympic Summer Games Villages from Paris 1924 to Rio 2016* (2018), 8.

¹⁸ Comité Olympique Français, *Les jeux de la VIIe Olympiade Paris 1924: rapport officiel* (Paris: Librairie de France, 1924), 51, 60-61, 799-800.

¹⁹ The Olympics Studies Centre, *Olympic Summer Games Villages from Paris 1924 to Rio 2016* (2018), 11.

²⁰ Xth Olympiade Committee, *The Games of the Xth Olympiad. Official Report* (Los Angeles, 1933), 255.

²¹ The Olympics Studies Centre, *Olympic Summer Games Villages from Paris 1924 to Rio 2016* (2018), 11.

²² Xth Olympiad Committee, *The Games of the Xth Olympiad. Official Report* (Los Angeles 1933), 241,-242, 258, 264.

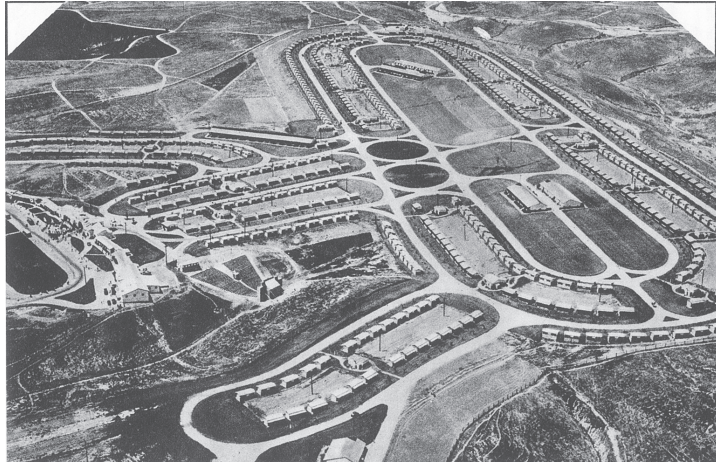
²³ Sylvia Butenschön, “Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen-Dorfes von 1936 bei Berlin.” *Brandenburgische Denkmalpflege* II (2015): 8.

„*Règles générales Techniques*” applicable to the SO in Paris 1924 established that „*The Organizing Committee for the Olympic Games is required to provide the athletes with accommodation, bedding and food, at a fixed rate which shall be set beforehand per person and per day [...]*”.¹⁵ Following this decision, an accommodation center under the name „*Olympic Village*” was established. In its objectives it was a place offering participants of different nations to stay in the very same location with common facilities and under equal conditions. It was located 500 metres from the site containing the main stadium. The accommodations took form of wooden huts for three people, in total 3,000 accommodations were provided.¹⁶ The huts were arranged on a dense, orthogonal layout on a rectangular site, with narrow wooden paths in-between them. At some points small public squares were designed, by widening the main passage. The village offered some common facilities such as post office, laundry, telegraph, telephone service and a hairdresser, but no common spaces for recreation have been provided.¹⁷ All participants had the right to reserve a place in the village, however not all of them made use of this possibility and found other accommodations.¹⁸ The Village was intended to be a temporary structure from the very beginning and was dismantled shortly after the Olympics.

The First Olympic Village – Los Angeles 1932

At the SO in Amsterdam 1928 other accommodation solutions have been applied. However, during the SO of 1932 in Los Angeles, the concept of an Olympic Village has been reinstated. A proper Olympic Village has been built for the first time in history, which successfully reflected the Coubertin’s ideas for the Modern Olympia. Unlike the village in Paris, this one was built with the intention of bringing participants together through social interactions, uniting participants in the common goal and providing them with the same, equal conditions regardless their ethnicity. Located 6 km away from the sport facilities, the Village stretched over an area of 1 km² on a slightly sloped terrain, in then undeveloped Los Angeles district known as Baldwin Hills.¹⁹ The site choice was determined by climatic conditions, since this location had the lowest temperatures in the summertime of 1931 of all sites considered.²⁰

The total number of 500 identical wooden houses²¹, which were to accommodate 2,000 participants, four people each, were arranged in three rows in a form of a hippodrome. Each house, built from prefabricated wooden elements, measured 4x5 meters and consisted of two bedrooms, two sinks and a shower.²² The characteristic urban layout of the village is a direct reference to an ancient horse track, which links the village design to sport and the original ancient Olympic sites.²³



As in ancient Olympia, the site was located at a distance from sport facilities and formed a separate, independent unit: „A miniature world was here set up by itself, rigidly protected from the world outside”.²⁴ Besides dwellings, the village offered its residents numerous facilities, such as bathhouses, a post office, an infirmary, a food service buildings, a reception building, a fire station and an Amphitheatre offering evening entertainment program. Almost every nation was provided with their own dining room and a kitchen.

As it was the case with the athletes’ accommodations in Paris 1924, the Olympic Village in Los Angeles was, in principle, a temporary construction. The building plot was given to the OC free of charge only for the duration of the Olympics. The construction phase lasted for two months.²⁵ Shortly after the end of SO, the village was completely dismantled, the huts were sold as summerhouses and the site itself was later built up.



Aerial view of the 1932 Olympic Village.

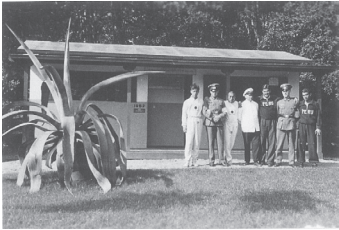
Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 495.

²⁴ Xth Olympiade Committee, *The Games of the Xth Olympiad. Official Report* (Los Angeles, 1933), 235.

²⁵ Xth Olympiade Committee, *The Games of the Xth Olympiad. Official Report* (Los Angeles, 1933), 268.

Postcard showing the view from the reception building towards the residential buildings, 1932.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 495.



Residential building from the Olympic Village of 1932, temporarily erected for the Berlin Games in the Olympic Village of 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 495.

²⁶ Sylvia Butenschön, “Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin.” *Brandenburgische Denkmalpflege* II (2015): 8.

²⁷ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 30.

Lessons for the Future

Those two Olympic Villages, that preceded the one of 1936, were not regarded as form models for the village in Berlin.²⁶ The „village” in Paris was, in fact, only a little more than a collection of wooden huts, with negligible urban and landscape planning, while the Olympic Village of Los Angeles, despite being one step further, still had a lot of room for improvement. Therefore, the Olympic Village in Berlin operated with entirely new spatial solutions and had a completely different design.

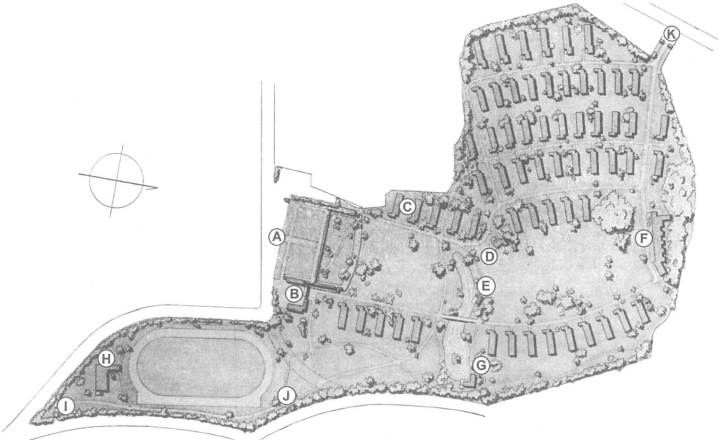
The members of German Olympic team (with Carl Diem among them), along with German architect living in the USA, Walter March (later the architect responsible for the Olympic Village in Berlin), inspected the Los Angeles Olympic Village in detail, already with a view to the construction of such a facility in Berlin in 1936.²⁷ These observations allowed them to avoid repeating some mistakes and improve certain aspects – such as no sport facilities within the village, poor living conditions for the athletes, insufficient reception building or lack of infrastructure for the public. The strong reference to the antiquity, present in the Olympic Village in Los Angeles, was to be maintained and emphasized.

On the contrary to the previous references, the Olympic Village in Berlin was considered exemplary in the following years. This can be observed on the example of the project for the Tokyo Olympic Village in 1940. These Games have never been held due to the outbreak of the Second World War and the built infrastructure was never used for its intended purpose, but the remaining plans and drawings (image below) indicate many significant similarities to the Berlin Olympic Village – application of a central green axis, a slightly curved path with houses along it, or the great attention paid for urban and landscape planning.

Site plan of the planned Olympic Village in Tokyo 1940.

Image from: The Organizing Committee of the XIIth Olympiad (Tokyo, 1940), 82.

- A – Main entrance
- B – Athletes’ entrance
- C – Dwellings
- D – Commander’s house
- E – Recreation area
- F – Dining Hall
- G – Baths
- H – Sport Hall
- I – Access to the Swimming Hall
- J – Access to the Main Stadium
- K – Rear entrance



II. Berlin Olympic Village – History



State of the Olympic Village in 1936.

0 100 m

- Original Buildings from 1936
- Other Buildings
- ① Reception Building
- ② Community House
- ③ Hall of Nations/Restaurant
- ④ Swimming Pool
- ⑤ Sports Hall
- ⑥ Dwellings for Athletes
- ⑦ Commandant's Residence
- ⑧ Sauna
- ⑨ Bastion
- ① Public Restaurant
- ② Birch Ring/Thing
- ③ Machinery Building
- ④ Medical Service
- ⑤ Fairytale Forest
- ⑥ Radelandberg Waterworks
- ▲ Site Entrance
- Site boundary

1. From Designing Phase to the Olympics

Preparations

The history of the Berlin Olympics reaches further in time than it might seem. Initially, the Olympic Games in Berlin were supposed to take place as early as 1916, but eventually they were cancelled due to World War I. For this purpose, in 1913 a stadium Deutsches Stadion was erected, the design of which was the responsibility of Otto March (1845-1913), father of the architects later on being in charge of designing the future Olympic Village. Eventually, Berlin was entrusted with the 1936 Games. This decision was taken at 1931 IOC session in Barcelona, during the last years of the existence of the Weimar Republic. It was thanks the efforts of Carl Diem (German sports administrator) and Theodor Lewald (executive of the IOC of German origin), who earlier were involved in the preparations for cancelled Olympic Games in 1916. After the Nazis have come to power in Germany in 1933 and started implementing an anti-Semitic policy, anxiety and uncertainty arose among the IOC and members of various sports organizations around the world. Germany violated the very fundamental Olympic rule by denying equal competition and training opportunities to Jewish athletes and participants from other minorities. This resulted in numerous protests and boycotts, which were especially intense in the United States. IOC held several private discussions about changing the host city, however it was already too late to change location and Hitler's regime assured the Committee of introducing equal conditions for all athletes. This were the first Olympic Games ever to be held in a dictatorship and which are still highly controversial even nowadays. For the Third Reich it was an ideal tool for

propaganda and an opportunity to show its power both to Germany and the rest of the world. The National Socialists consolidated their power with the Olympic Games, nevertheless, the Olympics cannot be denied an innovative approach to many aspects, the Olympic village in particular. It was the first ever Olympic Village to be built in such a high standard and on a grand scale. Moreover, it was the first one to be built for a period longer than the duration of the Games. It has established standards for future Olympic Villages.

Planning and organizing the Olympics was in the hands of the Organizing Committee of the Berlin Olympic Games, founded in early 1933¹, with Lewald as its president and Diem as a member. From the very beginning, the Olympic Village in Berlin was meant to be more than just a production for one summer. Many different actors were actively involved in this undertaking, seeing potential benefits from it, but above all, it was a powerful tool of propaganda on a global scale, demonstrating the power of the Third Reich and building a powerful military machine at the same time. During the first phase of preparations, the OC of the Berlin Games requested financial aid from the Reichswehr (German armed forces, from 1935 Wehrmacht)², as Lewald had connections in the army, in the person of Walter von Reichenau (1884-1942)³. Through this connections, further planning procedure was started. It was initially planned to use existing military barracks in Döberitz as accommodations for athletes, but since there was already a need for new buildings and infrastructure, it was decided to construct an entirely new facility that later could be used by Reichswehr. In the result, the army decided to lend the OC the military training area of Döberitz for the duration of the Games, and the village was meant to be owned and used by the army after fulfilling its function. Thus described by Hitler as a „village of peace“⁴, in fact the Village had very little to do with these words, as since the very beginning it was built with the intention of military use.

In its idealistic principles, which were particularly emphasized by the OC, the Village was meant to be a reference to the sacred site in ancient Olympia. As in antiquity Olympic were a religious festival dedicated to Zeus, so the modern Olympics were a tribute to sport and discipline. Preserving the tradition of athletes living and training together before the Games was an important value for the Committee. In addition, it was supposed to depict an ideal German village that would reflect the atmosphere and spirit of nation. This idyllic and peaceful picture of the village seems to be especially abstract, given what really was the primary purpose of the village and how the history developed in the following years, with some members of the Village design team later involved in the development of the Generalplan Ost (Master Plan for the East, Nazi Germany plan for a genocide on vast scale and colonization of Europe).

¹ Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege* II (2015): 3.

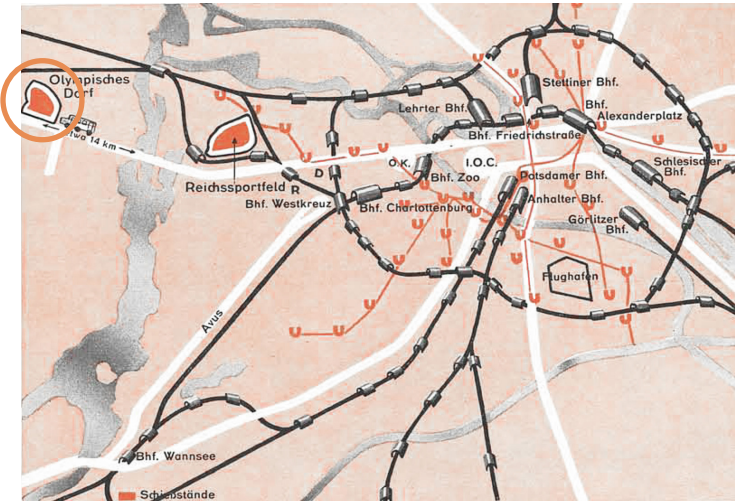
² Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 39.

³ Butenschön, 3.

⁴ Hans Saalbach, *Das Olympische Dorf, erbaut von der Wehrmacht des Deutschen Reiches zur Feier der XI. Olympischen Spiele Berlin 1936* (Leipzig, 1936), 18.

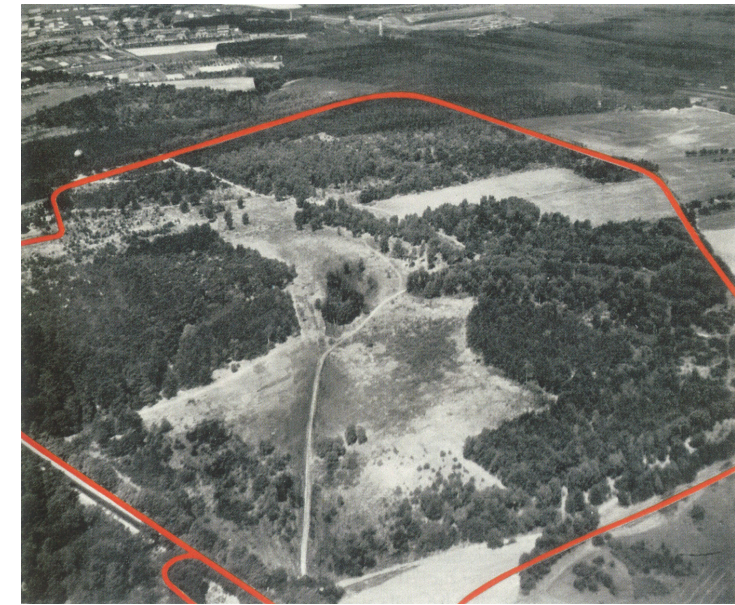
Location of the site in relation to Berlin.
Olympic Village marked with a circle.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *The Olympic Village: Plan, Construction, Administration, Village Organization* (Leipzig, 1936), 21.



Aerial photography of the site.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, 7.



Military Site of Döberitz

The village of Döberitz (nowadays the city of Elstal, in the municipality of Wustermark, Havelland district, in Brandenburg) was located seventeen kilometers west of Berlin, fourteen from planned Reich Sport Field and thirty from the city centre. Conveniently situated next to Hamburger Chaussee B5, a western extension of Heerstrasse (Berlin's main arterial road heading west), the plot created suitable conditions for the Olympic Village. The site was

initially used as a farmland, and since 1895 used by army as a training area with a few trenches and defensive structures built⁵. The plot was characterized by undulating terrain, the highest point of the land was in the east and was about 61 meters above sea level. The farther to the east, the more the terrain descended, dropping to 36 meters above sea level in the lowest point⁶. The location was considered to be very favorable in terms of climate, with cleaner air due to the prevailing westerly winds⁷. Considerable part of the area was covered with dense vegetation, with a predominance of birch, pine, willows and heather⁸. In the closest neighborhood to the east and north there were mainly military barracks, which in a changed form still exist today, and extensive green and agricultural areas. The pictures above represent in order the location of the plot in relation to Berlin and the existing infrastructure, and the aerial view of the plot with marked border.

Planning Phase

The site in Döberitz was officially confirmed as the definitive location of the Olympic Village on 7 November 1933⁹ and shortly afterwards intensive preparations began. The contract for the overall planning of the Village was assigned to the architect Werner March (1894-1976) by the Reichswehr Minister, no official competition took place¹⁰. Werner, together with his brother Walter March (1898-1969), won the 1927 competition for Reich Sport Field, which was built in the place of Deutsches Stadion designed in 1913 by their father Otto March. March brothers extended the designing team to architect Georg Steinmetz (1882-1936) and landscape architect Heinrich Wiepking-Jürgensmann (1891-1973) and founded a group of experts under the name of „*Arbeitsgemeinschaft Olympisches Dorf*“ (AOD, Olympic Village Working Group)¹¹. Steinmetz, a friend of Werner, was an expert in town planning and modern buildings construction, whereas Wiepking was a well-known and respected landscape gardener of these times¹². Throughout the entire design process, the AOD was supported by a team of military engineers, as the buildings had to meet certain military requirements in terms of construction.¹³ However, these guidelines were not always followed by the AOD – according to military instructions, only two- or three-story buildings could be used as barracks, while most of the residential buildings in the village were designed to be single-story. Nevertheless, military influence can be seen in such elements as the use of shatterproof slabs, solid construction elements and durable, robust materials. It is difficult to assess the individual contributions of AOD members to the final project of the Village and particular buildings. Historical documentation indicates that Walter designed the entire site, but Wiepking played an important role in the landscape planning.

⁵ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 60.

⁶ Hübner, 62.

⁷ Organizing Committee for the XIth Olympiad Berlin 1936, *The Olympic Village: Plan, Construction, Administration, Village Organization* (Leipzig, 1936), 6.

⁸ Heinrich Wiepking-Jürgensmann, *Landschaft des Olyrnpsichen Dorfes* (1936). 142.

⁹ Hübner, 49.

¹⁰ Sylvia Butenschön, “Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin.” *Brandenburgische Denkmalpflege II* (2015): 4.

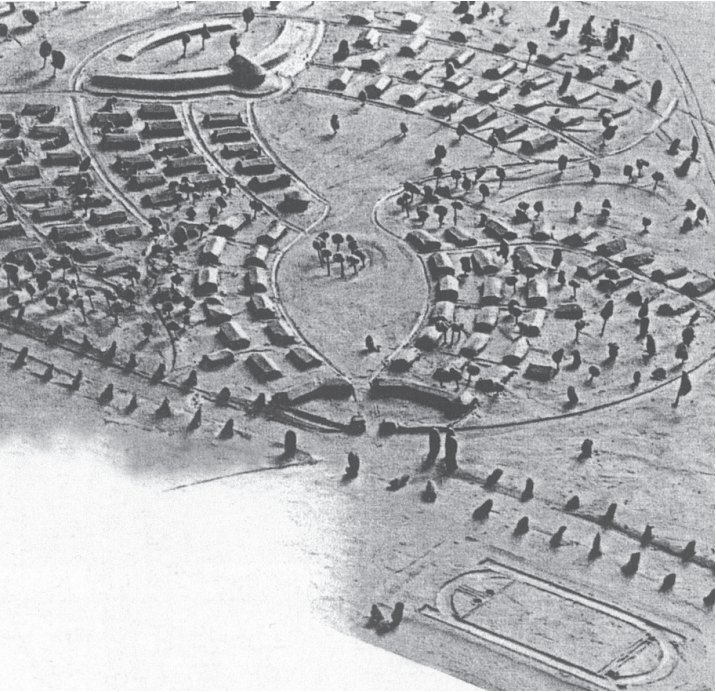
¹¹ Emanuel Hübner, „The Olympic Village of 1936: Insights into the Planning and Construction Process.” *The International Journal of the History of Sport* 31, no. 12 (2014): 1444-1461.

¹² Hübner, 1444-461.

¹³ Werner March. *Der Aufbau des Olympisches dorfes*, 6-17.

First concept of the Olympic Village, published in May 1934.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 498.



¹⁴ Sylvia Butenschön, “Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen-Dorfes von 1936 bei Berlin.” *Brandenburgische Denkmalpflege II* (2015): 20.

¹⁵ Butenschön, 19.

The earliest concept of the Olympic Village was presented in a memorandum of the Organizing Committee for the Olympic Games published in May 1934, in a form of a model (image above).¹⁴ Work on it most probably began in early 1934. The main features of the final project are already recognizable at this stage. The whole urban planning concept is based on two elliptical green open spaces with a narrowing in the middle, constricted together by two large convex buildings interconnected spatially. One being in the south, the other one in the northern part, they marked the entrances to the Village. Residential buildings are arranged in arcs along the main green spaces, so-called floodplains. The lake is already present in the concept. It is planned in the eastern part in the deepest part of the plot, in order to separate two differently oriented residential units.¹⁵ However, it is much smaller than it would eventually be and not integrated in the urban fabric of the complex. The other lowered part of the site, the Birch Ring, is also already planned. The sport facility, consisting only of a field, was placed outside the Village to the south, on the other side of the freeway.



The first development plan (draft), published on 20 June 1934.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 498.

First drawn plan was presented on 20 June 1934 (image above).¹⁶ The essential spatial and urban design of the Village have been retained, nevertheless it is noticeable that there were some significant changes to it. The sport facilities, for that moment consisting of a field and a Sports Hall, have been incorporated into the northern part of the complex. The two floodplains are now spatially integrated with the lake, an axis connecting the bastion and the sauna can be observed. Hall of Nations, which previously served as an additional entry, is now more self-centered and autonomous, enclosed with residential buildings arranged in a U-shape. The entire complex consists of many spatial relationships, however overall it is given a north-south orientation, which is achieved through the positioning of the Hall of Nations and the Reception Building.

The plan was signed by Walter March, his brother Werner was mentioned as an employee. It is stated that Wiepking, the landscape architect, did not participate at this stage of the project.¹⁷ It is indicated by lack of any planting plans in the drawing. The contour lines of the terrain were already drawn, however they have not been changed in relation to the original condition of the site.

¹⁶ Klaus-Peterhackenberg, *Landschaftsarchitekt, Olympisches Dorf Elstal Gartendenkmalpflegerische Zielstellung*, 9.

¹⁷ Klaus-Peterhackenberg, *Landschaftsarchitekt*, 9.

Second plan of the Olympic Village, published on 11 June 1934.

Image from: Klaus-Peterhackenberg, *Landschaftsarchitekt, Olympisches Dorf Elstal Gartendenkmalpflegerische Zielstellung*, 10. Edited by the author.



Fourteen days later, on 11 June 1934, another plan has been presented (image above). Contrary to the previous version, this one is signed by Werner March, whereas Walter was inscribed as a drawer. The plan corresponds to the implemented concept in a large degree, the basic urban layout remained unmodified. At this stage, the first reduced version of Community House was introduced in the eastern part. The Reception Building was given a simplified form, which eventually will be changed once again. The plan is missing only sports hall and two-story buildings in the western part.

This plan was used as a basis for the execution plan. It bears five change notes on it, the last one from 24 October 1934. As far as it concerns Wiepking's involvement, elements such as planned single plantings, additional paths and a changed topography of the site prove that he was participating in the preparation of this plan. A comparison to the original state of the site points out that the architects took advantage of the existing topography and vegetation and adapted the plan to the local situation. As it was stated by March himself, it was a goal to „*preserve to a large extend the landscape in its basic principles and possibly even to increase them*“, despite the buildings that had to be necessarily included.¹⁸

¹⁸ Sylvia Butenschön, „Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin.“ *Brandenburgische Denkmalpflege II* (2015): 20.

Between February and June 1935, further models and plans were published (images on the right). In the course of the planning process the Village was supplemented with additional sports facilities on the relatively flat plateau in the northern side, which created a smaller urban complex consisting of a field enclosed with a Swimming pool and a Sports Hall. The Community House, planned as an assembly center for the habitants, has been enlarged and positioned slightly differently. The Commandant's Residence was also situated differently. Instead of four bathhouses, a sauna on the shore of the lake was planned.

In total, the Olympic Village was composed of 140 houses (to accommodate eight or twelve male athletes each, women were accomodated outside the Village), an outdoor field, an artificial lake, a Birch Ring, a so-called Fairytale Forest (Märchenwald) and nine buildings with special functions: Reception House, Hall of Nations/Restaurant, Community House, Swimming Pool, Sport s Hall, Commandant's House, Bastion and Sauna (for more information see chapter IV). Much attention was paid to the development of common spaces for the habitants, based on conclusions and observations drawn from the 1932 SO in Los Angeles.

The previously mentioned Birch Ring, located at the lowest point of the terrain, was in the very center of the village, at the intersection of three main open spaces and next to the Bastion. It was a lowering of the area enclosed by two steps of natural stone, forming some sort of an amphitheater. It served as a place for meetings and concerts for the Village community. In the first drafts of the plans it had an irregular roundish shape, which probably was a result of the topography. Along with the development of the concept and Wiepking's involvement, the Birch Ring has acquired a more regular oval shape¹⁹. This enclosure measures approx. 40 x 25 meters and contains within it about thirty birches, which were probably already existing trees. During the planning phase in 1935/1936, the Birch Ring was initially called Thingsplatz²⁰. At that time, at the beginning of the Nazi regime, they were plans to build more than sixty of them throughout Germany and use them as venues for Nazi Party rallies and related organizations. However, as early as in 1935, the Minister of Propaganda ordered that no more terms such as Thingsplatz should be used in connection with the Nazis nor their political events²¹. As a result of these changes, the name Birch Ring (Birkenring/Birkenrund) began to be used as a replacement in later phases of the project.

The Fairytale Forest (Märchenwald) was designed in the north-western part of the complex as one of the recreation areas. It referred to the once popular German fairytale parks containing fairytale characters and scenery. Unfortunately, no historical sources give the exact description of the park nor its function in the Village.

¹⁹ Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 28.

²⁰ Butenschön, 27.

²¹ Butenschön, 29.



Birch Ring seen from the entrance area.

Image from: Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 28.

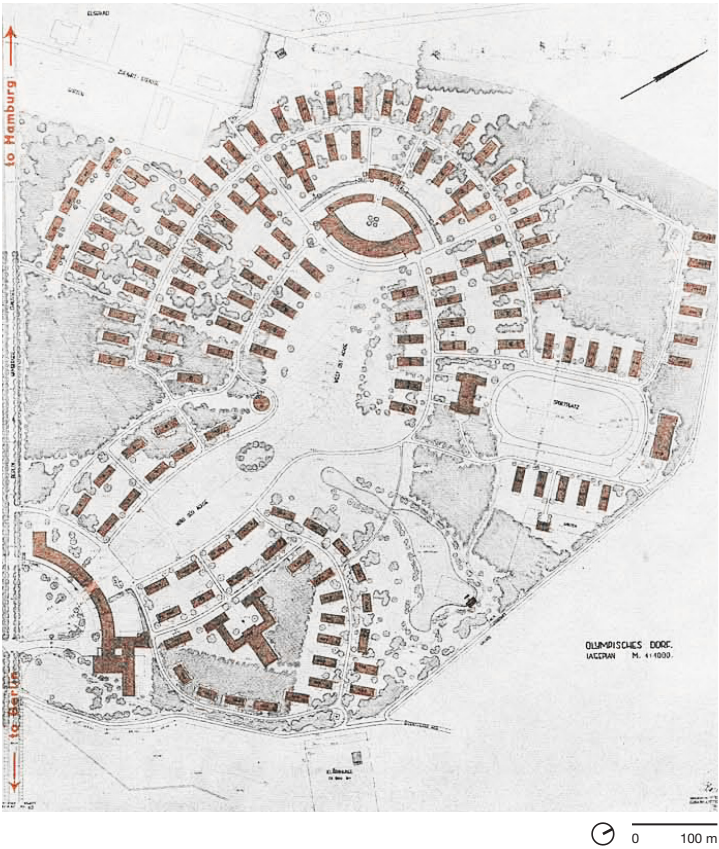


View from the Birch Ring towards the Reception Building.

Image from: Butenschön, 28.

Official map of the Village published in The Olympic Village Guide in May 1936.

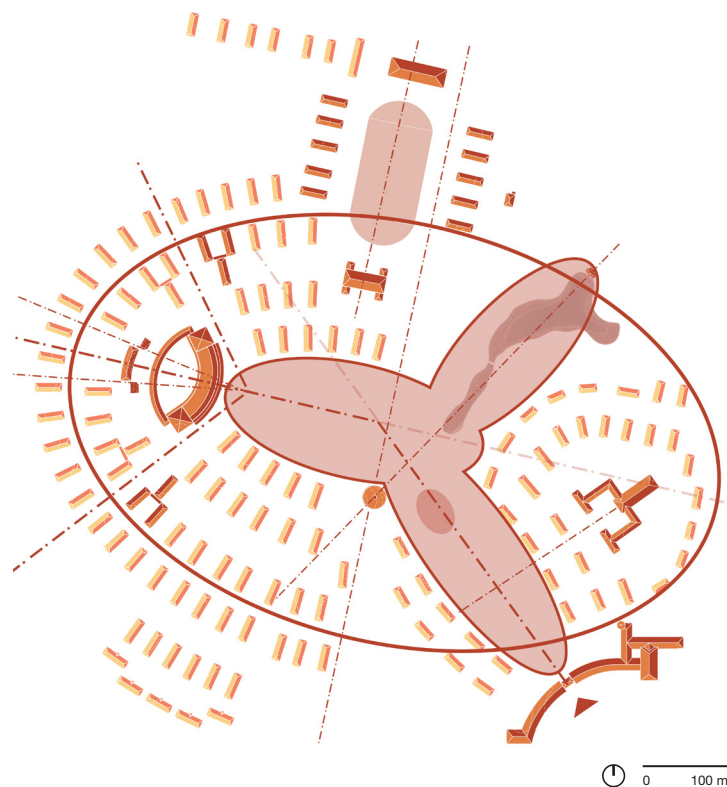
Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *The Olympic Village: Plan, Construction, Administration, Village Organization* (Leipzig, 1936), 9.



A photograph from 1935/1936 showing official model of the Village, used as an advertng material abroad.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 525.





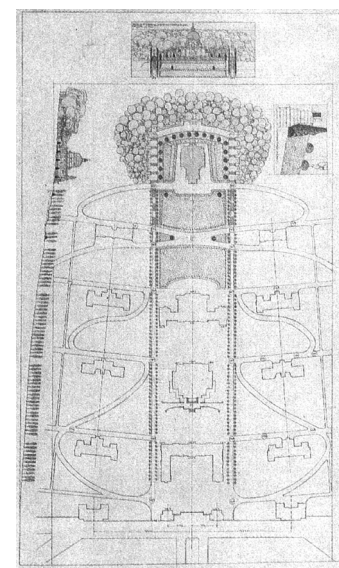
Historical spatial and axial concept of the Olympic Village.

Image by the author, based on the analysis developed by Klaus-Peterhackenberg Landschaftsarchitekt.

Urban and Landscape Planning

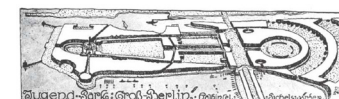
The whole complex is composed of three large open green spaces. It is interconnected by mutual spatial relations between the buildings (image above). The entire Village was terraced, due to the incline of the site. The complex itself was inwardly orientated, as nearly all the edges of the site were planted with dense woods and surrounded by a fence. There were not any spatial connections with the surroundings, the Village could be entered only through the guarded gate of the Reception Building. Only exception to this rule was the Commandant's Residence, which offered a view on vast lowlands to the east. This inwardly orientated spatial system of the Village was a contradiction of the ideas of cosmopolitanism embedded in the Olympic Games, however, this was justified by the necessity to provide the athletes with appropriate tranquil conditions for rest and training.

Each one of the main buildings had its own zone of spatial influence, what can be observed in the way residential houses are located around them, creating smaller complexes. The Hall of Nations was the focal point for the majority of athletes' dwellings, sport facilities were arranged around the field forming a separate urban



Site plan of Steinhof Hospital Complex in Vienna.

Image from: Klaus-Peterhackenberg Landschaftsarchitekt, *Olympisches Dorf Elstal Gartendenkmalpflegerische Zielstellung*, 15.



Jugendpark plan.

Image from: Ralph Gärer, *Grünplanung für Städte*, (Stuttgart, 2001), 15.

Aerial photograph of the village showing the central open spaces.

Image from: Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 29.

²³ Klaus-Peterhackenberg Landschaftsarchitekt, *Olympisches Dorf Elstal Gartendenkmalpflegerische Zielstellung*, 14.

²⁴ Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 24.

²⁵ Klaus-Peterhackenberg Landschaftsarchitekt, 14.

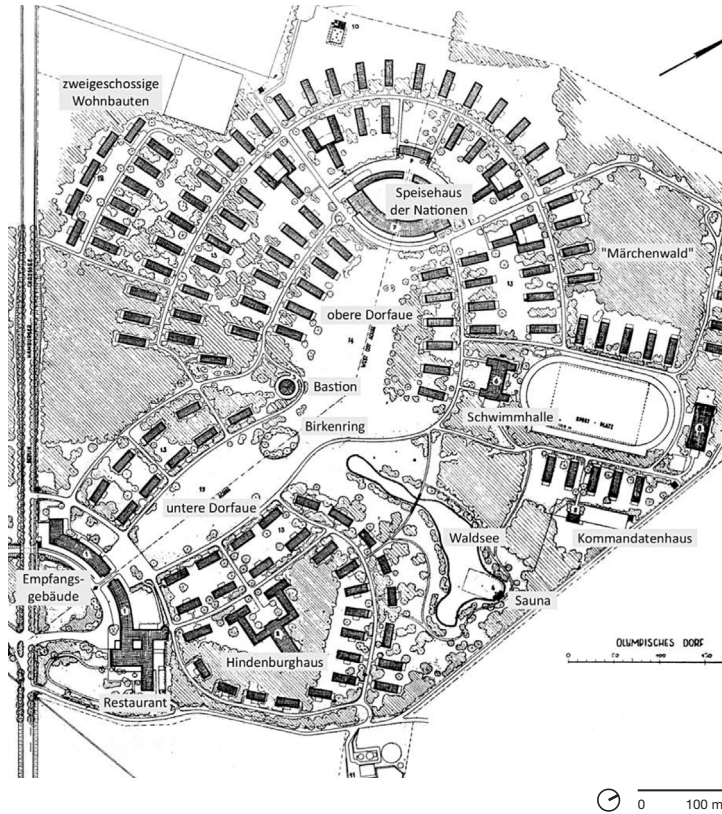
²² Butenschön, 21.

interior. The Community House, located on a slight hill in the eastern part, was surrounded by dwellings that emphasized its dominance. The Reception Building enclosed the lower village. The dwellings were arranged in arches that delimited urban interiors of different sizes. To maintain a rural and idyllic character, the buildings were designed to be as low as possible. The Reception Building was sunk into the ground so as not to create too strong impression of dominance over the surroundings. The numerous paths ran in arches and circles, underlining the main open spaces. All main paths, six kilometers long in total, were paved with thin layer of asphalt which was to ensure their durability and endurance taking into account their later military use.²²

To familiarize the guests and inhabitants with the country and enhance the propaganda effect of the greatness of the German nation, all accommodation buildings and paths were named after German cities. The names were assigned in such a way, that the overall complex could be a schematic reproduction of Germany.

It is suspected, that hospitals and health resort buildings from that period could have served to some extent as models for the Olympic Village.²³ The Steinhof Hospital Complex in Vienna (designed in 1907 by Otto Wagner and Carlo von Boog), although representing a much more rigid layout, shows a typological resemblance to the Village in Berlin through its terracing system. Less rigid complex also showing some similarities was the design of Jugendpark, with a ring-shaped buildings enclosing a central open space (designed in 1916 by Martin Wagner and Leberecht Migge). Butenschön in her article also points to Rundlings-Dorf, a type of circular settlement developed in the Middle Ages, as a remote reminiscence for the circular arrangement of buildings around the Hall of Nations.²⁴ Additionally, Walter March himself is known for designing recreational facilities and open spaces during his stay in the US.²⁵





Before construction began, the area of the Olympic Village was partly plain, not vegetated, and partly covered with forests. The existing vegetation was a starting point for the architects for spatial development of the Village. The prevailing pines and birches created many different spatial relations and views. The buildings and passages were planned in such a way that as many trees as possible could be preserved, at some cases they were even integrated into terraces of the residential buildings, the Reception Building and the Bastion (images on the left). Additionally, more than 1000 young and old trees had been planted or replanted in the Village (image on the left).²⁶ Wiepking intended to create a harmonious landscape, where the human intervention would not be visible as such. In fact, to obtain the desired topography with a gentle and harmonious slope connecting lower and upper village, large amounts of ground were removed and replaced. This artificial production was a contradiction to the natural appearance and approach, however Wiepking assumed that even experts would not notice this unnatural topography.²⁷ It is unknown whether Wiepking's intention was to blur the boundaries between nature and architecture and create the effect that the village has long existed here for a long time already or to emphasize the superiority of nature

General plan of the Olympic Village with representation of the vegetation areas, Wiepking, 1936.

Image from: Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 28.

²⁶ Heinrich Friedrich Wiepking-Jürgensmann, „Über die Landschaft des Olympischen Dorfes“, *Die Gartenkunst* (1936): 142–146.

²⁷ Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 26.

²⁸ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 79.



Replanting of a living adult tree in the Olympic Village in late 1935/early 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 521.

Integration of already existing trees into terrace of public restaurant in the Reception Building (top) and of a residential building (bottom).

Image from: Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 29.



²⁸ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 79.

over what was created by men. Hubner points out in his work that this was a reference to the ideas of Coubertin and his visions for Olympic Villages: „the outline should harmonize with the surrounding landscape as much as possible”.²⁸ The objective was to find a harmonious eclecticism between the French baroque garden and the English landscape gardens, however, a proof that AOD adopted these ideas during designing phase could not be provided.

Construction Phase

The construction of the Olympic Village lasted only a year and a half.²⁹ It started in the autumn of 1934³⁰, the excavation work began and at the same time two mock-up houses were constructed. Shortly after the beginning of excavation works, Neolithic archaeological finds and a Stone Age cemetery were discovered. Part of the artifacts was later displayed in the Reception Building, whereas graves and urns were quickly send away in order not to delay the construction process. The Olympic Village was constructed by free German workers. In these times of unemployment and depression, the aim was to impress the Nation and assure the workers that they were working for a greater good. After the completion of construction, the Village was open for the visitors during open days lasting from 1 May to 15 June 1936, shortly before the athletes moved into the area. During this period, over 380,000 guests visited the village and caused severe damage to the vegetation.³¹

Summer Olympics

The Summer Olympics are in fact only a fraction of the time scale of the Olympic Village. They took place from 1-16 August 1936, lasting slightly more than two weeks. They were the first Olympic Games in the history to be televised, with live radio broadcast that reached 41 countries across the world.³² German Organizing Committee commissioned a movie of a total budget of 7 million dollars to Leni Riefenstahl (1902-2003, German film director known for her role in creating Nazi propaganda). The movie, titled Olympia, was a forerunner of many techniques currently used in sports filming. In total, 3,963 athletes (3,632 men and 331 women) from 49 nations took part in the Olympics. The total cost is estimated at 30 million dollars (for comparison, the cost of 1942 SO in London was slightly over 12 million dollars).³³ Shortly after the end of the Games, the Olympic village passed into the hands of Wehrmacht and began another phase in its development. It successfully fulfilled its role both as an Olympic Village and as a propaganda tool for strengthening the position of the Nazis.

The scale and impetus with which the Olympic Village was built was very impressive and the reception of the facility was largely positive. The use of modern technologies and impeccable organization made a great impression especially on the athletes living in the village, who until now have mostly not had contact with such facilities and comfort. In the following years, the village of Berlin has become a reference point for future investments of this type.



Neolithic clay pots (circa 4,000-3,000 B.C.) found during excavation work.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 541.

²⁹ Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege* II (2015): 20.

³⁰ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 79.

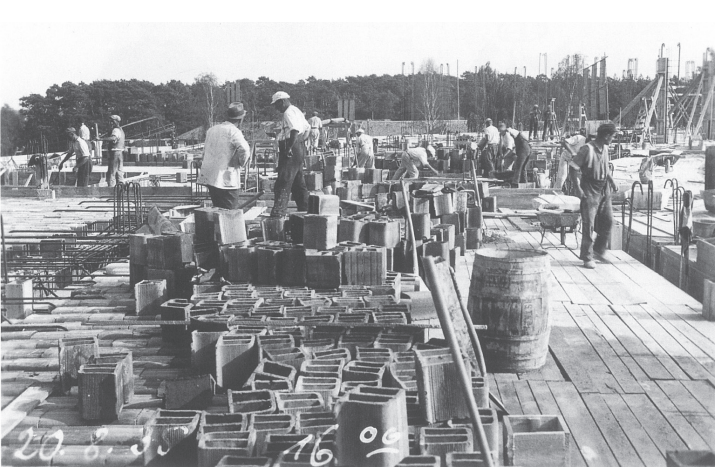
³¹ Butenschön, 21.

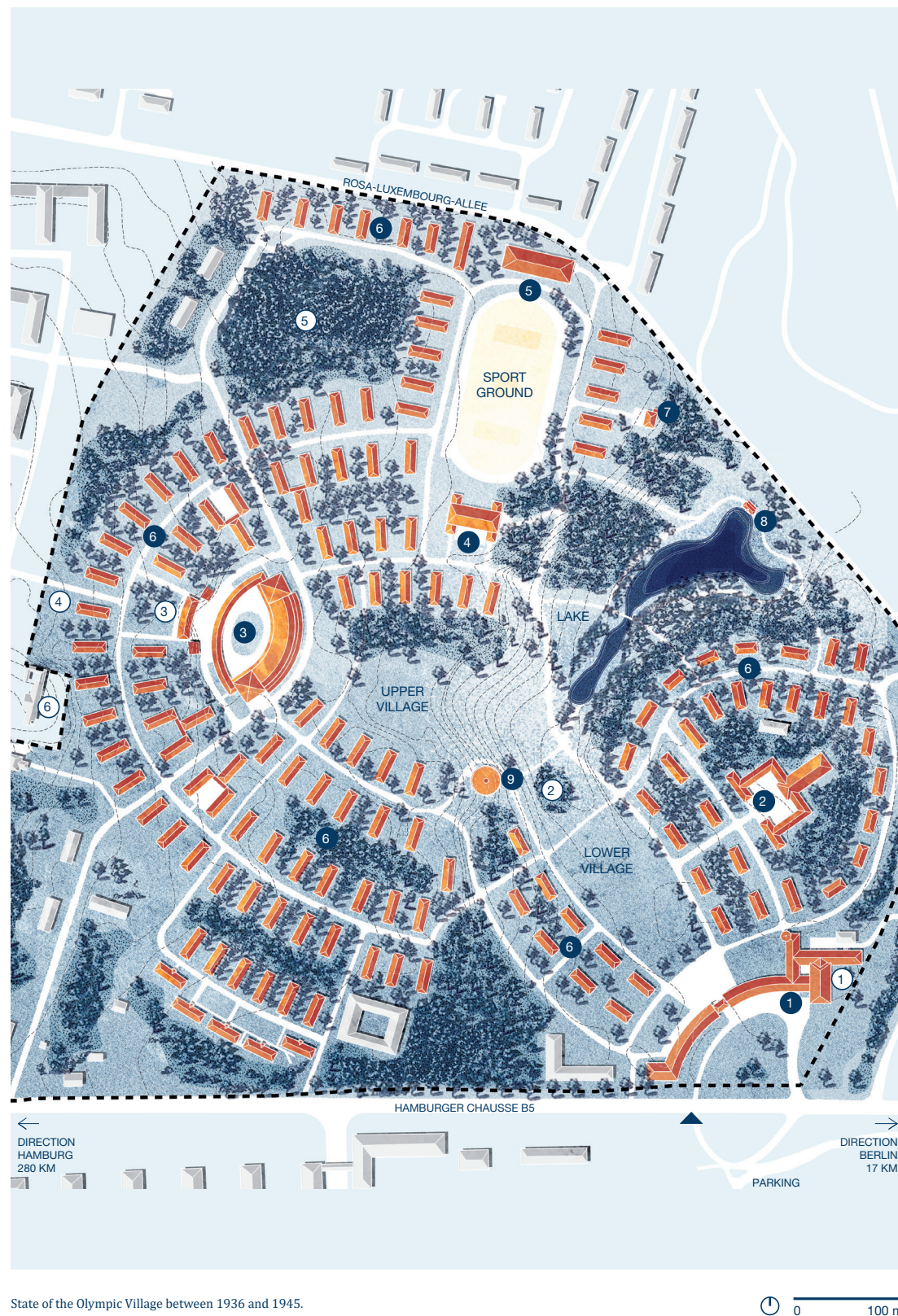
³² Benjamin G. Rader, *American Sports: From the Age of Folk Games to the Age of Televised Sports* (Boston, Pearson, 2015).

³³ Holmes, Judith, *Olympiad, 1936: Blaze of Glory for Hitler's Reich* (New York, Ballantine Books, 1971).

Construction works at the end of 1935.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 518-520.





State of the Olympic Village between 1936 and 1945.

0 100 m

2. Period after the Olympics until the end of World War II

¹ The Olympic Village, *Accommodation of the Infantry School and the I Battalion of the Infantry Training Regiment* (Berlin 1938), 2nd edition, Preface.

² Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 240.

³ Hübner, 242.

- Original Buildings from 1936
- Other Buildings
- 1 Reception Building
- 2 Community House
- 3 Hall of Nations/Restaurant
- 4 Swimming Pool
- 5 Sports Hall
- 6 Dwellings for Athletes
- 7 Commandant's Residence
- 8 Sauna
- 9 Bastion
- 1 Public Restaurant
- 2 Birch Ring/Thing
- 3 Machinery Building
- 4 Medical Service
- 5 Fairytale Forest
- 6 Radelandberg Waterworks
- ▲ Site Entrance
- Site boundary

After the end of the SO, the Olympic village has been transferred to the Wehrmacht. The Army Infantry school moved into the Village as soon as in September 1936, along with its equipment, staff and training regiment. Since the Olympic village was designed from the beginning with a plan to be later used by the Wehrmacht, the buildings and the area were well adapted to the army requirements and the refurbishment work was completed rapidly. It is not known which architects were responsible for the construction works after August 1936, but it is very likely that the AOD was no longer involved. The soldiers settled where until recently the athletes were accommodated and praised the Village as „the most beautiful barracks in the world”.¹ Some of the residential buildings were converted into single-family houses for officers.² Buildings have been adapted to current needs. The Community House was used as the Infantry School, whereas the Reception Building served for staff and command. The sport facilities were used according to their original purpose. No buildings were demolished, rather structural additions can be observed. The Hall of Nations, as planned, has been completely gutted and converted into a military hospital and reopened in August 1937 under the name of Olympia-Lazarett (Olympic Hospital). The two different uses of the site led to an internal separation. Four accommodation buildings located in front of the Hall of Nations southern façade, together with all those located from its northern side, were assigned to the Hospital complex and the entire area was surrounded by a fence. The former residential buildings served not only for patients, but were also used as accommodations for nurses and doctors.³ This enclosure in turn led to the creation of additional path, necessary to move

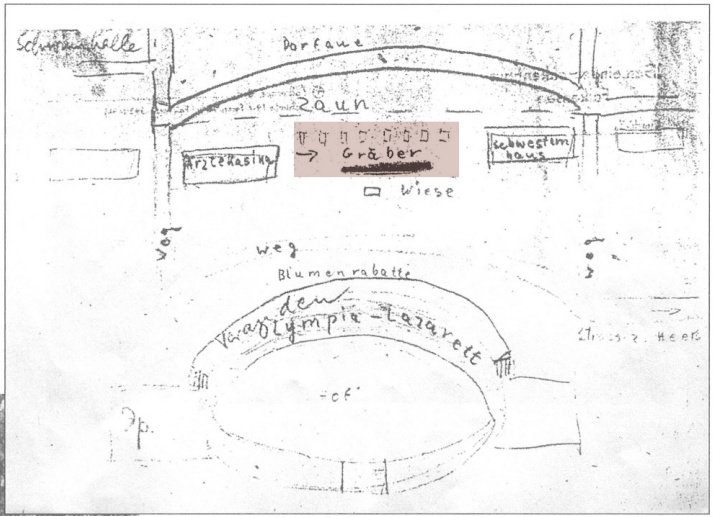
across the upper village. On the west side of the Hospital an extensive perennial bed was implemented, which was not included in the original design and which partially covered one of the terraces characteristic for the building. Moreover, an irregular row of trees was planted in front of the Hospital, which slightly disrupted the spatial relationship between the building and the upper village. As it can be seen on the aerial photographs from 1945, additional paths appeared also in the lower village, one connecting Bastion with the lake, the other south of the Birch Ring, which was probably due to practical reasons. After 1937, two military buildings were built at the southern border of the site – a closed block and an L-shaped building, however, they did not have any spatial nor visual effect on the overall complex. A few one-man bunkers and water reservoirs appeared across the Village, as well as two sculptures. Until April 1945, the Olympic Village did not suffer any war damage and has preserved its original form in accordance with the initial design, except for the above mentioned additions, that overall did not have any significant impact on the whole complex.

When in April 1945 the Allies conducted an air raid in the neighboring Wustermark, many wounded people, civil and soldiers, were treated in the Olympia-Lazarett. Those who died in that period were no longer taken to the cemetery in Döberitz, but were buried in a collective grave on the site. It has been located east of the Hospital, on the border of the zone marked by the fence and the newly created path. After the Hospital was dissolved in 1954, the graves are said to have been „plowed” later, without moving the remains of the deceased beforehand.⁴

⁴ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 249.

Hand sketch of a surgeon Karl Schäfer made in November 1948, showing the approximate location of the cemetery (marked with a color).

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 580. Edited by the author.



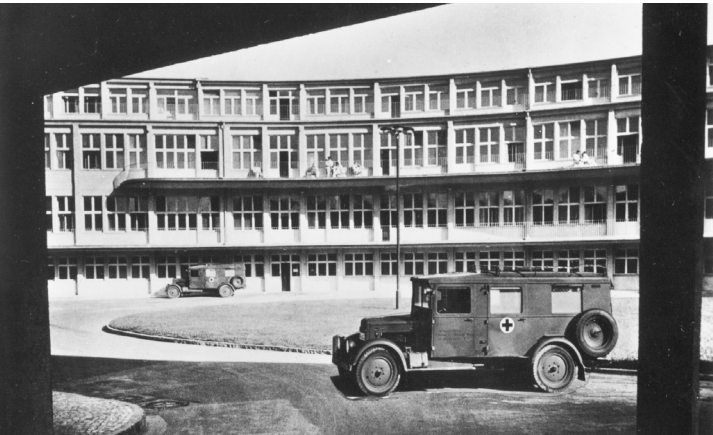
Olympia-Lazarett, 1937-1939.

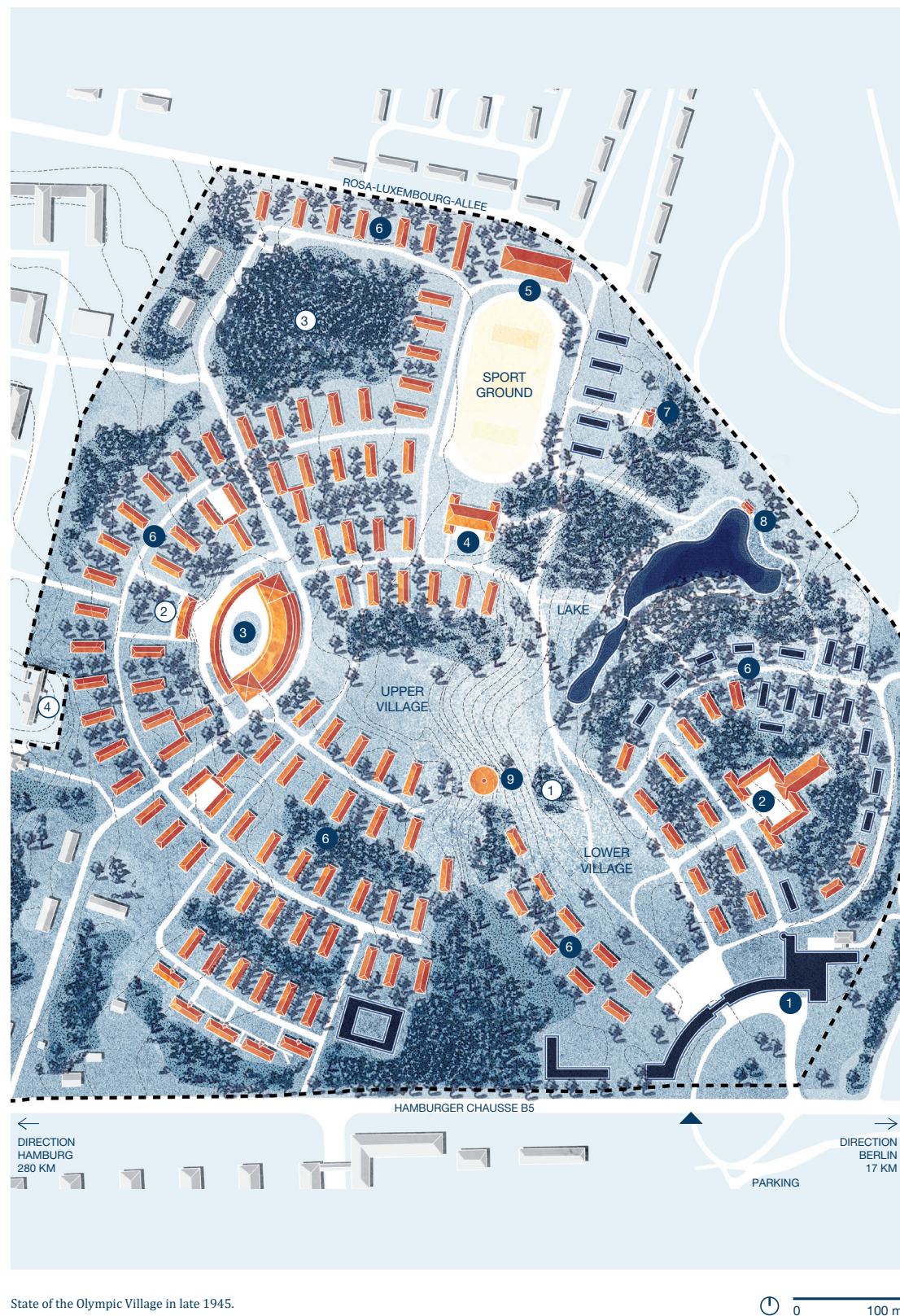
Image from: Meier-Hartmann Architekten.



Olympia-Lazarett courtyard, undated.

Image from: Meier-Hartmann Architekten.





State of the Olympic Village in late 1945.

2. Period after World War II

¹ Christian Schwan, *Das Olympische Dorf von 1936 im Spiegel der Geschichte*, 14.

² Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 269.

The upcoming years have had the greatest impact on the structure of the Olympic village. Although the Berlin and its outskirts were bombed many times, the Village remained untouched and undamaged until the very end of the war. In the last years of the war, the Village served as a refugee camp. In April 1945 the area was occupied by Red Army (the army and the air force of Russian Soviet Federative Socialist Republic). At that time, German soldiers made several attempts to escape from enclosed Berlin in the western direction. During this process, few fights with Soviet forces took place, which resulted in the destruction of buildings in the Olympic village. Moreover, in April 1945 a bombing raid took place. The most damaged was the southeastern and eastern part, where the Reception Building, part of the Bastion and some houses next to the Community House were completely destroyed. During this time two military buildings built on the eastern border on the site were also destroyed. In 1947 the Red Army officially took over the former Olympic Village. The last refugees left the Olympic Village in 1949, when the 35th Motorized Rifle Division settled in Döberitz and used the Village as a residence for senior officers and their families.¹ Initially, there were no significant structural changes, the old buildings were adapted to new functions. The former Hospital in the Hall of Nations was converted to an Officers' School, the medical functions were transferred to the southwestern residential part of the complex. The Community House, called „House of Officers” at that time², served as a cultural center, while the Commandant's Residence was transformed into a kindergarten. Buildings no longer needed by the Soviets were left to decay, but the urban form of the complex was still recognizable at that time. In southern part of



State of the Olympic Village in 1992.

0 100 m

³ Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 36.

⁴ Wolfgang Schäche, *Zur Baugeschichte des Olympischen Dorfes und dem Zusammenhang von Architektur und Landschaftsplanung.*

⁵ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 267.

⁶ Butenschön, 37.

- Foundations
- Original Paths from 1936
- Soviet Buildings
- Original Buildings from 1936
- Other Buildings
- ② Community House
- ③ Hall of Nations/Restaurant
- ④ Swimming Pool
- ⑤ Sports Hall
- ⑥ Dwellings for Athletes
- ⑦ Commandant's Residence
- ⑧ Sauna
- ⑨ Bastion
- ① Erholung Café
- ② Machinery Building
- ③ Radelandberg Waterworks
- ▲ Site Entrance
- Site boundary

the Village several accommodation buildings were surrounded by fence, and therefore a creation of an additional path along the lower floodplain was necessary. Remains of the Reception Buildings were used to obtain building materials and were completely dismantled in 1950s at the latest.

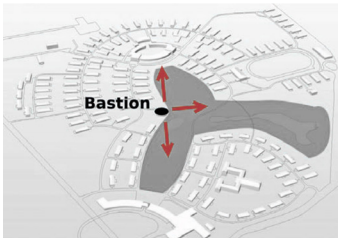
The comparison between aerials photographs of 1949 and 1953 shows further changes concerning the paths in the lower village and an addition of two new buildings north of the Lake, serving as shelters and workshops.³ This indicates, that the initial concept of the Olympic Village was not taken into account by Soviets, while they were using the site and making structural transformations.

With the beginning of the 1960s the Soviets began demolition of the former apartment buildings for athletes, as they were considered to be insufficient in terms of their size. As a result, 121 out of 140 buildings were taken down. The materials obtained in the process were used to construct new buildings. In their place, in the western part of the site, a residential complex consisting of twelve four-story buildings in type IW64 (type of prefabricated buildings constructed in the 1950s and 1960s in East Germany) in cross wall construction was erected.⁴ At the same time, a square planted with pines was created as the new center of the village, enclosed by a newly built café Erholung, a shopping hall and the residential buildings. In the following years, the Village has undergone further transformations, as further accommodations were needed due to the increase in the number of soldiers in the armed forces. There were also several minor interventions in existing buildings, such as enlargement of the sauna in The Swimming Pool (1966/1968) and an extension of the Sports Hall (1968).⁵ As can be seen in the aerial photo from 1992, shortly after the withdrawal of the Soviet army, new outdoor facilities and buildings were introduced. In 1968, the sports club of Soviet army moved into the Hall of Nations, where accommodations and training facilities were prepared. The soldiers, coming from all over East Germany, were training and preparing for participation in the 1972 Summer Olympics in Munich. Therefore, a field and several minor sports areas were created on the eastern side of the building. A row of maples planted along the eastern elevation of the building probably also comes from that period.⁶ In the mid-1970s, a recreational area called Kulturpark was created in the eastern part, in the area around the lake. The western part of the lake was filled in and replaced by a round-shape square. The square was created in the intersection of two newly-built paths, one connecting café with the park, the other one in the direction of the Community House. Additionally, in the eastern part of the upper village, apple trees were planted to supply the Village with fresh fruit. The Kulturpark was for recreation and social events, for children it served as a playground. In 1983, three five-story buildings of type WBS70 (another type of prefabricated

buildings constructed in the 1950s and 1960s in East Germany) were erected west of the Community House. The two buildings on the north were preceded by small private gardens facing the lower village. The positioning of the buildings was intended to provide a visual shield between the Community House and the highway in the south. Large and extensive earthworks and the excavation of the soil and accumulated ruins resulted in the lower village being almost levelled with the upper village, at the same time covering the Birch Ring under the layer of debris.

As visible on the aerial photo from 1992, modifications made by the Soviets led to a significant transformation of the Village and reorientation of open spaces and visual connections. In many places the original layout is no longer visible. Flattening of the land resulted in disruption of the relationship between lower and upper village. The plantings in front of The Hall of Nations and the ones in the floodplain of the upper village visually cut off this part of the complex. The residential buildings next to the community center, high and oppressive in their form, dominated their surroundings and denied the rural character in which the complex was initially designed. The central open space has lost its importance considerably, the café with an accompanying square and the Kulturpark became focal elements of the layout. The main axis did not lead anymore from south to north, but from east to west. The main entrance to the complex has been moved westwards from the original one, which emphasized this new orientation of the Village. More significant for the loss of spatial experience is the strong spatial segmentation and inconsistent development of new infrastructure. As Butenschön highlights in her article, it is hardly to judge whether the redesign and these large-scale changes in the structure of the Village were merely a pragmatic result of adapting the site to current needs, or whether it was a deliberate break with National Socialist design.⁷

The Soviets withdrew from the Olympic Village in 1991, due to political decisions and the dissolution of the Soviet Union. In total, the Olympic Village spent as much as 46 years in the hands of the Soviets, which in fact means that they were the longest users of the Village in history. What is even more interesting, Soviets, who did not take part in the 1936 SO due to the difference in political ideologies, were the only users who, to some extent, used the Village in accordance to its initial function – as a sport facility and accommodation for athletes, who were preparing for 1972 SO.



Comparison of the initial spatial relations (top) with those after the Soviet interference (bottom).

Image from: Sarah Götze in: Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 37.

⁷ Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 38.

Maple row in front of the former Hall of Nations, probably 1980s.

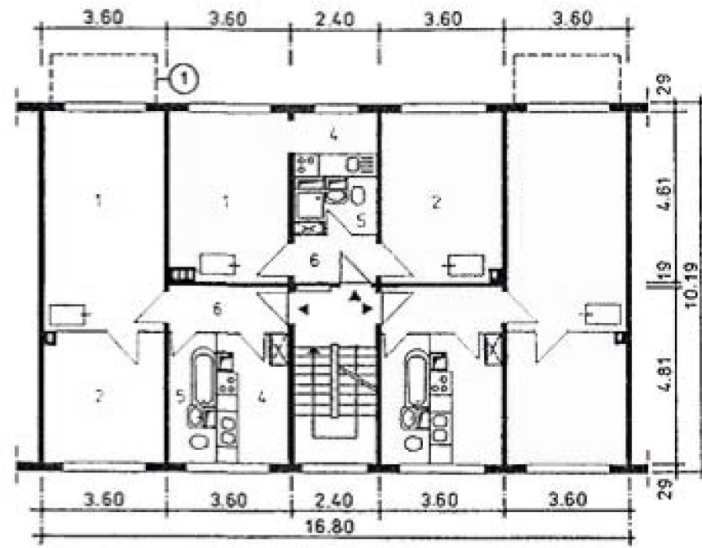
Image from: Sylvia Butenschön, "Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin." *Brandenburgische Denkmalpflege II* (2015): 36.



Fountain in the Kulturpark, probably 1980s.

Image from: Butenschön, 36.





Exemplary plan of an IW64 building type.

Image from: Gemeinde Wustermark, *Entwicklung des Olympischen Dorfes von 1936 in Elstal, Integriertes Quartiersentwicklungskonzept (IQEK)* (2016), 26.

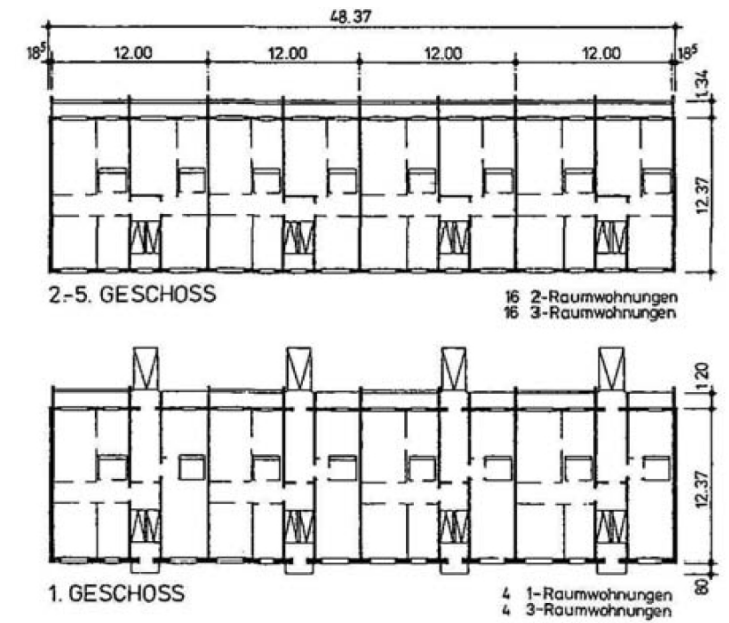


Buildings of type IW64 in the Olympic Village, 2000-2016.

Image from: Gemeinde Wustermark, *Entwicklung des Olympischen Dorfes von 1936 in Elstal, Integriertes Quartiersentwicklungskonzept (IQEK)* (2016), 26.

Exemplary plan of an WBS70 building type.

Image from: Gemeinde Wustermark, *Entwicklung des Olympischen Dorfes von 1936 in Elstal, Integriertes Quartiersentwicklungskonzept (IQEK)* (2016), 26.

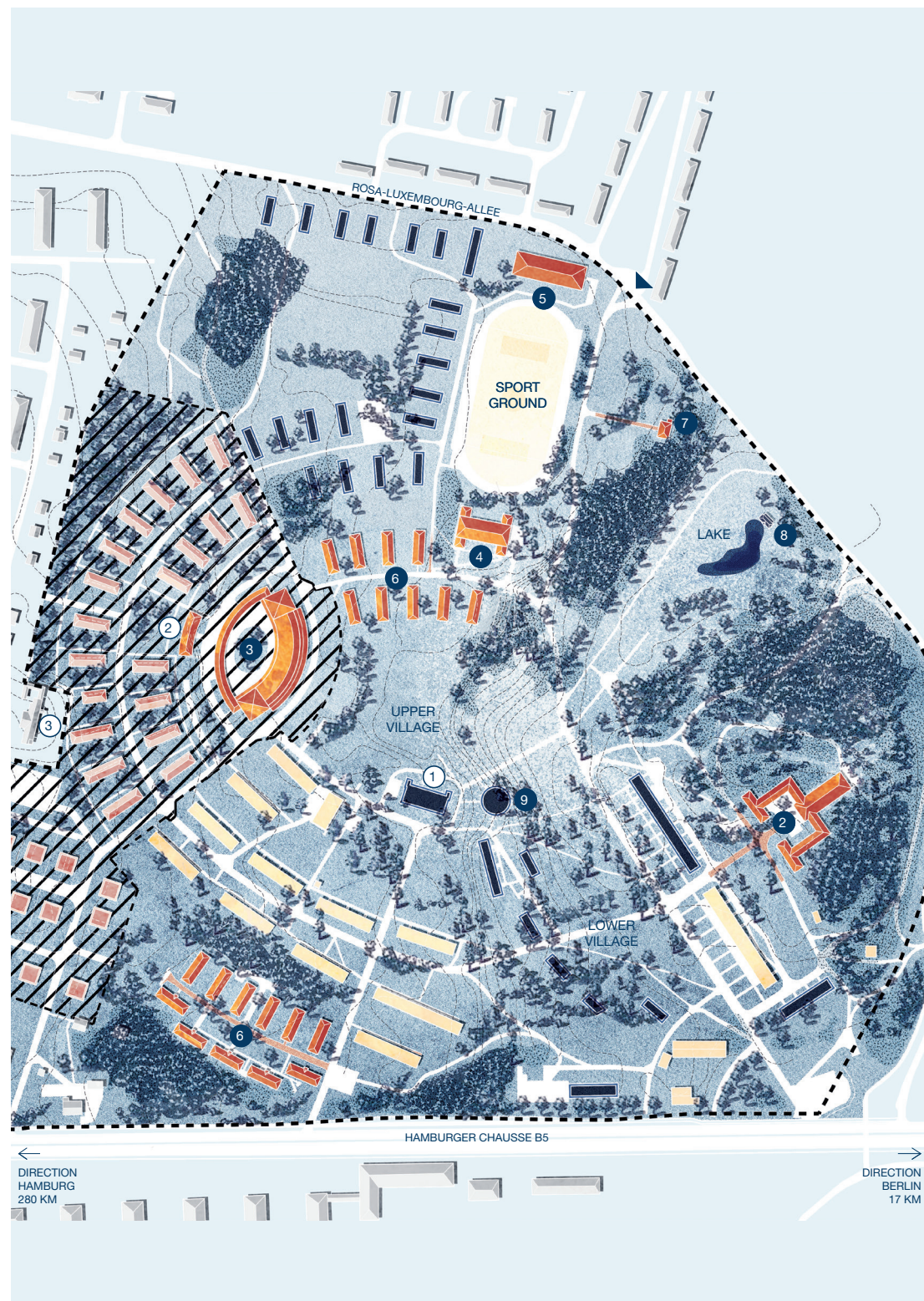


Buildings of type WBS70 in the Olympic Village, 2015.

Image from: Florian Wizorek.



IV. Present Times



State of the Olympic Village in 2020.

0 100 m

1. Current State

End of the XIXth Century

After the withdrawal of Soviet army in 1991, the site was transferred to the Bundesvermögensamt (Federal Property Office) the same year. Barely one year later the Olympic Village, which until then was unknown to the wider audience, aroused public interest and as a result as many as 12,000 visitors came to sightsee the Village on the first open day on 2 September 1992.¹ In 1993 the property was transferred to the Land Brandenburg (Brandenburg State), as Federal Government did not see any possibilities for use of the Village. In the same year the Olympic Village was listed as a monument by Brandenburgisches Landesamt für Denkmalpflege und Archäologisches Landesmuseum (BLDAM, Brandenburg State Office for Monument Preservation and Archaeological State Museum). The area was classified as worthy of preservation and as can be read in the official Monument List issued by BLDAM, the elements under conservation protection are as following: „*Olympic Village, consisting of 20 residential buildings, Community House, Hall of Nations, Machinery Building, Commandant's Residence, Swimming Pool, Sports Hall, Radelandberg Waterworks, sports field, landscape with lake and path system, foundation walls of the path system, foundation walls of the Bastion*”.² Among the preserved structures, although not mentioned, are the bunkers and the remaining ruins of the Reception Building. The conservation protection was also extended to the building of Radelandberg Waterworks located behind the western border of the Olympic Village, which originates from the original historical planning of the Village and until 1900s provided drinking water. As a main aspect of the mo-

¹ Sylvia Butenschön, „Zum Denkmalwert der Außenanlagen des ehemaligen Olympische Dorfes von 1936 bei Berlin.“ *Brandenburgische Denkmalpflege II* (2015): 36.

² Landkreis Havelland, „Denkmalliste des Landes Brandenburg“ (2019), 28.

- Foundations
- Original Paths from 1936
- Soviet Buildings
- Planned Buildings
- Original Buildings from 1936
- Other Buildings
- 2 Community House
- 3 Hall of Nations/Restaurant
- 4 Swimming Pool
- 5 Sports Hall
- 6 Dwellings for Athletes
- 7 Commandant's Residence
- 8 Sauna
- 9 Bastion
- 1 Erholung Café
- 2 Machinery Building
- 3 Radelandberg Waterworks
- First Phase of Development
- Entrance
- Site boundary

numents value of the Olympic Village, BLDAM considered the state of design from 1936 and its function as temporary accommodation for athletes. Special significance was attributed to the fact that the Olympic Village, like no other complex from Third Reich, „shows the public-effective propagandistic image of an (uninhibitedly rearing) ‘peace nation’ supported by great talent for organization of the National Socialist Government”.³ The complex is recognized for its historical and architectural significance, which bear witness to and commemorate many historical events. Many historical events, both the good and the bad, can be experienced there – Summer Olympics, National Socialism politics, World War II and its victims, Cold War. Furthermore, the Olympic Village is located in the groundwater protection zones II and III of the Radelanberg water protection area. The norther part of the Olympic Village is listed as a ground monument due to the presence of Neolithic settlement with a cemetery and a ritual complex, and a later Bronze Age settlement.

In the following years various plans and concepts were brought up, but none of them were eventually implemented. In 1993, a group of students from the TU Berlin developed an inventory plan based on a Soviet map from 1976. Meanwhile, the Olympic Village fell into disrepair and decay, and became a victim of vandalism (e.g. 1994 arson attack on the Swimming Pool) despite its protected status. Landesentwicklungsgesellschaft für Städtebau, Wohnen und Verkehr des Landes Brandenburg mbH (LEG, state company dedicated to the sale of real estate) intended to purchase the site⁴ with the intent of residential use and therefore in years 1993-1995, as part of new job creation, several protection measures were taken: the Village was cleaned and disposed of redundant elements left by the Soviets, the Hall of Nations and several other building were secured structurally. In 1994/1995 a competition initiated by the municipalities of Dallgow-Döberitz, Elstal and Wustermark, and sponsored by LEG, was held. The objective was the development project of the Olympic Village, which also included the military barracks in the surrounding area. The general principle of the project was to preserve the Olympic Village as a complex, to use the Hall of Nations as a hotel, to restore the Swimming Pool and the Sports Hall and to reduce the number of floors of the Soviet’s buildings by one. However, no attention was paid to the protection of the landscape architecture, which was neglected and lost its former design. As many as eight architectural offices presented their entries in 1995, some preparatory work and demolition were already planned to start in 1997. The winning entry by the Stracke and Zurmhole office was qualified as a masterplan in 1999. Eventually, due to financial reasons, none of the projects was realized, however, in 2003 the municipality decided to use the winning concept as a framework plan for further development. In 1995, as a result of a legal dispute between the municipality of Dallgow-Döberitz and the municipality of Elstal, the area of the Olympic village was

³ Sylvia Butenschön, “Zum Denkmalwert der Außenanlagen des ehemaligen Olympischen Dorfes von 1936 bei Berlin.” *Brandenburgische Denkmalpflege* II (2015): 37.

⁴ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 271.

adjoined to Elstal, which in turn was integrated into the municipality of Wustermark in 2002. This resulted in an increase in the social interest of the municipality inhabitants and the beginning of a dispute over the future of the Village. In 1998, a social initiative „*Historia Elstal*” was established and since then took care of the Village, collected historical resources, such as reports and historical photos, related to this place and offered guided tours. Due to the widening of the federal freeway Hamburger Chaussee B5 the main entrance to the site has been transferred to its northern side to the Rosa-Luxembourg Avenue, next to the sports facility.

DKB Foundation

Since 2002, the Olympic Village was has been owned by Deutsche Kreditbank AG. At the end of 2005, the plot was transferred to DKB STIFTUNG für gesellschaftliches Engagement (independent foundation established in 2004 by Deutsche Kreditbank AG, committed to cultural heritage, cultural education and sustainable development) and since then the Olympic Village served mainly for museum purposes. Since 2006, the site was open to visitors and DKB Foundation was regularly giving guided tours of the facility, initially during the summer period only and eventually on a daily basis until 2020. Additionally, DKB Foundation provided access to the area for various sports events or for regular trainings of local sports club. Since the very beginning, the DKB foundation aimed to preserve historical values of the Olympic Village and use it for museum-related functions and educational purposes. The DKB Foundation held several competitions over the years, including student competitions, all of which were based on an assumption that the current use of the site would be maintained without any further development of use. Throughout the operation of the foundation several measures were taken to protect the monuments. After the classification of the Olympic Village as a monument of national importance, since 2009 the Foundation has received grants for the renovation of buildings in the Olympic Village from the Monument Preservation Program of the federal government. In years 2010-2013 the damaged Swimming Pool building was renovated and secured. For the purposes of the museum one of the residential buildings where Jesse Owens lived during the Olympics was renovated, while another was converted into sanitary facilities, new trees were planted. However, at that time there was no plan for further development of the village. Various unfortunate interferences have also taken place (e.g. a memorial gravestone of an Olympic participant who took part in 1986 SO in Athens), landscape architecture was very often overlooked, without any global concept of garden monument preservation. Along with the establishment of a museum and the restoration of the Swimming Pool, the central area was upgraded in terms of content and an attempt was made to

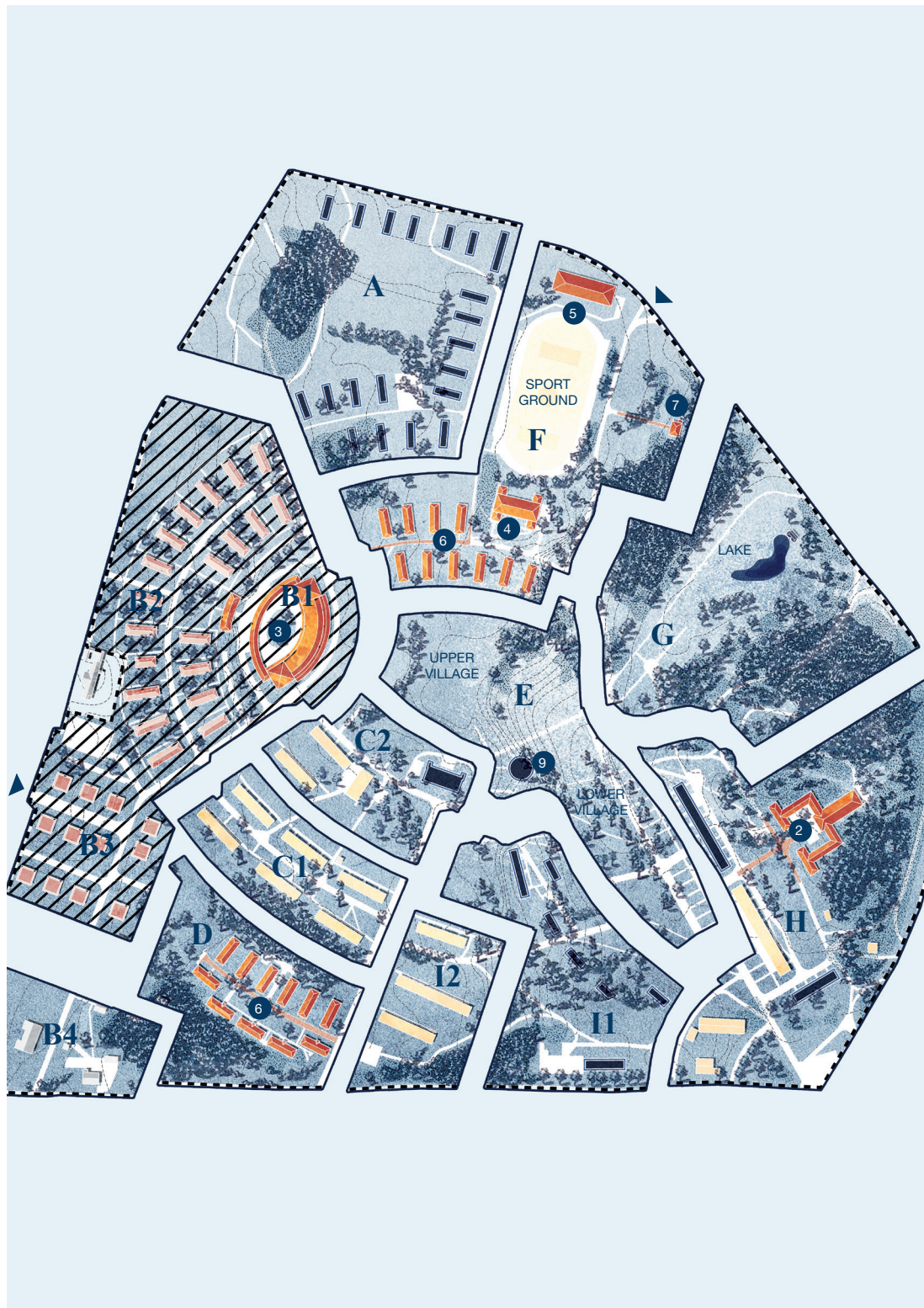
make the former floodplain area accessible again. Accordingly, the Russian Erholung café was demolished in 2007, except for the floor slab. In years 2011-2012, a group of students from the Department of Monument Conservation at the TU Berlin carried out a study project on the subject of the multi-layered character of the Olympic Village. Through archeological excavations, the Birch Ring, which until then was under the layers of soil, was found in almost two thirds of its original size and left exposed.

Since overall there was no global concept for the use of the Village present at that time, both the DKB Foundation and the community of Wustermark were challenged with the question of the potential of the site in the future and what can be possibly done to make the most of it, simultaneously preserving its historical past and character. In 2016, the Olympic Village was transferred from the DKB Foundation to DKB Wohnen. Afterwards, the western part of the plot, including the Hall of Nations and the areas around it was sold to the developer company Terraplan, while the rest of the site is still owned by DKB.

Current State of the Olympic Village

The assessment of the current state of the Olympic Village is made on the basis of aerial photographs, available photos from various sources and documents, the latter, however, are no later than 2017. In total, only 25 original buildings from 1936 have lasted until today. Additionally, few fragments of the original paths have remained preserved – west of the Swimming Pool, in front of the Community House and near the residential houses in the southern part of the complex. The path, between the residential buildings by the Swimming Pool, that until recently has been preserved was demolished and broadened in recent years. The lake has dried up to a large extent and has significantly reduced its area. Many old plantings from 1936, due to their age and condition, require replacement. Overall, the vegetation and landscape architecture are largely neglected. The existing athletes’ accommodation buildings are in varying degrees of degradation, as most of them was not used in the last decades (except for the house Jesse Owens is believed to have lived in and the one converted to sanitary facilities). Some of them have severe structural damages, such as destroyed roofs, holes, construction fractures, dampness, lack of windows. One of the buildings, in front of the Swimming Pool, partially does not have a roof. The exterior of the Swimming Pool and its roof structure are in good condition due to the recent renovation. The interior, on the other hand, requires intervention and thorough renovation. The other buildings, the Sports Hall, Commandant’s Residence and the Community House, are structurally stable, but require renovation both inside and outside due to long-term negligence. The Hall

of Nations and its surroundings are currently under construction works scheduled to be completed in 2021. In the northern part of the complex and along the lower part, there are numerous foundations left of residential buildings. In the central part of the area there is a foundation plateau of the Bastion and remains of a Soviet café. After archaeological excavations carried out in 2012, the birch ring is also noticeable. At the southern border of the site the ruins of the western wing of the Reception Building have been preserved, being the only remnants of it. On the northern shore of the lake there are remains of the Sauna. The demolition of two 5-story Soviet buildings, located next to the Community House, is underway due to their unfavorable impact on the spatial clarity of the urban and landscape layout of the Olympic Village.



Division of the Olympic Village into sub-areas for further development.

0 100 m

2. Plans for the Future

Integriertes Quartiersentwicklungskonzept IQEK

¹ „Gemeinde Wustermark. Einwohnerzahl,” last modified November 30, 2020, <https://www.wustermark.de/ueber-wustermark/einwohner/>.

In 2013, the company Terraplan for the first time expressed its interest in the Olympic Village and developing parts of it as a residential area. One year later, a feasibility study was commissioned to assess the potential interest and to identify costs and obstacles for the development of parts of the site. The results indicated that under the current housing and economic conditions, the area was not suitable for development.

The constantly growing municipality of Wustermark (the 8th fastest growing municipality in the country¹) and the forecasts of a significantly higher population over 65 years in 2030, led to an increasing demand for housing and facilities suitable for the elderly. The need for universal barrier-free design and social housing has grown considerably in the community. In 2014 Terraplan presented first plans for the concept of development, focusing mostly on the area of the Hall of Nations. In the same year, the municipality of Wustermark successfully applied for federal funding program „Nationale Projekte des Städtebaus“ (federal program promoting investment and conceptual projects with special national importance and quality with above average investment volume or high innovation potential) as part of the 2014 recruitment process. In total, the funding comprises of 3,9 million euros, of which 2,6 million euros are provided by the federal government and 1,3 million euros came from local authorities. The first project component was the Integriertes Quartiersentwicklungskonzept (IQEK, Integrated Quarter Development Concept) prepared in 2016, which serves

as a guideline for the further structural and conceptual development of the Olympic Village. Additionally, the program includes site planning preparations, development measures and provision of the required noise protection from the southern side. The main goals of IQEK were protection and preservation of the monuments, integration of the Olympic Village into Elstal and development of a framework for further usage of the site. Extensive analyses of the area in terms of communication, demographics, local conditions and the needs of inhabitants were carried out, as well as landscape analysis and garden monument conservation objectives. A wide array of various institutions and persons were involved in the process – starting with representatives of the municipality, owners of the site, employees of different administrative levels and ending with experts in various fields. To meet the needs of the residents, three open meetings were organized in 2015. As a result, three possible development scenarios with different solutions were considered, each with a different communication system: the first one proposed the reconstruction of the original layout of the Olympic Village, second one was taking into account the Soviet buildings and supplementing the village with new buildings and the last variant, being some sort of a combination of the first two propositions, was based on preserving the Soviet buildings, partial restoration of the 1936 layout and construction of new facilities.

As a result of previous activities and discussions, the preferred option was developed, largely similar to the third version presented during the research phase. It responds both to the demand for a housing district in the municipality of Wustermark and to the needs of the residents, at the same time being in accordance with the positions of institutions engaged in the protection of monuments. The fundamental objectives were to restore the central open space, to preserve the original structure of the village, to introduce various private and public functions and integrate the complex into the existing urban fabric of Elstal. The concept is primarily based on residential function. For the most part of the area, various housing typologies are planned (including social housing), however, also a museum program and commercial part are envisaged. A new communication system was also proposed, with the main entrance located in the western part of the Village, through the Zum Olympischen Dorf street. In order to be able to investigate the area better, it has been divided into fourteen sub-areas accordingly to the urban layout – A, B1, B2, B3, B4, C1, C2, D, E, F, G, H, I1, I2 (page 64). As part of IQEK program, the architectural office Meier-Hartmann Architekten commissioned by Terraplan, prepared a conceptual plan for the entire area of the Village, which will be addressed further in the text. Areas B1, B2, B3 are the first phase of the investment that is already being under construction, areas B4, C1, C2, H (partially), I1, I2 are the second phase, in 2020 application for the initiation of a development plan procedure for these parts took place.



Three options of possible development of the Olympic Village considered during the IQEK program.

Image from: Gemeinde Wustermark, Entwicklung des Olympischen Dorfes von 1936 in Elstal, Integriertes Quartiersentwicklungskonzept (IQEK) (2016), 56-58. Edited by the author.

Area A is entirely intended for residential development. The nature of the apartments would depend on how the sports complex next door is used, but single-family houses are most likely. The height of the new buildings would be adjusted to the already existing buildings of the other side of Rosa-Luxemburg Avenue, whereas their location should, as far as possible, relate to the historical layout. The area of the former Fairytale Forest, largely cut down by the Soviets, would be partly built-up and partly preserved, leaving part of the existing vegetation.

Areas C1 and C2 are intended for residential development. However, the discussion is whether to maintain currently existing buildings from Soviet period or replace them with new structures. The buildings close to the Hall of Nations and the floodplain are recommended to be demolished, as they spatially dominate the original 1936 urban layout. The rest of the buildings could be potentially adapted to the new functions and urban design, but whether they will remain standing or be demolished is not known at the moment. There were contrary opinions on how to handle them, eventually no monument value was recognized in these buildings and monument authorities left this aspect to the decision of the future investor.

Area D is one of only four areas containing original buildings of 1936 Olympic Village. It includes a complex of eleven residential buildings, of which five are two-story and six single-story. This zone is exposed to heavy noise, due to the proximity of the Hamburger Chaussee B5 freeway. Therefore, the introduction of sound barriers is planned, but it is overall less suitable for residential purposes. The proposed functions are nursing homes or facilities for senior citizens, however, a use for small businesses and crafts is more preferably imagined there. To the south along the B5, the possibility of positioning a wood chip cogeneration plant to supply the area with energy is being discussed.

Areas E and G are the main green spaces of the complex. They are planned to be restored to their state from 1936 in order to highlight the original urban and landscape composition of the Olympic Village. It is intended to revive, now almost dried, lake through a rainwater collecting system throughout the Village. This is a preferred solution from an ecological point of view, as well as in terms of garden monument preservation, since the lake is a highly significant element of the entire complex. The expenditure for the restoration of the lake is relatively high, but in the context of the overall monument it is considered crucial and in the long run also economically reasonable. The necessary measures should also be taken considering the greenery on the site and dispose of the elements that significantly disrupt the landscape design (e.g. certain plantings from the Soviet period).

Part F is consisting of the Commandant’s Residence, sporting complex (Swimming Pool, Sports Hall, sports field) and nine adjacent to it former athletes’ accommodations. It is planned to be available mainly for public use, both for the local community and wider public. The Sports Hall is seen as a meeting place or an event hall for sporting as well as cultural events. The Swimming Pool would be suitable for a museum or seminar/event functions (as earlier feasibility study proved that it is not possible to restore the primary swimming pool function). The sports field in-between those buildings would serve as an outdoor extension for above-mentioned functions and temporarily perform its basic function as a field. The athletes’ accommodations would continue to serve as a museum and would be partly converted to a day-care center, but a conference center or permanent living are also taken into consideration. The Commandant’s Residence could possibly be transformed into the headquarters of the museum organization, but also into a youth hostel or residence or a kindergarten.

Part G is most preferably seen as a public commercial area of residential functions in roughly equal measure. In this case, a decision was made to demolish the Soviet buildings, due to its large interference with the original urban layout and the impossibility of its proper spatial experience. The buildings are planned to be one- or two-story plus an attic. On the floodplain, steep gradients in the western and eastern direction are to be expected, which will result in a terraced arrangement of the buildings, as it was in the former Olympic Village. In the place of former Reception Building and a historic entrance to the Village, a new square is planned, possibly with information about the historic site. Furthermore, visitor parking spaces are planned as well as a parking lot for buses.

Areas I1 and I2 are a similar case as area C1 and C2. The Soviet buildings could be possibly maintained and used for residential functions, but the decision is yet to be made. Both these zones are affected by heavy noise from Hamburger Chaussee B5 and a necessary sound barrier must be provided. Various forms of housing typologies are taken into consideration.

Part B is listed at the very end because it is a separate case in light of today’s events, as it is the first part of the investment conducted by Terraplan and will be referred to in the next paragraph. It consists of four sub-areas B1, B2, B3 and B4 and holds mainly multi-family housing functions, with the Hall of Nations as the focal point. The construction works started already in 2019 and are planned to be finished in 2021.

Concept development plan of the 1936 Olympic Village in Elstal, 2016.

Image from: Gemeinde Wustermark.

- Original Buildings from 1936
- Preserved Soviet Buildings
- New Buildings
- First Phase of Development



Official Development Plan and Terraplan Concept Plan

At the request of the Terraplan company, in 2017 the municipality of Wustermark produced and issued an Official Development Plan for the western part of the Olympic Village (area B1, B2 and B3). After the plan was issued, construction work started in 2019 in the western area of the Village and is expected to be completed in 2021, in 2020 the first residents have already moved in there. The investment officially called GOLD Gartenstadt Olympisches Dorf von 1936 received German Design Award in 2020. The project consists of twenty longitudinal buildings and twelve square-plan buildings. The longitudinal buildings are arranged in a radial layout around the Hall of Nations, similar to that of 1936, but are slightly offset from their original location due to current regulations. Their form and external outline refers directly to the historical houses, but they are two-story high with a usable attic. Referring to the original idea of 1936 of naming individual buildings after German cities, the new buildings were similarly named after the cities where the Olympic Games were held so far. Additionally, the main road running through the area is named after Jesse Owens. The Hall of Nations and the Machinery Building were renovated and conver-



Development Plan issued for areas B1, B2 and B3, 2017.

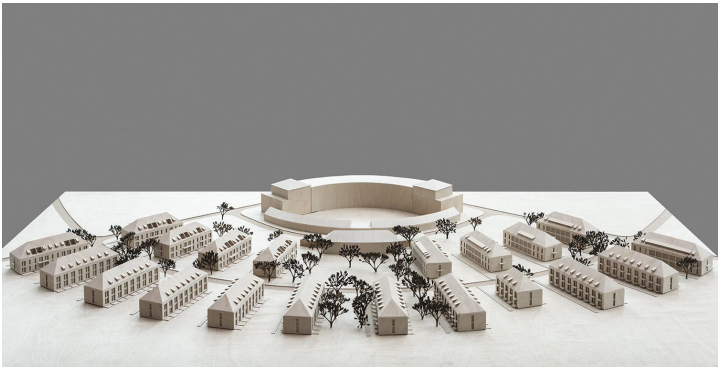
Image from: Gemeinde Wustermark.

ted into residential buildings. During the works, as many historical elements as possible were preserved, such as the original external railings or floors. The window and door joinery was replaced by a new one, created on the pattern of the original.

The concept plan for the entire Olympic Village is based on the solutions contained in IQEK. It assumes the disposal of all remains of the Soviet period (foundations of the café, Kulturpark) with the exception of nine residential buildings in the western part of the site, which would be lowered by one story. The foundations of residential buildings located in the northern-west corner of the complex are planned to be replaced by new buildings. The area around the Community House, and the Community House itself, are planned for commercial use of various kind. The main communication system follows the traces of the old paths, without disturbing the spatial system of the Olympic Village. Moreover, the area is planned to be integrated with the existing hiking and cycling trails in the area. In early 2017 Terraplan launched an urban planning competition for the second phase of the investment, consisting of areas B4, C1, C2, D, I1, I2 and the southern part of section H. The results were presented to the municipal council and the entry prepared by van.geisten.marfels architekten office was selected as a winner. Currently, an application has been submitted to the municipality of Wustermark for an official development plan for this area, the first construction works are to start as early as in 2021.

Model of the new residential buildings surrounding the Hall of Nations.

Image from: Terraplan.



Aerial view of the first phase of development.

Image from: Terraplan, Marco Voigt.



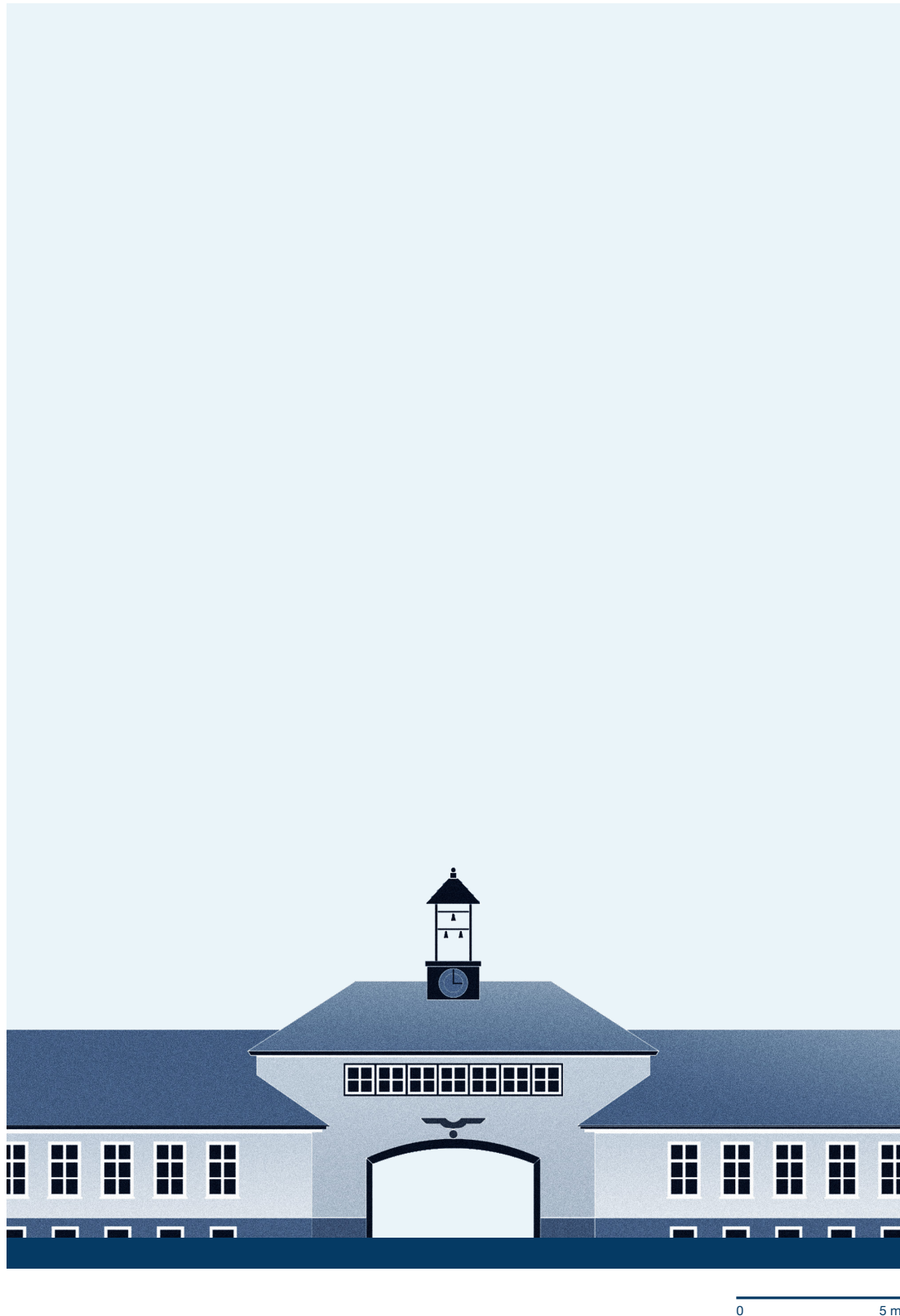
New residential buildings, 2020.

Image from: Terraplan.



III. Catalogue of Buildings

All the buildings in the Olympic Village were designed to be in close relationship with nature and to blend in with the landscape, while taking into account their subsequent use by the Wehrmacht. Both the athletes' accommodations and the other buildings have been planned in such a way that they integrated as well as possible with their surroundings and created the impression of an idyllic, picturesque village. In addition, they were painted in neutral colors and covered with a ceramic tile, so that they do not stand out too much against the landscape. The residential houses, Bastion and Sauna have been maintained in a folklore manner, whereas the buildings such as the Hall of Nations, Community House, Reception Building and the Commandant's Residence have been designed in a balanced mix of modernist and nationalist architecture, avoiding the typical nationalist monumentalism. The Hall of Nations, the largest and most modernist building in the Village, has been sunk into the ground in order not to dominate spatially the buildings and landscape around and preserve the idyllic character of the surroundings. The architects managed to successfully mask the military nature of the place and achieve the desired balance between civil, nationalist and military architecture. It is difficult to clearly identify the contribution of the individual AOD architects in the design of the buildings, however, the influence of American modernism transferred by Walter March can be recognized in some aspects. Furthermore, it seems likely that the design of the athletes' accommodations was mainly the responsibility of Steinmetz, as he produced the majority of the drawings for these buildings. The Olympic village is a significant, unique example of a urban planning complex that was created under the National Socialism regime. The village shows two sides of the same coin by means of architecture – idyllic village prepared for the Olympics, and the propaganda of the Third Reich lined with military purposes.



1 Reception Building

Empfangsgebäudes



Olympic Village in 1936



Olympic Village in 2020

The Reception Building was located in the south-eastern corner of the Olympic Village and contained the only access to the site. To get to the building one had to go through a tunnel made under the highway. With an area of more than 4,500 square meters it was the largest building in the whole complex. Designed on a quarter-circle plan, with a hip-ped roof, it measured approx. 250 meters of length and corresponded spatially to the Hall of Nations on the other side of the terrain. In the early design plans, it was composed of two separate buildings. The Reception Building was almost completely single-story, except for the central part and the eastern part containing a complex with courtyard and side wings. The twelve meters wide gateway was located in the middle of the building, creating a panoramic opening to the spreading landscape. Above it there was a higher part of the building with a clock and a bell tower on top of it and the office of the village administration in the inside. Every hour, the bell tower played Olympia anthem composed by Strauss. Above the entrance gate, there was a sculpture of an imperial eagle holding a swastika. The south-west wing contained spaces for luggage, bank, customs, telephone, five shops, and a post office. The eastern wing contained the most important space in the building, a reception hall and a so-called room of nations with workstations for attachés from each nation taking part in the Games where every nation had a counter and where visitors were allowed and from there they could telephone any house in the village. This was a response to the criticism of the 1932 Olympic village in Los Angeles, which was accused of not having enough space to accommodate attachés from all the participating nations. Further to the east, in the complex at the end of the Reception Building accommodations for staff, kitchen and a large 600m² public restaurant with a terrace were located.

The restaurant was accessible both for the visitors and the habitants of the Village and for the duration of the SO it was equipped with loud-speakers live broadcasting the Games.¹ Every arriving team of athletes was welcomed at the Reception Building, where the Commandant gave speeches and the anthem of the visiting country was played. While the village was in possession of the Wehrmacht, it was used as a place for staff and command of the Village. During an air raid in April 1945 the Reception was severely damaged, the east wing especially. It the following years, during the Soviet period, the materials from the ruins of the Reception Building were used to renovate other facilities and build new ones. The remnants were completely dismantled in the early 1950s, leaving only the ruins of the eastern part of the building and the tranformer building on the northern wing. The remnants of the tunnel leading to the Reception building remained recognizable until 2011, when the road works related to the freeway took place and buried what was left of the tunnel.

¹ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 168.

Ground floor plan of the Reception Building.

Image from: DKB Stiftung für gesellschaftliches Engagement.

- | | |
|----------------------------|-------------------------------|
| 1 - Gateway | 15 - Guesthouse |
| 2 - Customs | 16 - Terrace |
| 3 - Telephone Exchange | 17 - Main Kitchen |
| 4 - Store | 18 - Service Room |
| 5 - Post Office | 19 - Farmyard |
| 6 - Main Hall | 20 - Small Hall |
| 7 - Bank | 21 - Winter Garden |
| 8 - Sports Office | 22 - Small Terrace |
| 9 - Guard Room | 23 - Entrance for Athletes |
| 10 - Administration | 24 - Tunnel |
| 11 - Information Desk | 25 - Hamburg-Berliner freeway |
| 12 - Room of Nations | |
| 13 - Reception Hall | |
| 14 - Entrance for Visitors | |

Axonometric view of the Reception Building.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *The Olympic Village: Plan, Construction, Administration, Village Organization* (Leipzig, 1936), 14-15.

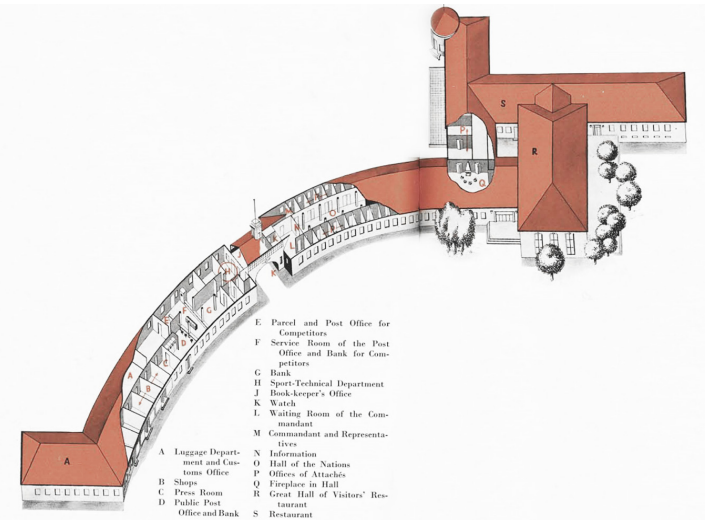
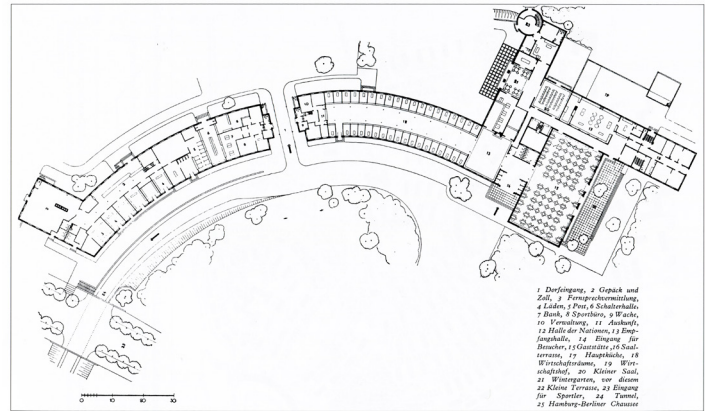
Reception Building during the visitor days in May/June 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 524.



Reception Building during the Olympic Games, August 1936.

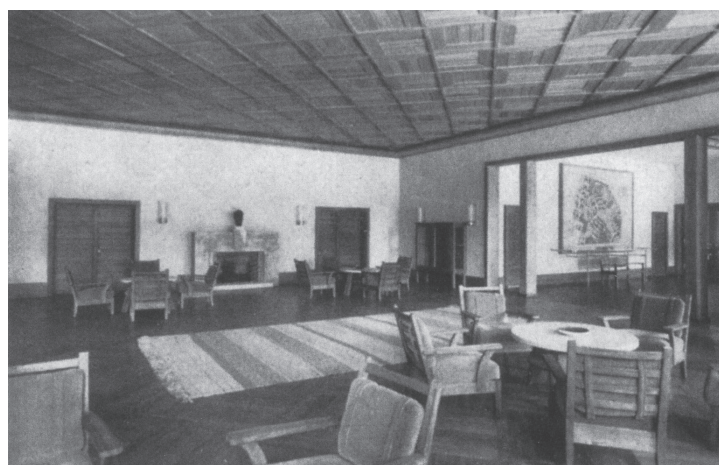
Image from: Hübner, 537.





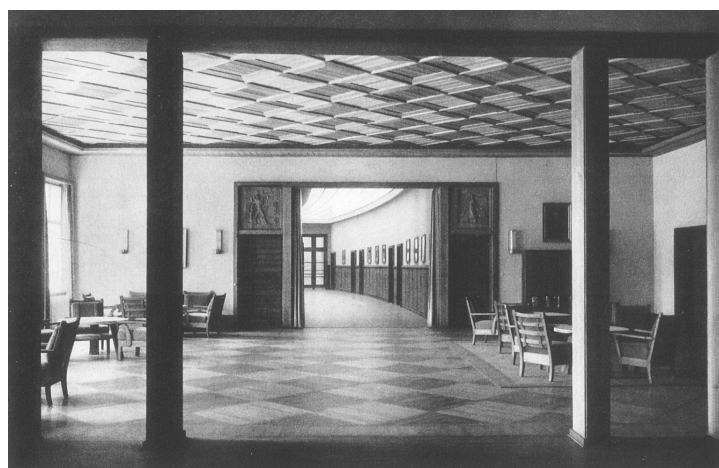
View of the room with workstations for the attachés, 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 539.



Reception hall, 1936.

Image from: Hübner, 541.

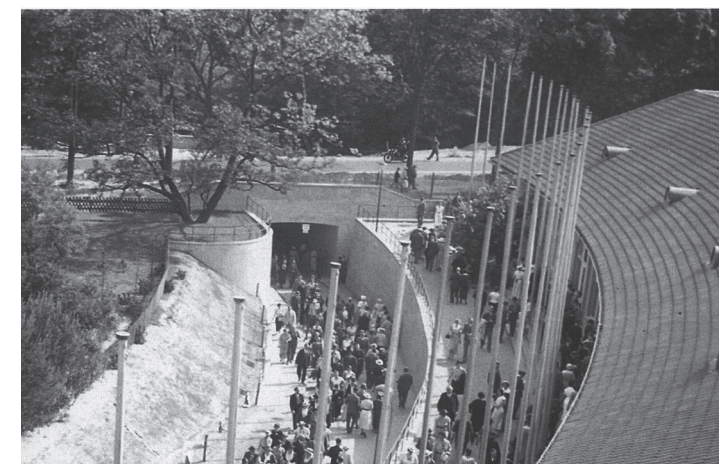


Reception hall as used by Wehrmacht, with former area for the attachés in the background, 1936-1938.

Image from: Hübner, 572.

Entrance tunnel under the freeway, leading to the Reception Building, visitor days in May/June 1936.

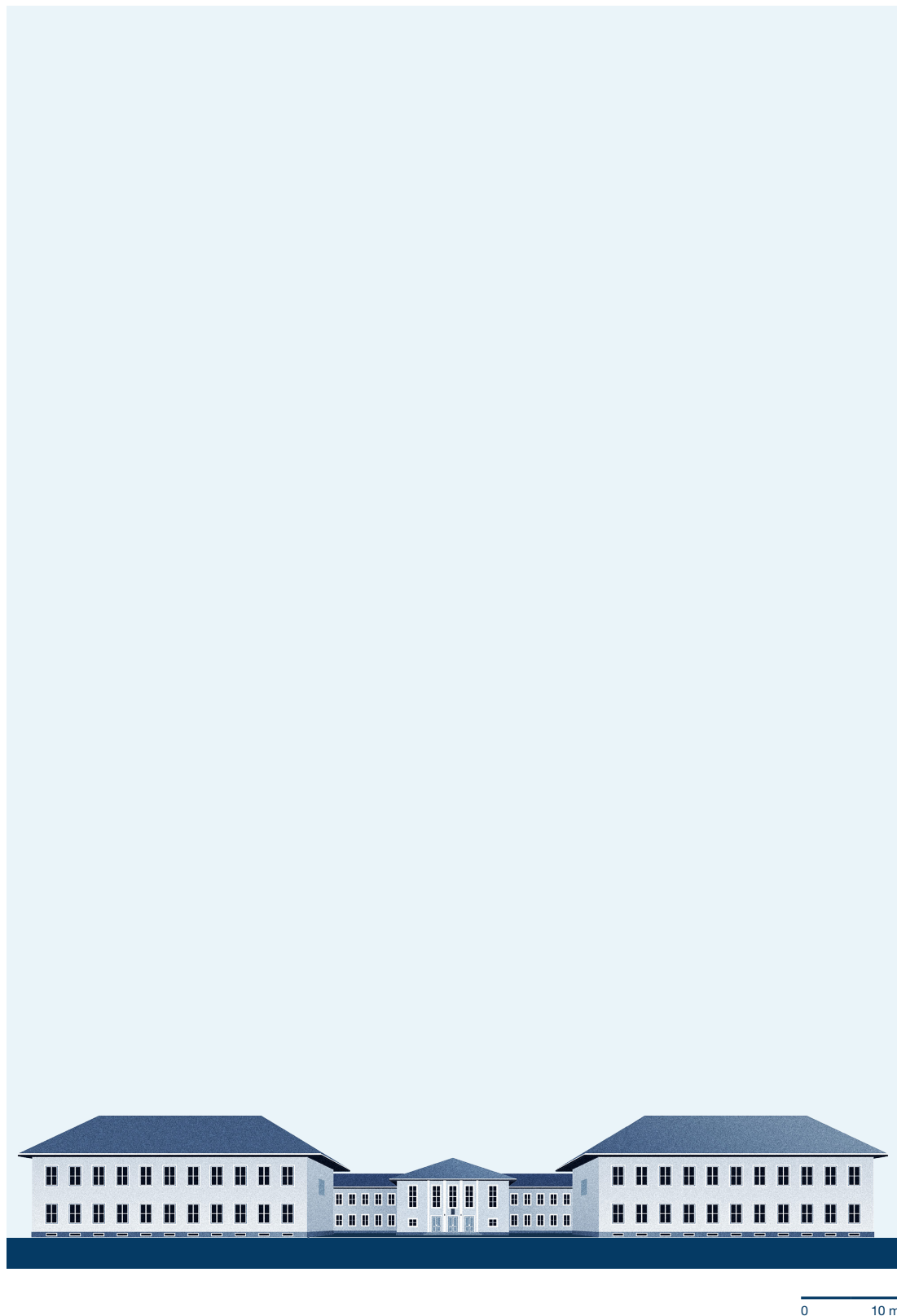
Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 524.



Entrance tunnel, 1993.

Image from: Hübner, 624.





2 Community House

Hindenburghaus



Olympic Village in 1936



Olympic Village in 2020

The 2,229 square meters large Community House is located in the eastern part of the Olympic Village, close to the original entrance to the Village. It was situated on a slight hill, once surrounded by residential buildings. It appeared relatively late in the project, as it was shown for the first time in March 1935¹ at a position where a bathhouse was previously located. Initially, it was positioned in the location of the Swimming Pool before it appeared in the project. It is a two-story complex consisting of a longitudinal part (measuring approx. 20 x 50 meters), featuring an auditorium, and two T-shaped side wings (measuring approx. 22 x 40 meters) ended with two perpendicularly aligned frontal parts. The side wings enclose an interior entrance courtyard planted with trees and an asphalted driveway. The main corpus of the building was built in a reinforced concrete frame structure, whereas the remaining parts in a skeleton structure with brick filling. This particular form, as Hübner claims in his book, was a reference to the Ottendorf Youth Recreation Center built for in mid-1920s designated for working youth (images on page 85).¹ It is not known when the German name „Hindenburghaus“ was chosen, but it is thought to have been „ordered by the Führer“¹ in relation to family von Beneckendorffs and Hindenburg, whose crest is located above the main entrance to the building. Generalfeldmarschall (general field marshal) von Hindenburg was a state president and a patron of the Olympics Games until his death in 1934.

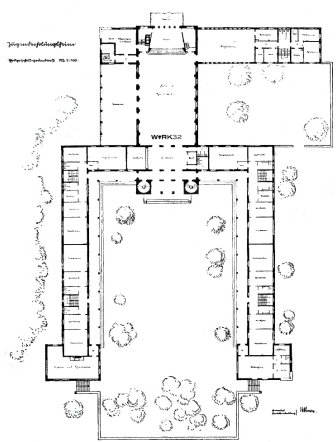
The Community House was built as a part of the cultural and recreational program in the Village, along with the sport complex, lake park and the Sauna. For the time of the Summer Olympics, it held a variety

of functions and was designed and used as a community center. The auditorium (measuring approx. 30 x 17 meters), located on the first floor, served as a theater and a place for music performance with 1,000 seats. Additionally, it was used as a movie hall, where live transmissions (with a few minutes of delay) of current competitions for athletes took place, which was pioneering for those times. It was the most representational space in the building, featuring visible load-bearing concrete frames. On Saturdays, masses were held there. The two side wings contained additional spaces, which were used as a hairdressers salons, medical establishments, administration rooms for sport associations and lecture and training rooms for athletes. The interior of the building was relatively richly decorated. The windows in the staircases were glazed with colored cut glass, which was used only in representative areas in military constructions.¹ The staircases led to so-called Hindenburg Hall, preceding auditorium, where was a solemnly decorated hall with a relief of striding Wehrmacht soldiers and a bust of Hindenburg, both designed by Walter von Ruckteschell (1882-1941, German sculptor). Internal and external walls were finished with plaster, the floor in some rooms was probably stone. The staircases were made of reinforced concrete.

After 1945, when the Soviets took possession of the Olympic Village, the Community House was known under the name of „House of Officers“. To some extent, it served its initial purpose as a community center, but was expanded by a museum, library and social rooms. Basing on existing historic and contemporary photographs, the building's structure was not altered. The relief was covered with a thin layer of cement (which was removed recently). Ironically, on the other side of the wall with relief, a large drawing of Lenin appeared. Moreover, according to its use as a museum, Soviets painted murals depicting their victory over Germany. However, the paint has not been well preserved over time and the murals are now in poor condition.

The building was unused since Soviets withdrew from Germany in 1991. After it was transferred to DKB Foundation, the roof was secured and repaired several times. Overall, the building is in good structural condition.

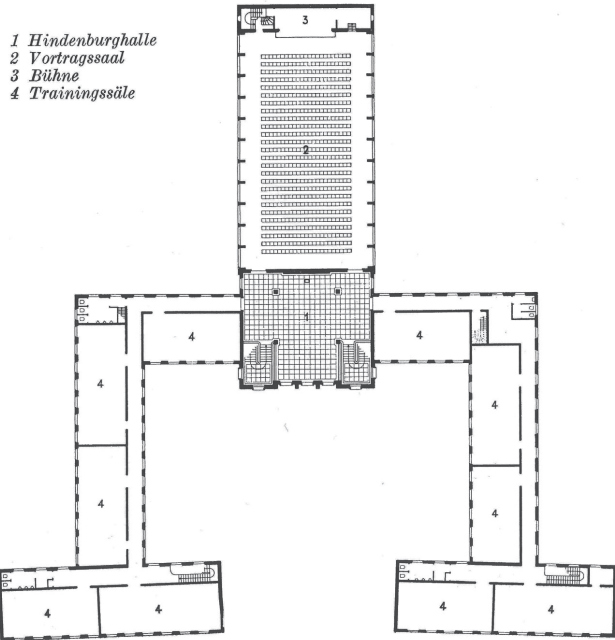
¹ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 170-171.



Plan of the first floor of the Community House (left) and plan of Ottendorf Youth Recreation Center (top).

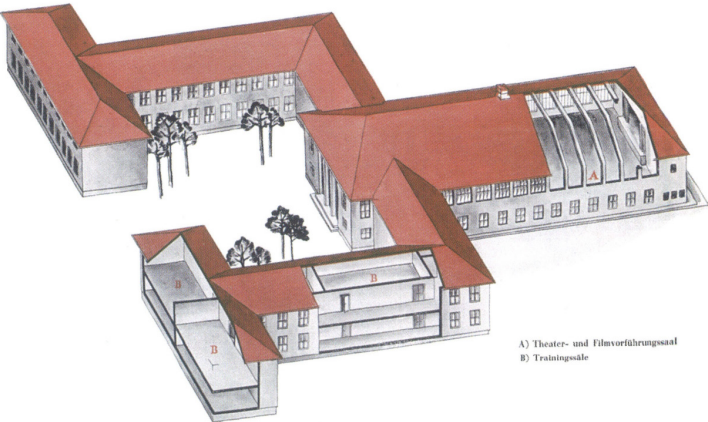
Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 616.

- 1 – Hindenburg Hall
- 2 – Lecture Hall/Auditorium
- 3 – Stage
- 4 – Training Room



Axonometric view of the Community House.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *The Olympic Village: Plan, Construction, Administration, Village Organization* (Leipzig, 1936), 21.



A) Theater- und Filmvorführungsaal
B) Trainingsaal



View on the main entrance to the Community House (on the left), undated (probably summer 1936) and family von Beneckendorffs and Hindenburg crest above the main entrance (top), summer 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 542-543.

Front façade of the Community House, 2015.

Image from: Florian Wiczorek.



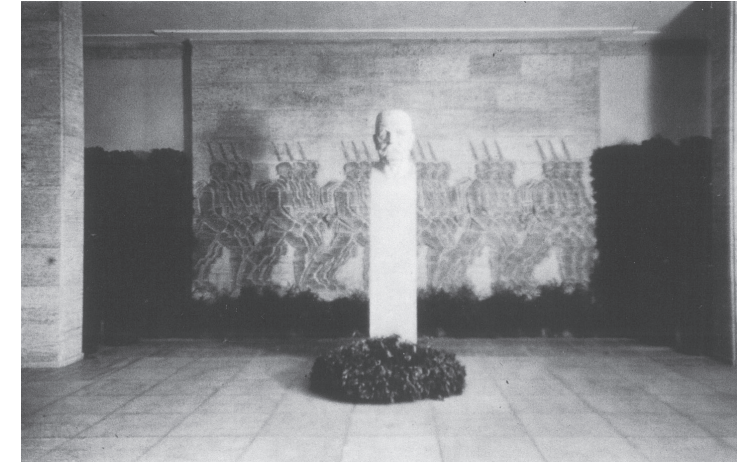
View on the Community House (in the background) with Soviet buildings built in front, 2015.

Image from: Florian Wiczorek.



Hindenburg Hall located on the first floor, with bust of Hindenburg in the foreground and the Wehrmacht relief in the back, probably 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 543.



Church service in the auditorium, August 1936.

Image from: Hübner, 563.



Athletes watching live-broadcasted Games in the Community House, July/August 1936

Image from: Hübner, 564.





View of the auditorium in 2014, depicting the wall enclosing the Hall of Honor and two side entrances. The portrait of Lenin was added in 1900s, after the withdrawal of the Soviets.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 629.



View on the Hindenburg Hall on the first floor, 2008.

Image from: Hübner, 629.



View of the stage in the auditorium, 2015.

Image from: Victoria von Sochor.

Relief depicting Wehrmacht soldiers, 2015.

Image from: Florian Wizorek.



Soviet murals, 2015.

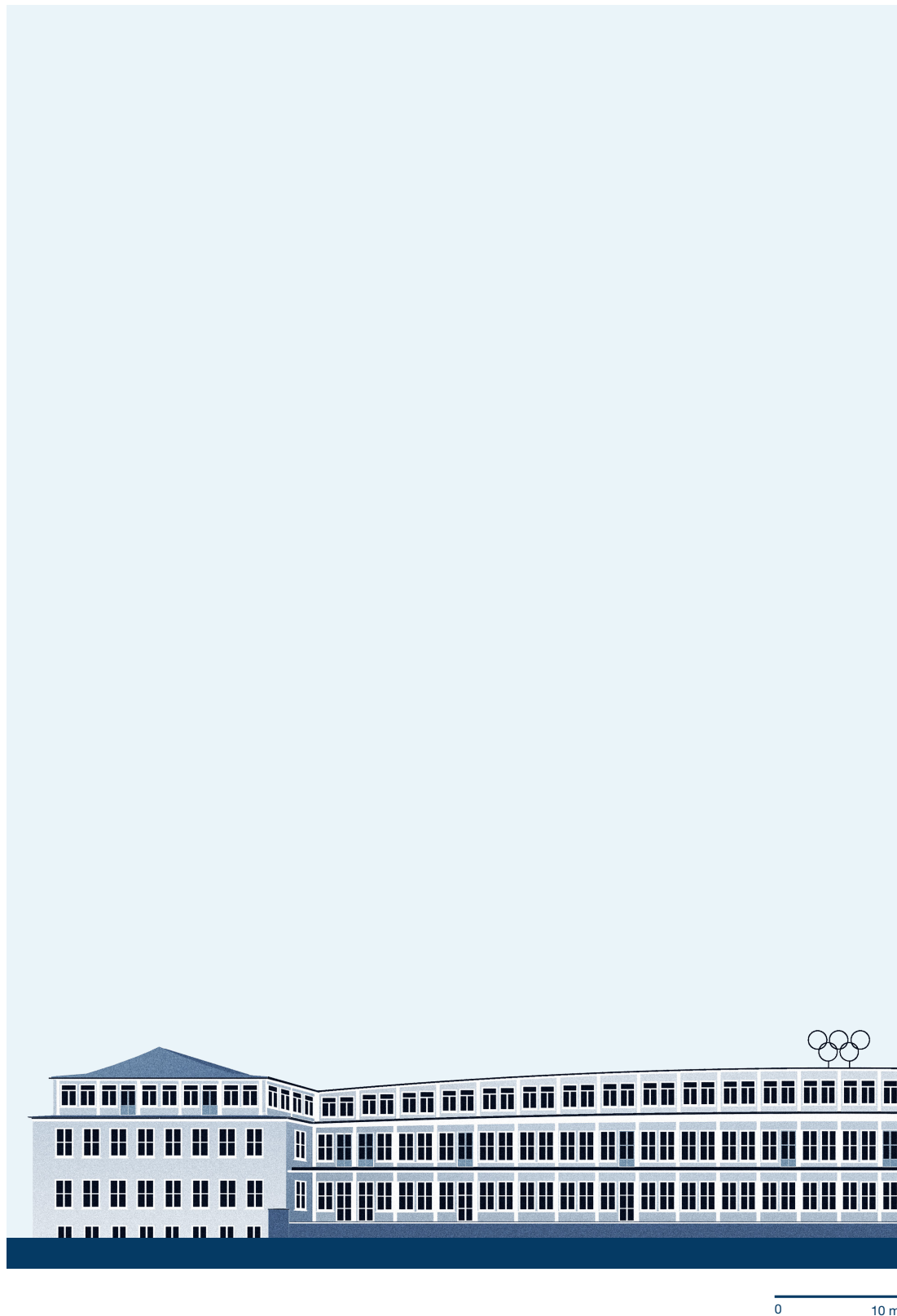
Image from: Florian Wizorek.



Soviet murals, 2015.

Image from: Florian Wizorek.

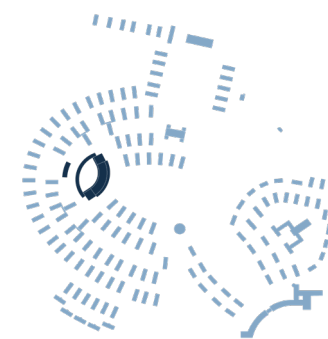




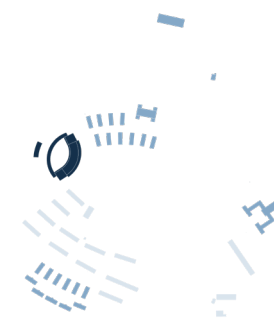
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3 Hall of Nations / Restaurant

Speisehaus der Nationen



Olympic Village in 1936



Olympic Village in 2020

The Hall of Nations was built in the north-western part of the Olympic Village, as a central element of the complex. Likewise the Reception Building, it was designed as a curved-shape convex building enclosing the central open space. It used a modern architectural language. Through its horizontal structure and staggered floors, it integrated well into the landscape and created the illusion of being smaller than in reality. It consists of two arched sections with flat pointed roofs, flanked on the edges with two massive square-planned buildings with tent roofs, and an inner almond-shaped courtyard in-between. These two outermost buildings, located in the northern and southern part of the Hall of Nations, are three-story and have basements. The eastern wing, about 20 meters wide and 120 meters long, has a characteristic terracing structure. It is three floors high (about 15 meters) and contains a basement, which from the side of the floodplain is partially sunk into the terrain to make the building appear lower as not to spatially dominate the surroundings. The courtyard is lowered so that from its side the building is accessible from the basement level. The western wing is approx. 10 meters wide and two floors high. It had a one-floor high gateway on the axis, that led to the courtyard. The Hall of Nations was a very functional building planned and constructed with further plans to use it as a military hospital. However, it was not the case since the beginning. As it can be seen on the very first model of the Village, initially it was planned as a single-story building consisting of two separate wings. The plan to convert into a hospital came later in the planning process and significantly influenced the form of the building, being largely dictated by military requirements. Starting from its robust reinforced concrete construction with brick filling and ending with arched form and terraces, all these elements were carefully thought

out. The solid skeleton construction ensured the durability of the building and enabled a free plan and a possibility of quick conversion from one function to another. It was also the most recommended hospital structures at that time.¹ The terraced structure orientated towards the east had a purely functional background, as it was meant to serve as a sun-bathing space for the patients. The curved, glazed façade ensured as much daylight inside the building as possible, which would be impossible with a linear arrangement.

During the SO, the Hall of Nations served as a canteen/restaurant for the athletes. Almost every nation participating in the Games had its own kitchen and chefs. It was divided into 321 rooms. The basement of a floor space of 400m² was used for storage, with eight large cold rooms. On the ground floor, 12 kitchens and dining rooms were located. On the first floor there were 13 separate kitchens and as many dining rooms. On the second floor there were 15 kitchens with dining rooms. In total, the building contained 40 kitchens and 40 dining rooms. Communication was arranged without using corridors. The kitchens were located from the side of the inner courtyard, whereas the dining rooms were directly on the other side, facing the terraces and the floodplain. The western wing contained all the facilities that were necessary for the organization of the kitchen service – telephone, administration, washing facilities for staff of 700 people.² At that time, on the eastern axis of the façade there was a large Olympic logo. Behind the Hall of Nations, on its western side, a Machinery Building was located. It contained telephone exchange, boiler room, garages, workshops, rooms for electricians, plumbers, gardeners, firemen and many other people working in the Village.

After being taken over by Wehrmacht, the Hall of Nations was completely cleared of all internal divisions, leaving only structural elements. Refurbishment works lasted one year, and the building was reopened in August 1937 under the name of Olympia-Lazarett. The interiors were arranged with rooms on the sides and a long central corridor in the middle. Terraces, where until recently the athletes used to spend their time, were now used for sun and open-air treatment for patients. Balcony doors were designed in such a way, that it was easy to transport bed with a sick person through it. Similar solutions were widely used in hospitals of that period – for example in District Hospital in Freinberg from 1930, or Harzgerode Children's Hospital from 1930.¹

After the World War II, the Hall of Nations was converted into Officers' School and served as such until 1968, when the sports club of Soviet army moved. The building was used as accommodations for athletes and a training facility, where the sportsmen were preparing for the 1972 SO in Munich. The interiors have been reorganized, but there is not much documentation from this period.

Eventually the Soviets withdrew from Germany in 1991, and the Hall of Nations was left unused for decades. Like the other remaining buildings, it was inscribed on the list of monuments in 1993.

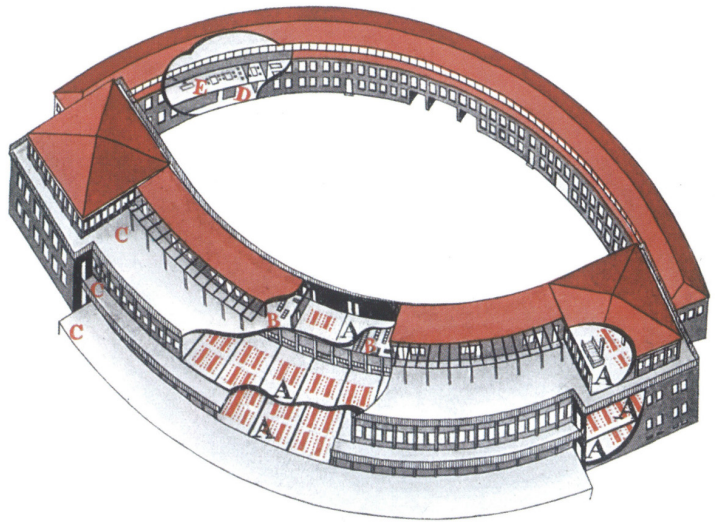
¹ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 168.

² Organizing Committee for the XIth Olympiad Berlin 1936, *The Olympic Village: Plan, Construction, Administration, Village Organization* (Leipzig, 1936), 16.

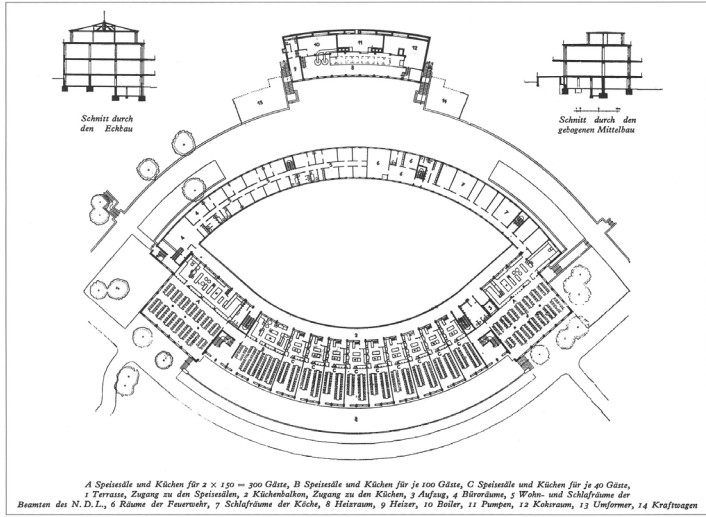
In 1999 the northern façade was partially restored, however the other parts have been severely affected by the passing of time. The building has undergone partial degradation, especially the roof elements and load bearing components. In 2015, the Hall of Nations along with together with part of the area around it, was purchased by a developer Terraplan. As part of the development plan for the Olympic village area, Terraplan planned to build a housing estate there. After extensive and controversial discussions about structural renovations and preservation of the Hall of Nations, eventually a permit was granted. Construction work has already started in 2020 and is planned to be finished in 2021 and the total cost of the renovation of the Hall of Nations is estimated to be between 30 and 35 million euros – as the developer claims, one and a half times more expensive than the cost of building a new building. The renovated Hall of Nations will contain as many as 117 apartments, varying from 47 to 207 m². The Machinery Building is also planned to be converted into residential functions.

Axonometric view of the Hall of Nations.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *The Olympic Village: Plan, Construction, Administration, Village Organization* (Leipzig, 1936), 16.



- A) Blick in Speisesäle mit
- B) der jedem Speisesaal zugehörigen eigenen Küche
- C) Die Speisesäle sind über Terrassen zugänglich. Jede Nation hat ihren Eingang. Die großen Mannschaften haben ihre Küchen in den unteren Stockwerken, die kleineren in den oberen.
- D) Im Erdgeschoß liegt die Wäschekammer
- E) Küchenverwaltung, Sitz des Oberkochen



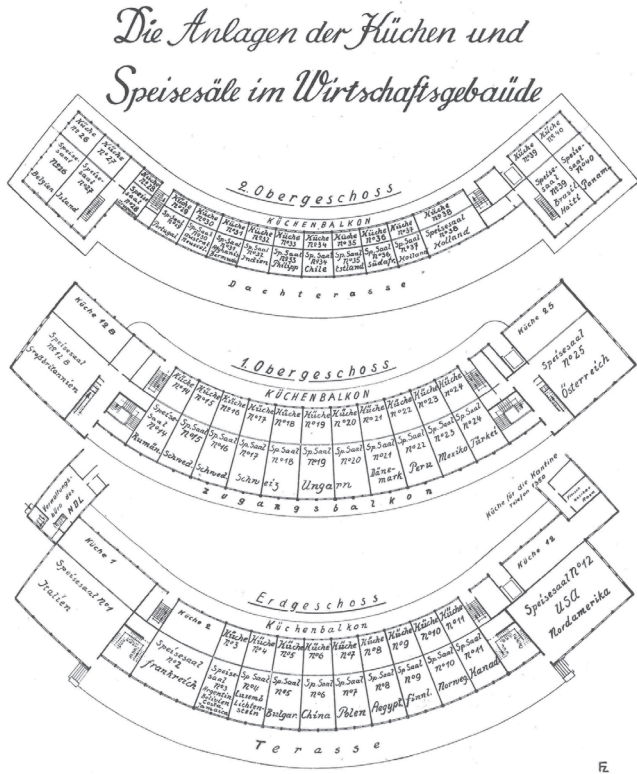
Floor plan of the Hall of Nations as it was during construction, 1936.

Image from: Werner March, *Der Aufbau des Olympischen Dorfes* (Berlin, 1936), 15.

- 1 - Terrace, access to the dining rooms
- 2 - Kitchen terrace, access to the kitchens
- 3 - Elevator
- 4 - Office Rooms
- 5 - Rooms of the N.D.L. officials
- 6 - Rooms for armed forces
- 7 - Rooms for the cooks
- 8 - Boiler Room
- 9 - Stoker
- 10 - Boiler
- 11 - Pumps
- 12 - Coal Storage
- 13 - Converter
- 14 - Garage

Plans of the Hall of Nations including the division into kitchens, 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 505.



Hall of Nations as seen from north-east, August 1936.

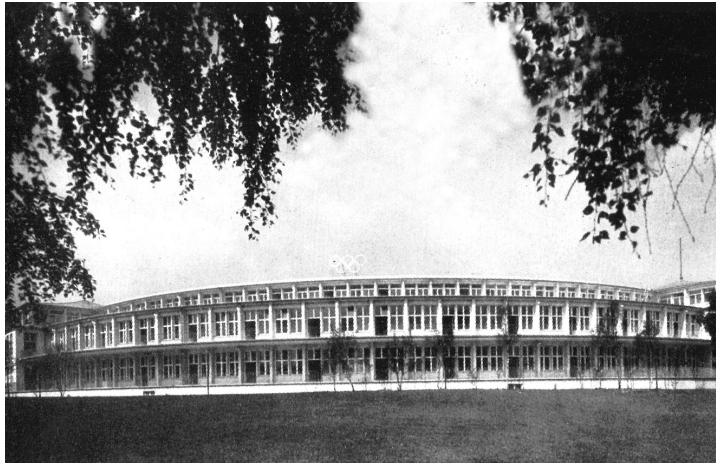
Image from: Bundesarchiv, B 145 Bild-P017176.





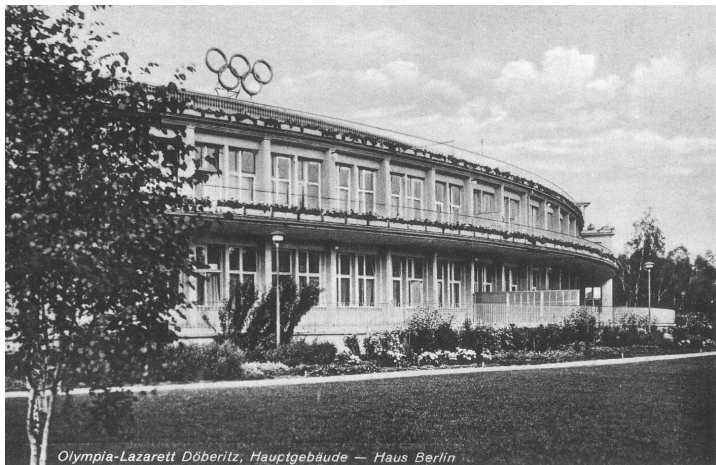
Hall of Nations during the last finishing work, 1936.

Image from: Meier-Hartmann Architekten.



Hall of Nations, eastern façade, August 1936.

Image from: Meier-Hartmann Architekten.



Olympia-Lazarett, eastern façade, 1937-1939.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 575.

Hall of Nations before renovation works, around 2015.

Image from: Coremedia.



Hall of Nations in the process of renovation, 2020.

Image from: Terraplan.



Visualization of the renovated building.

Image from: Terraplan.





Terrace on the first floor with a view of residential houses, eastern façade, 1936.

Image from: Meier-Hartmann Architekten.

Terraces from the courtyard side, probably 1936.

Image from: Meier-Hartmann Architekten.





Sick room in the main building of the Olympia-Lazarett, 1937-1944.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 579.



Dinning room in the main building of the Olympia-Lazarett, 1937-1939.

Image from: Hübner, 577.

Olympia-Lazarett Döberitz. Mannschafts-Speiseraum

Former sports room in the Hall of Nations, used by Soviets in 1960s, 2015.

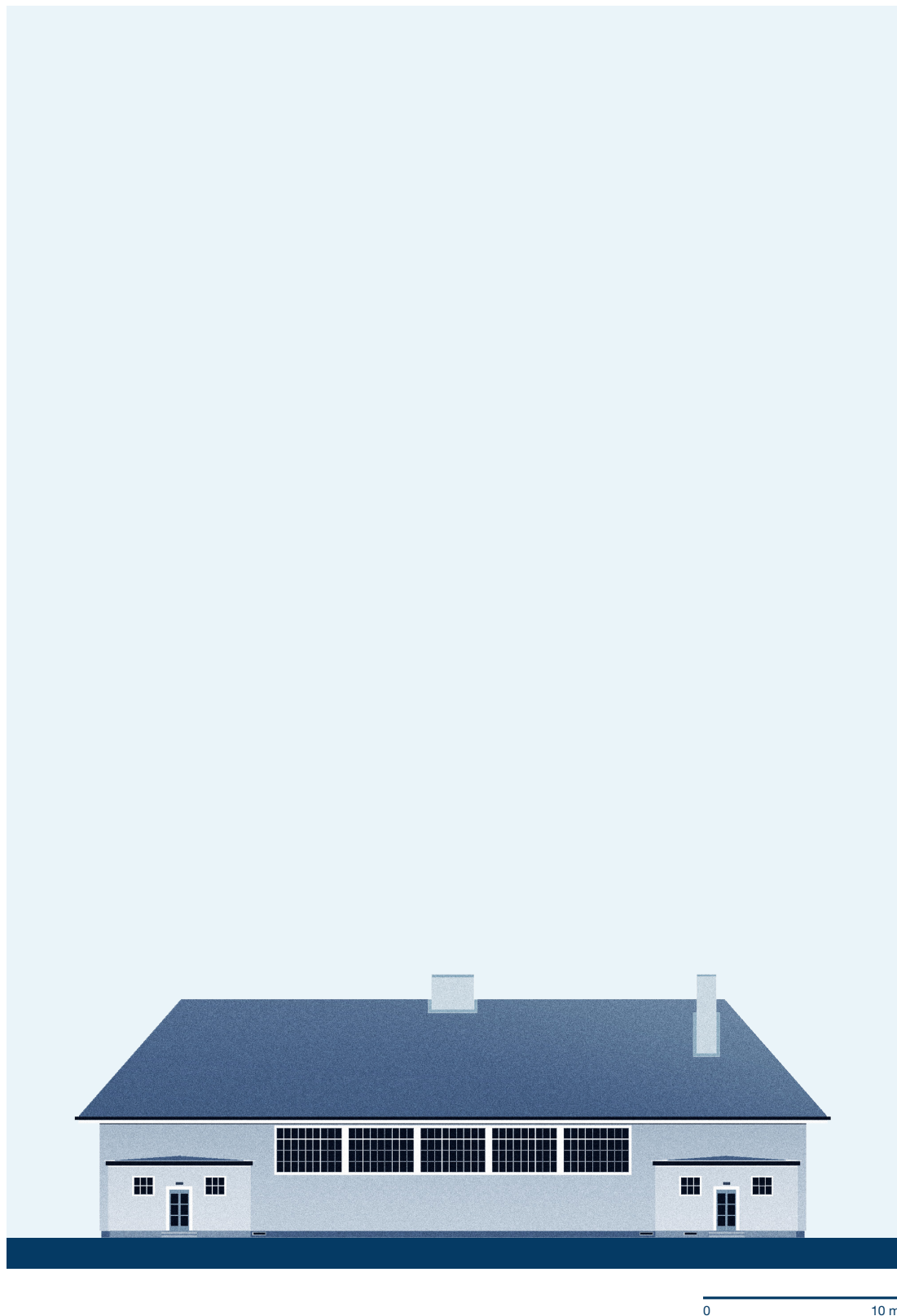
Image from: Florian Wizorek.



Visualisation of a sample apartment planned inside the Hall of Nations.

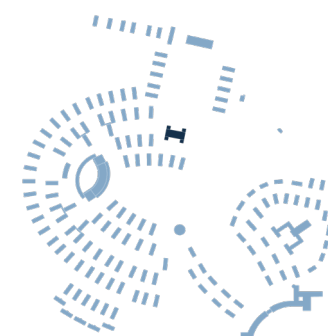
Image from: Terraplan.



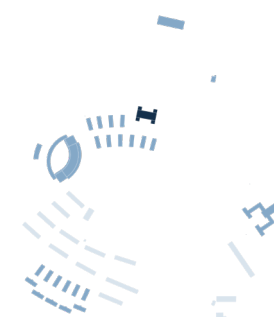


4 Swimming Pool

Schwimmhalle



Olympic Village in 1936



Olympic Village in 2020

The Swimming Pool belongs to the still existing sport complex located in the northern part of the Olympic Village, adjacent to Rosa-Luxemburg-Avenue and marking current entrance to the area. It was a very modern design in the principles of functionalism, based on innovative technologies. It was purely functional and stripped of any decorative elements. The building consists of a main block (covered with a hipped roof), measuring approx. 20 x 45 meters, and four smaller square units adjacent to it from its longer sides, each one measuring about 9 x 9 meters. The Swimming Pool is accessible through these annexes – two main entrances were located on the southern façade and two additional ones, intended for the athletes using the field, are on its northern façade facing the Sports Hall. The main hall, about 12 meters high, contains a large swimming pool measuring 12 x 25 meters and about 5 meters deep, with a capacity of 700m³ of water. The hall is vaulted with a reinforced concrete barrel, above which there is a wooden roof structure. The longer side was fully glazed with two layers of windows, the lower segments of the metal-framed windows originally had an electrically controlled mechanism that allowed to lift them up and completely open the pool to the outside, establishing a visual connection with the field, the 400 meter treadmill and the Sports Hall, and creating a close relation with the landscape and nature. In front of the opening, there was a small water basin for washing feet. In contrary, the windows on the opposite side were in form of a band in the upper part of the wall above the level of human sight. At the edge of the pool, there were located two diving boards. Another diving board, three meters height, was accessible through a sauna located on the first floor, along the shorter side of the building. On the ground floor underneath the sauna, there were changing rooms. On the opposite side of the building there was

a massage room (in its original version with bathtubs) and service rooms above it, with three openings to the swimming pool, supported by a steel lintel. In four adjacent single-story annexes there were functions such as showers, lifeguard room, toilets and even a hairdresser. The basement of the building contained a corridor around the pool, a boiler room and a coal bunker. The object was heated with district heating, which was an innovative solution at the times. The interiors were finished with plaster and white ceramic tiles. The swimming pool was finished with blue tiles, with the pattern of swimming belts placed on the bottom. Basing on the existing photographs, the construction of the building is probably done in reinforced concrete and bricks. The main hall is in skeleton structure, with reinforced concrete poles and brick filling, whereas other parts are entirely made of brick. The solid construction arises question, whether the building was designed by the AOD architects or the military engineers. It is certainly known that for structural calculations for the vault and the beams was conducted by military construction company Dyckerhoff & Widmann AG in September 1935. After the site came into the possession of the Soviets, the pool was continued to be used in accordance to its initial function. At that time, the local civilian population was allowed to use the Swimming Pool under strict conditions.¹ In the period between 1965 and 1966, the sauna has been slightly enlarged.¹

Since 1991, the Swimming Pool is unused and fell into disrepair. Despite being listed by the Brandenburg State Office for the Preservation of Monuments and the State Archaeological Museum (BLDAM) as a monument, in 1994 the Swimming Pool has fallen victim to vandalism and was set on fire. The fire seriously damaged the structure of the building, especially the roof. In the years 2010-2013 necessary structural measures were taken by the DKB Foundation to secure the building, a new roof was made with the help of subsidies. At that time, the façade underwent a renovation and new windows were installed. Nowadays the building is in a stable condition, however it bears many traces of vandalism and neglect for many years. All interior finishes are in poor condition and should be replaced.

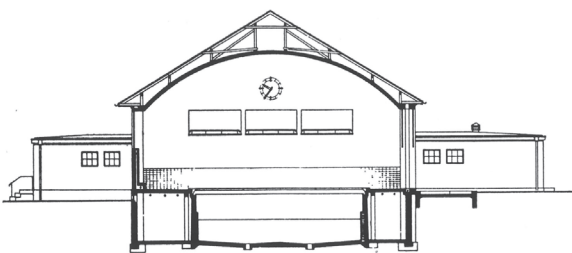
In 2014, the municipality of Wustermark commissioned a feasibility study for the reuse of the building as a swimming pool, however, the study showed that it would be extremely difficult from economic point of view. In later years, a plan for the development of the village was carried out under the federal program Integriertes Quartiersentwicklungskonzept (IQEK, translated to Integrated Quarter Development Concept). The area of sport facilities, including Swimming Pool, is planned as a public use for the municipality and as a museum.

¹ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 177-270.

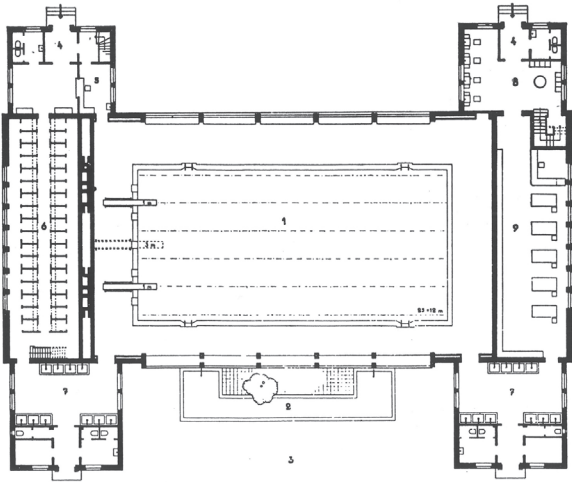
Section and plan of the first floor of the Swimming Pool.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 507.

- 1 – Swimming Pool
- 2 – Foot Cleaning Basin
- 3 – Sport Field
- 4 – Entrance
- 5 – Lifeguard
- 6 – Changing Room
- 7 – Showers
- 8 – Hairdresser
- 9 – Massage Room

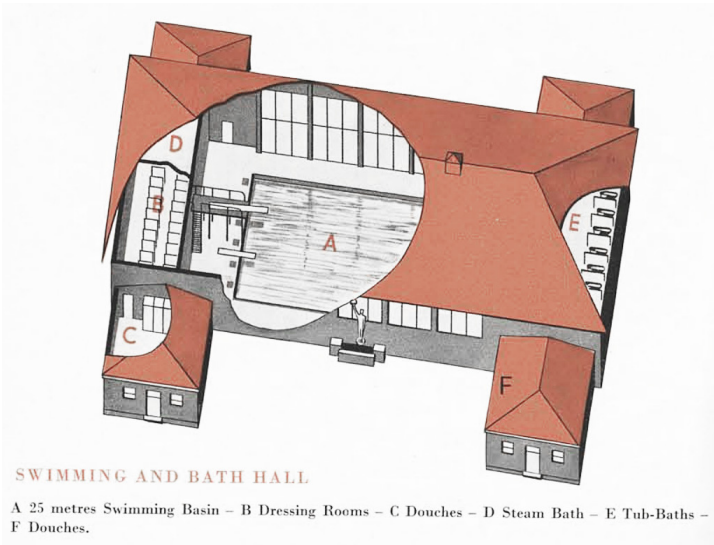


1 Schwimmhalle, 2 Fußreinigungsbecken, 3 Sportplatzgelände, 4 Eingänge, 5 Bademeister, 6 Umkleieraum, 7 Brause, 8 Friseur, 9 Massageraum



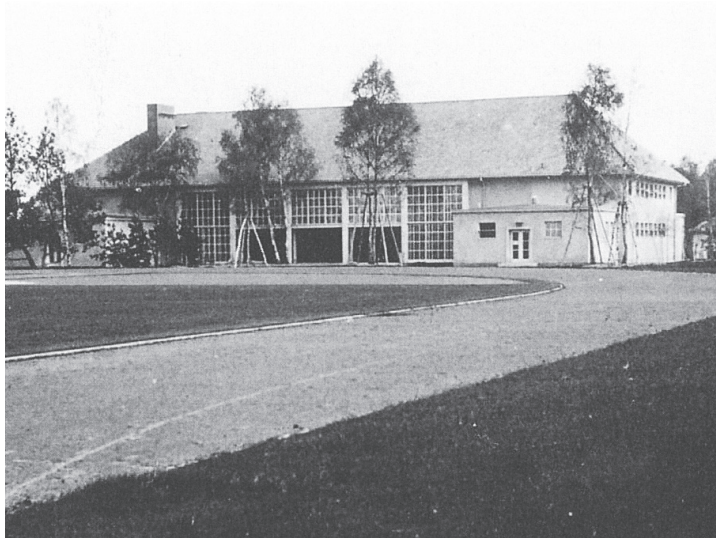
Axonometric view of the Swimming Pool.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *The Olympic Village: Plan, Construction, Administration, Village Organization* (Leipzig, 1936), 18.



SWIMMING AND BATH HALL

A 25 metres Swimming Basin – B Dressing Rooms – C Douches – D Steam Bath – E Tub-Baths – F Douches.



Swimming Pool as seen from the north,
June 1936

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 545.



Building condition after the 1994 fire, 2008.

Image from: Hübner, 631.



Opening windows on the
northern elevation, 2009.

Image from: Hübner, 632.

Building under renovation, 2011.

Image from: Michael Metze.



Building after the renovation
(southern façade), 2014.

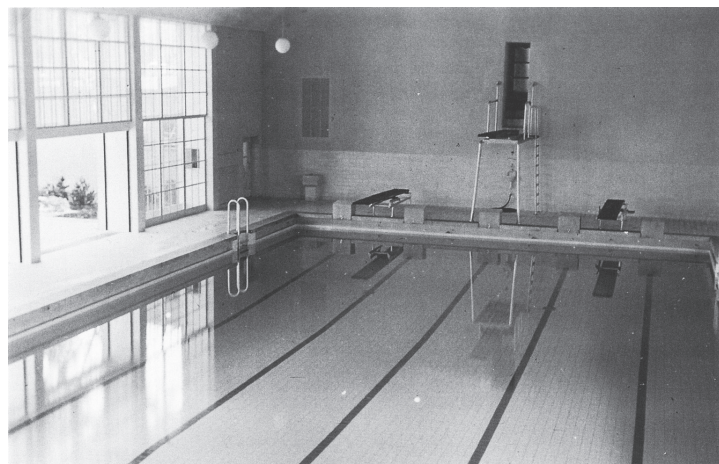
Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 631.



Building after the renovation
(western façade), 2013.

Image from: Alexander Savin.





Interiors of the Swimming Pool, summer 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 545-546.



Interiors of the Swimming Pool, 2015.

Image from: Florian Wizorek





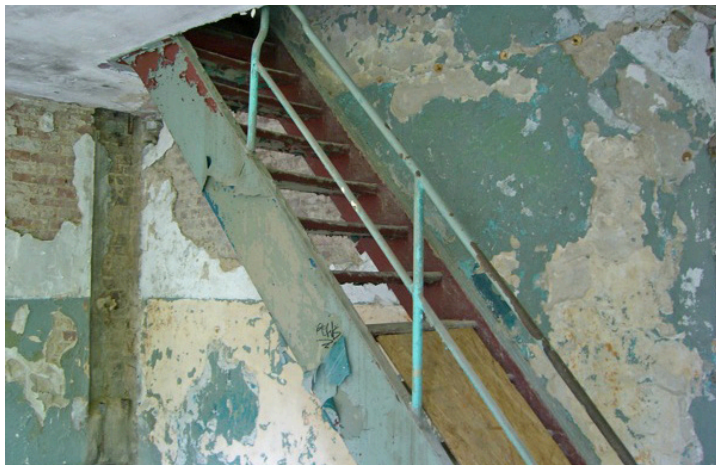
Showers, 2011.

Image from: Michael Metze.



Former Massage Room, 2017.

Image from: Viktoria Sochor.



Stairs leading from the changing room to the sauna and diving board, 2011.

Image from: Michael Metze.

Diving board accessible through the sauna, 2017.

Image from: Viktoria Sochor.



Opening between the swimming pool and the service room, supported by a steel lintel, 2017.

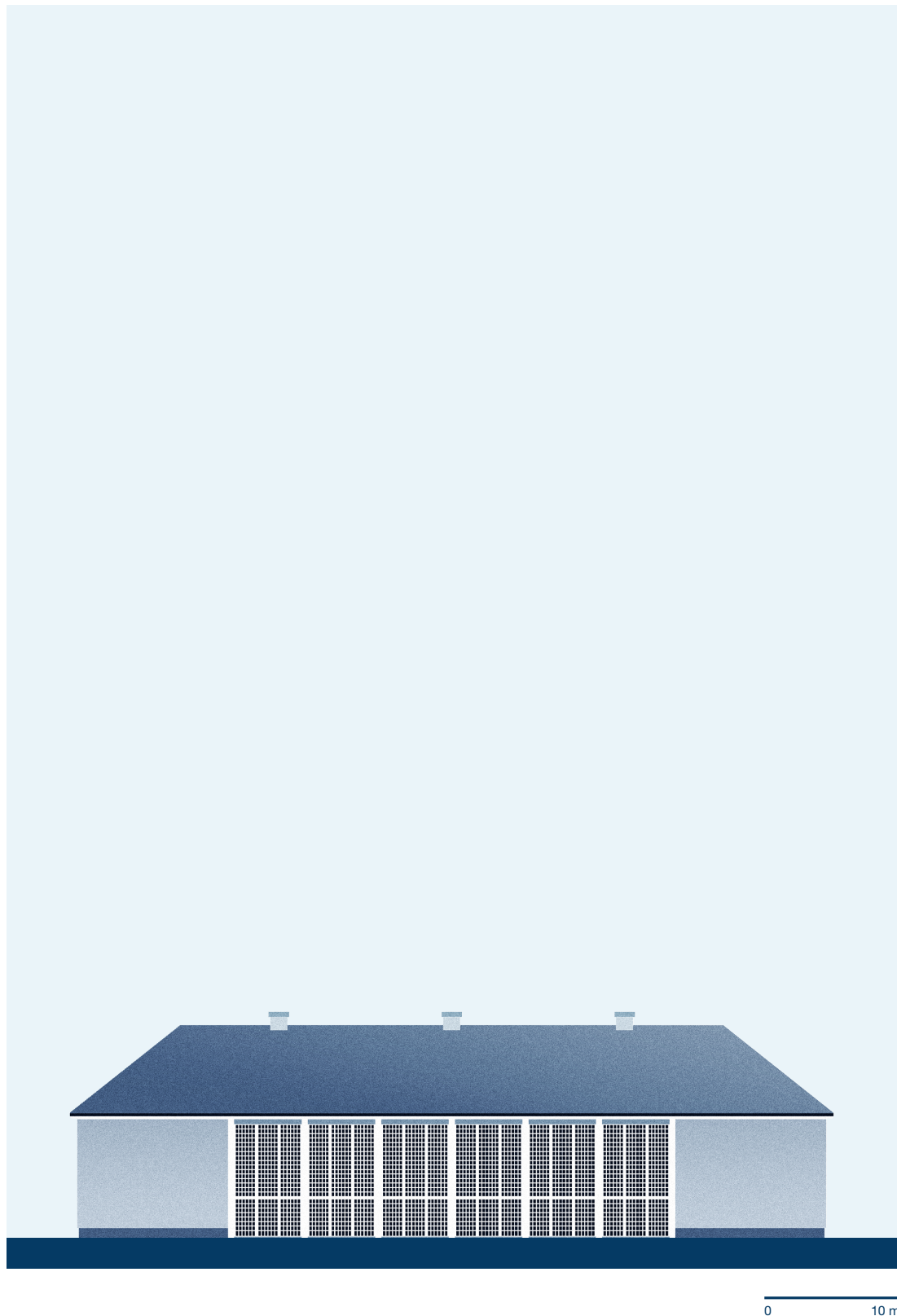
Image from: Viktoria Sochor.



Ceramic flooring condition, 2017.

Image from: Viktoria Sochor.





5 Sports Hall

Sporthalle

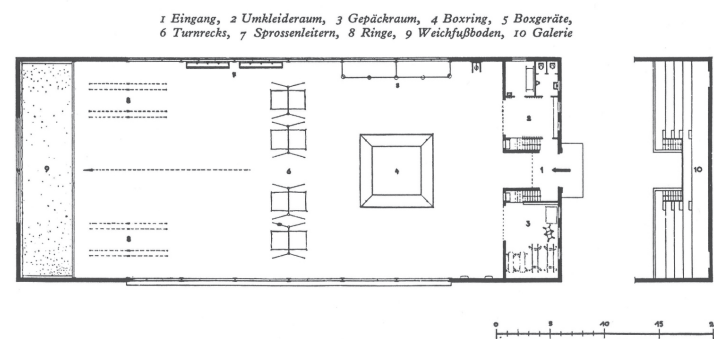


Olympic Village in 1936



Olympic Village in 2020

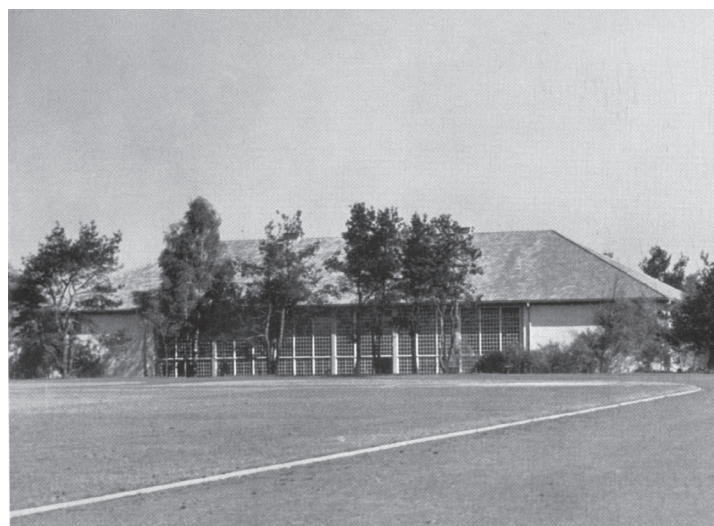
The Sports Hall, like the Swimming Pool, is a part of the sport complex of the Olympic Village, located in its northern part. The building exists nowadays. This rectangular hall, covered with a hipped roof, measures approx. 20 x 50 meters and is constructed in a steel frame structure with brick filling and a wood-clad roof. The frames are placed approx. every 5 meters. Similarly to the Swimming Pool, the Sports Hall has glazing on both its longer sides. On the northern side there is only a narrow, horizontal band of windows above the human sight, same as on the shorter western façade. From the southern side facing the Swimming Pool and the field, there is a large glazed surface with openings. As a result, the building can be completely opened from one side and connected spatially with the rest of the sport complex. The floor is covered with narrow strip parquet flooring, which was preserved until present time. The entrance area is located on its shorter eastern side. After entering the building, spectators could access a gallery through two small staircases placed on left and right side of the entrance. Under the gallery, a changing room, two storage rooms and a toilet were located. The Hall was equipped with a boxing ring, punching bar, high bar and swedish ladders. During the 1936 Summer Olympics the hall was used for physical training. It maintained its function during the use of Wehrmacht. It was also used by the Soviets, when the athletes were preparing for 1972 Summer Olympics in Munich. In the years when the DKB Foundation organized tours of the Village, the Sports Hall was used for individual events and temporary exhibitions about the Village and the Olympics. Overall the Sports Hall is in good structural condition, apart from the natural degradation of materials resulting from the passage of time. Certainly, it would be necessary to replace windows and floors. As mentioned above, when describing the Swimming Pool, it is planned to be used as a public facility for the community.



Ground floor plan of the Sports Hall.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 545-546.

- 1 - Entrance Hall
- 2 - Changing Room
- 3 - Storage Room
- 4 - Boxing Ring
- 5 - Boxing Equipment
- 6 - High Bar
- 7 - Swedish Wooden Ladders
- 8 - Rings
- 9 - Soft Flooring



Sports Hall as seen from the south, 1936.

Image from: Meier-Hartmann Architekten.

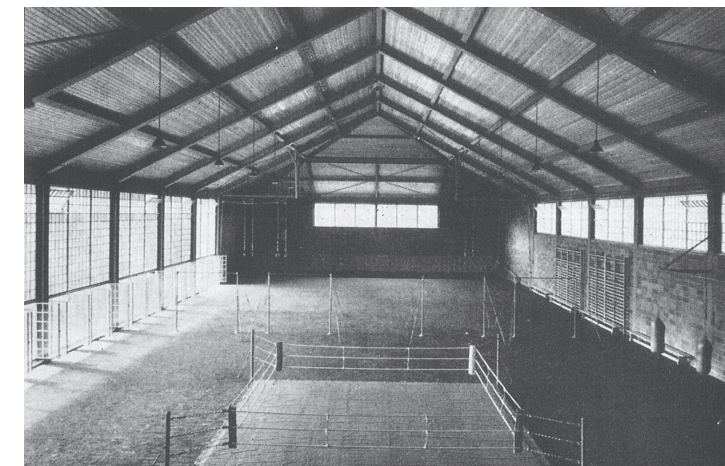


Sports hall, 2008. On the eastern narrow side of the hall there was an extension from the end of the 1960s until 2010.

Image from: Hübner, 630.

View of the Sports Hall interior from the gallery, summer 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 544.



Interior of the Sports Hall, 1993.

Image from: Hübner, 630.



Temporary exhibition in the Sports Hall, 2018.

Image from: Maurice Laarman.





Temporary exhibition in the Sports Hall, undated.

Image from: Gemeinde Wustermark, FB II – Standortförderung und Infrastruktur, Bauleitplanung, Bauordnungswidrigkeiten, Schulentwicklungsplanung.



Glazing detail, 2017.

Image from: Viktoria Sochor.

Steel construction and a wooden swedish ladder, 2017.

Image from: Viktoria Sochor.



Original wooden flooring, 2017.

Image from: Viktoria Sochor.





6 Dwellings for Athletes

Sportlerunterkünfte



Olympic Village in 1936



Olympic Village in 2020

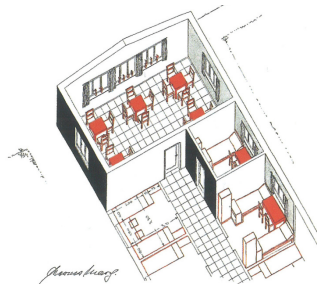
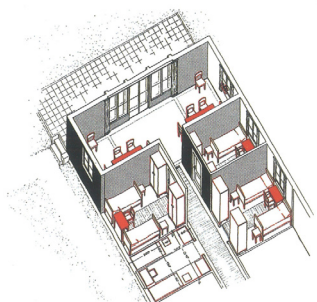
In total, there were 140 athletes' houses in the Olympic Village. They were arranged in several groups belonging to zones of larger buildings. The vast majority of the houses were standardized one-story buildings, except for five two-story houses (added later in the planning process) located in the southern part of the complex. There were also four ensembles composed of three houses each, located next to the Hall of Nations. Build out of perforated brick, with a hipped roof covered with red ceramic tiles and solid wood construction (steel in some cases), there were the complete opposite of the houses from the 1932 SO in Los Angeles in terms of standard, equipment and construction durability. Each house in the Berlin Olympic Village was named after a German city and decorated with its emblem, which served for promoting Germany and ensure easier orientation in the Village. One of the houses was designated to medical service. The dwellings had from eight to twelve double bedrooms each, a room for two stewards near the entrance, a bathroom equipped with a shower, a phone (which was very extraordinary in that time), a living room and a central corridor. Depending on the configuration of the spaces inside the house, different types of the houses were developed. The first concept of the Olympic Village featured three different types of dwellings, the plan from July 1934 showed five different types, whereas the final plan had eight different types – A1, A2, A3, B1, B2, B3, B4, C1. Those types can be roughly divided into three main categories: the ones with main entrance on its shorter side, the ones with main entrance on the longer side and the two-story ones.

Depending on their location in the village, the buildings had different layouts ensuring the best view from the common dayroom, which was

located either on the shorter or on the longer side of the house. The dayroom was the heart of the house, where athletes were meant to spend time together. On its extension there was always an external terrace separated by glazed double doors. The dayrooms were given a special care in terms of furnishing and decorations. They were furnished with wooden tables, benches and chairs. Additionally, the dayroom was painted in two scenes depicting the city in honor of which it was named and decorated with photographs (photographs of those cities were also hung in the bedrooms). The initial idea was that each house would be decorated by a different city and then named after it. As many as 141 German cities were invite to collaborate in this project, however, only 20 out of them responded and were willing to participate (due to financial reasons). The participating cities sent their artists of choice, who painted the murals and emblems on the front façades. The rest of the houses was decorated by freelance artists and over 200 art students.¹

Each bedroom was equipped identically – with two beds, wardrobe, table, chair, ceiling lamp, rug and a radiator placed under the windows. The sanitary rooms were always located in a corner area, the stewards' room near the main entrance. Dwelling that did not have a basement had a small cellar under the stewards' room, where small refreshments were stored. In the buildings with basements, storage was located on the underground level. The houses were glazed with box-type double windows and covered with gauze in order to protect the residents against mosquitos. Most of the interiors were painted in plain white color, as that was a military requirement. The only rooms with other color scheme were the dayrooms, which were painted in a yellowish color, as it is shown on color photographs. The dwellings were connected to the central district heating system, which was supplied by one of three heating plants in the Village.

¹ Emanuel Hübner, „The Olympic Village of 1936: Insights into the Planning and Construction Process.“ *The International Journal of the History of Sport* 31, no. 12 (2014): 1444-1461.

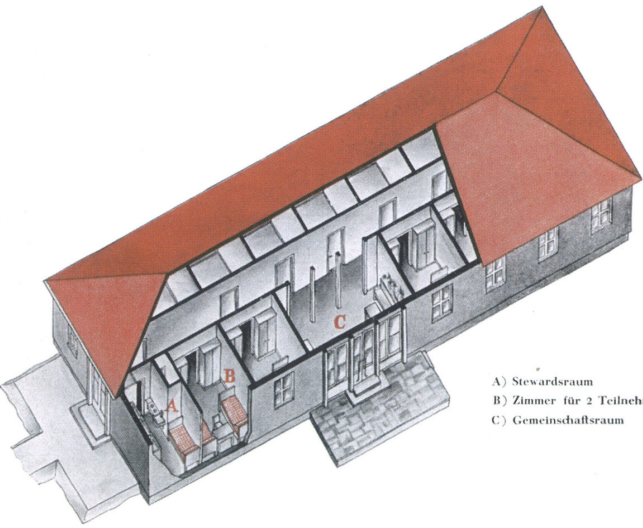


Designs for the residential buildings, 1936.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *Guide to the Celebration of the XIth Olympiad Berlin 1936* (Berlin, 1934), 23.

Axonometric view of a one-story residential building.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 615.



A) Stewardsraum
B) Zimmer für 2 Teilnehmer
C) Gemeinschaftsraum



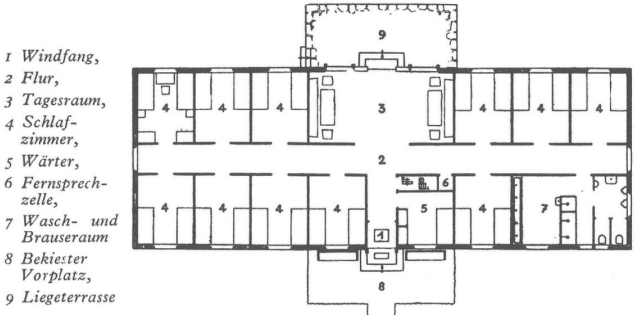
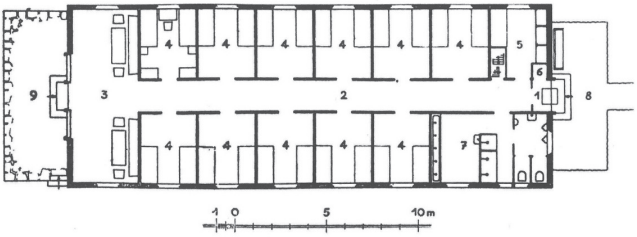
Some of the emblems of cities painted on the dwellings.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 529.

Ground floor plans of two single-story residential buildings of type B1 (top) and B2 (bottom).

Image from: Hübner, 503.

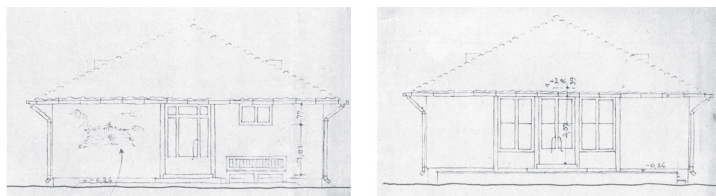
- 1 – Entrance Hall
- 2 – Hallway
- 3 – Dayroom
- 4 – Bedroom
- 5 – Stewards' Room
- 6 – Telephone
- 7 – Wash and Shower Room
- 8 – Gravelled Forecourt
- 9 – Terrace



- 1 Windfang,
- 2 Flur,
- 3 Tagesraum,
- 4 Schlafzimmer,
- 5 Wärter,
- 6 Fernsprechkabine,
- 7 Wasch- und Brauseraum
- 8 Bekieter Vorplatz,
- 9 Liegeterrasse

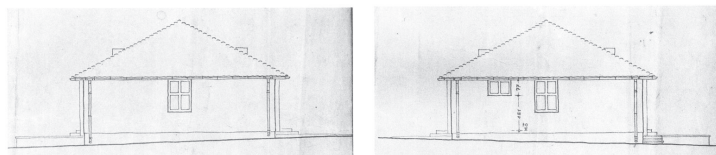
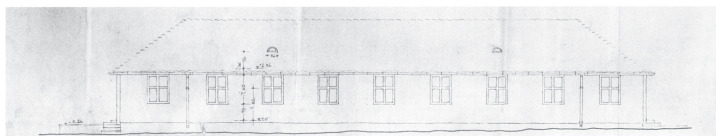
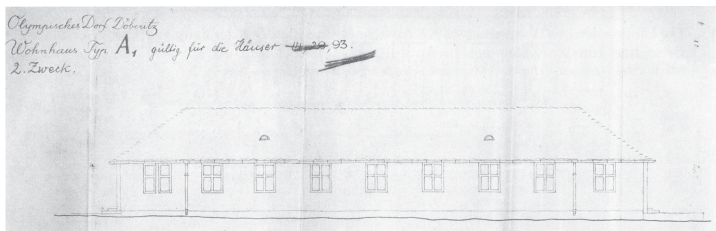
The dwellings were a result of a kind of syncretism between the military and civil architecture. They combined the requirements of the military with an idyllic vision of the architects. However, as it was mentioned before, not all military regulations were followed in the final design. The buildings were only single-story, whereas the military barrack were required to be higher. The buildings with basements were supposed to have a reinforced concrete ceiling and serve as shelters during potential air raids. According to historical documentation, these standards have been met. However, none of the buildings that has persisted to this day has the required reinforced concrete ceiling above the ground floor.

After the Olympics, the dwellings were used by Wehrmacht soldiers accordingly to its function, except for houses attached to the Olympia-Lazarett complex. Around 20 residential buildings were destroyed in 1945. In the following years, they were used by the Soviets mainly to obtain building materials, and those unnecessary were left to decay over the years. In 1960s, Soviets demolished most of the houses in order to build new residential buildings in their place. Nowadays, there are left only 20 houses, in varying degrees of decay, and dozens of visible foundations, mostly in the north-western part of the site. The foundations west of the Hall of Nations were removed during construction work in that area. During the period of DKB Foundation's activity in the Village, when the guided tours were given, two houses were partially renovated. One of them (the house in which Jesse Owens probably lived, an American athlete and four-time gold medalist in 1936 SO), was furnished as in the original and served as a museum, whereas the other one held sanitary functions.



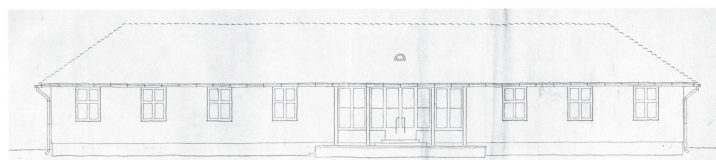
Façade drawings of a residential building (type A1), drawn by Georg Steinmetz, April 1935.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 501.



Façade drawings of a residential building (type A2), drawn by Georg Steinmetz, April 1935.

Image from: Hübner, 502.



Residential buildings in the central part of the Olympic Village, 1936.

Image from: Meier-Hartmann Architekten.



„House Fulda“, July 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 527.





Dayroom in a residential building, August 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 536.

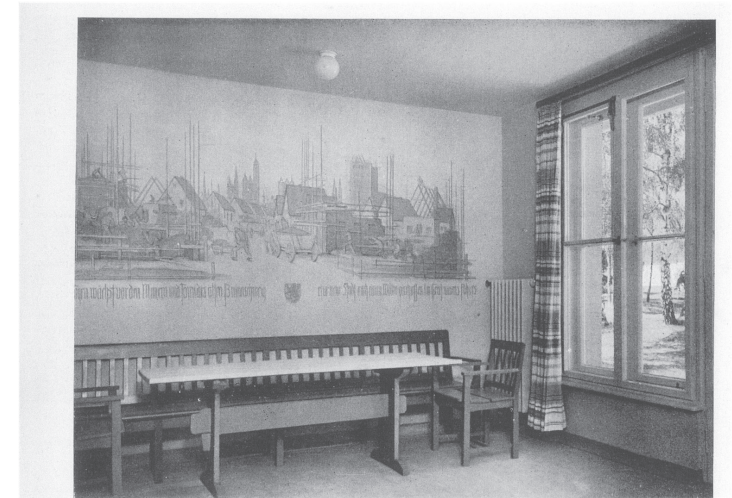


Dayroom in a residential building, August 1936.

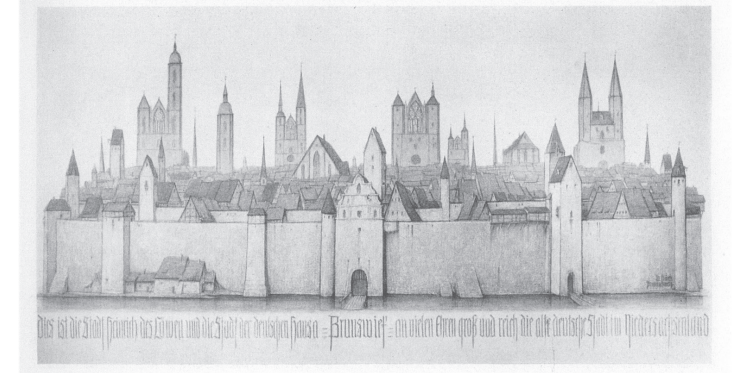
Image from: Meier-Hartmann Architekten.

Wall murals depicting a city in the dayroom of the „House Braunschweig“, August 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 531.



Haus Braunschweig - Malerei F. W. Hoeck, Braunschweig. Die Wandbilder in den verschiedenen Häusern des Olympischen Dorfes beweisen, daß die Monumental- und Dekorationsmalerei nicht nur für große repräsentative Räume in Frage kommt, sondern daß in gleicher Weise kleine intime Kameradschafts-, Wohnräume usw. damit ausgestattet werden können. In unserem Falle wählte der Künstler eine wirksame Gegenüberstellung der Stadtsicht des alten, von einem türmereichen Mauerwall umgebenen mittelalterlichen Braunschweig mit dem im neuen Staat im Aufbau begriffenen modernen Braunschweig.





Terrace in front of a dayroom, 1936.
Image from: Meier-Hartmann Architekten.

Typical bedroom, 1936.

Image from: Meier-Hartmann Architekten.





View from the Hall of Nations on one of the two complexes of preserved houses, 2008. In the background, there is the Swimming Pool during the renovation works.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 623.



View of one of the two complexes of preserved houses, with Hall of Nations in the background, May 2017.

Image from: R.T.



View of one of the two complexes of preserved houses, with Hall of Nations in the background, 2020.

Image from: Omer Reznik.

Jesse Owens house, renovated for museum purposes, 2011.

Image from: Michael Metze.



Condition of the residential buildings, 2017.

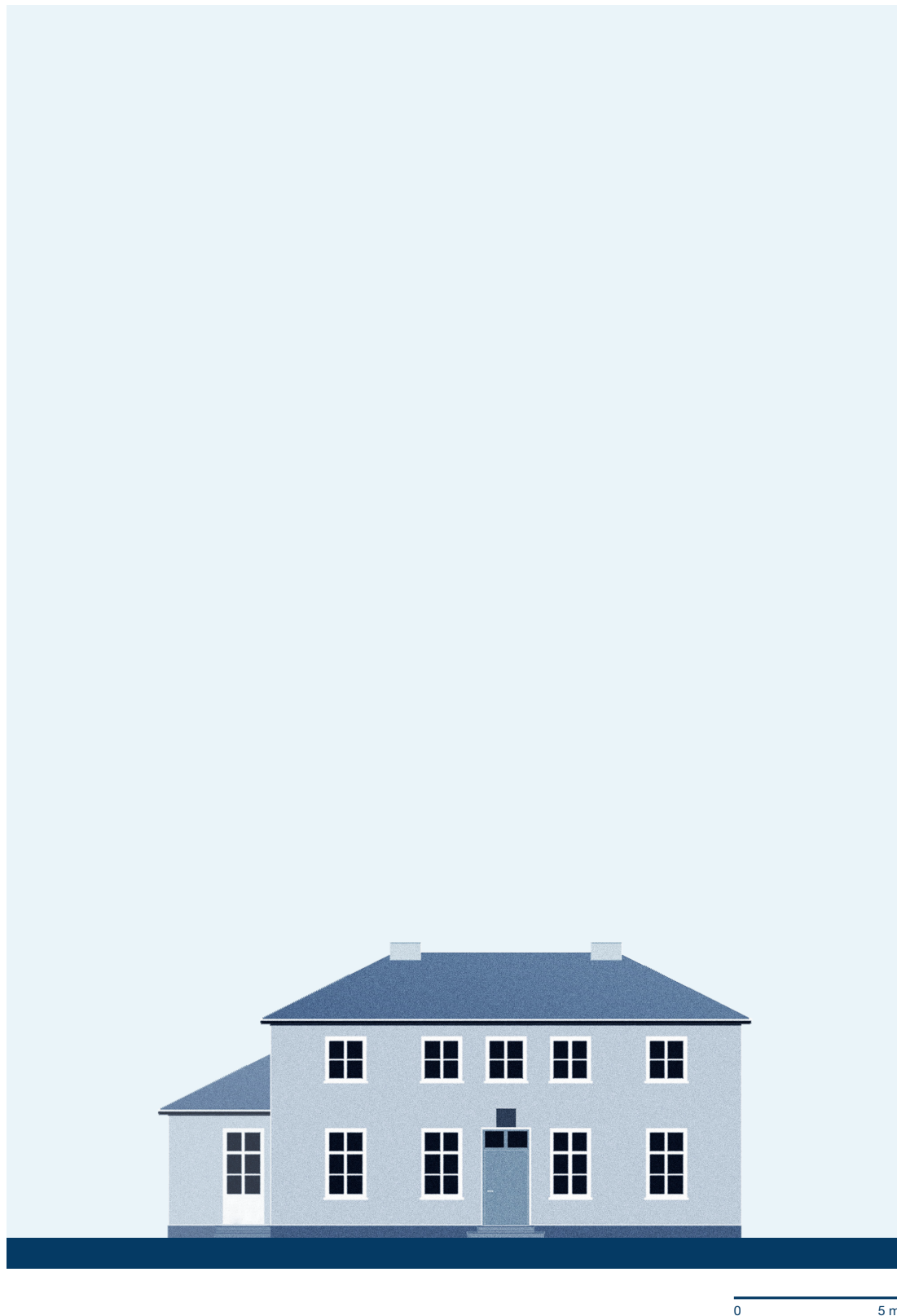
Image from: Victoria Sochor.



View of one of the two complexes of preserved houses (in southern part of the Olympic Village), composed of single- and two-story buildings, 2020.

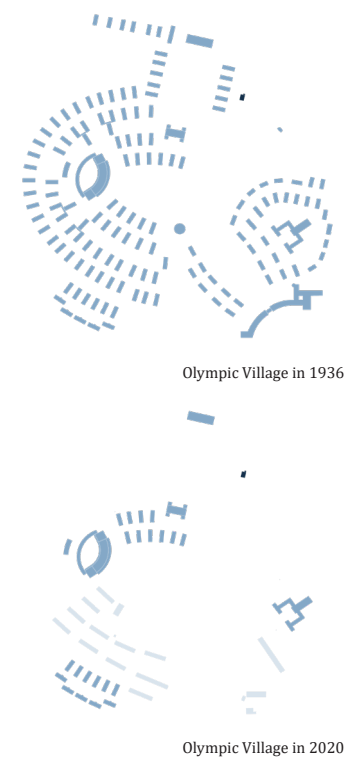
Image from: Omer Reznik.





7 Commandant's Residence

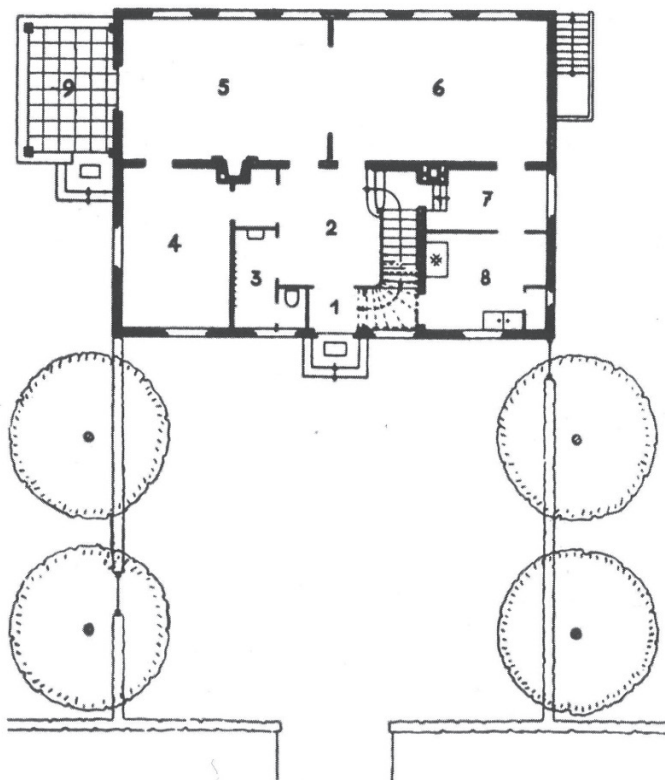
Kommandantenhaus



The Commandant's Residence is still existing, in a form largely similar to the original. It is located in the northern part of the Olympic Village, east of the sports complex, near the current entrance to the site. It is accessible from the side of the sport field, through a separate driveway ending with a small representative forecourt. It was the only building in a village to have a spatial relationship with the surroundings of the Village in a form of a view to the east. The Commandant's Residence was built as a representative of Wehrmacht and an indication of the existing balance of power. It's first resident was Wolfgang Fürstner (1896-1936), who as a commander of the Olympic Village was responsible for the building process and organization of the Village. As time went by, it was discovered that Fürstner had, in fact, a Jewish ancestor. He was no longer allowed to be a commander, socially ostracized and with the perspective of being expelled from the Wehrmacht. Only three days after the end of the Olympics, Fürstner committed suicide behind his house in the Olympic Village, becoming one of the many victims of his own regime.

The Commandant's Residence is a two-story building with symmetrical composition of the façade, structured by five axes. It is covered with a hipped roof coated with ceramic tiles, with two chimneys on each side of the ridge. The building measures about 10 x 14 meters. On its left side there is an additional porch. The ground floor served primarily for representative purposes, whereas the upper floor was for private use. The Residence was probably based on an earlier work of Werner March of a similar use, conceived around 1930¹. For the time after the SO, there is no clear evidence for the use of the building. During the Soviet period it was converted to kindergarten, as proven by the paintings left on the walls. The building has been unused since 1991.

¹ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 180.



Ground floor plan of The Commandant's Residence.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 508.

- 1 - Windbreak
- 2 - Hallway
- 3 - Wardrobe
- 4 - Master bedroom
- 5 - Living room
- 6 - Dining room
- 7 - Pantry
- 8 - Kitchen
- 9 - Porch



The Commandant's Residence as seen from the sports complex, May 1936.

Image from: Hübner, 546.

The Commandant's Residence, 1993.

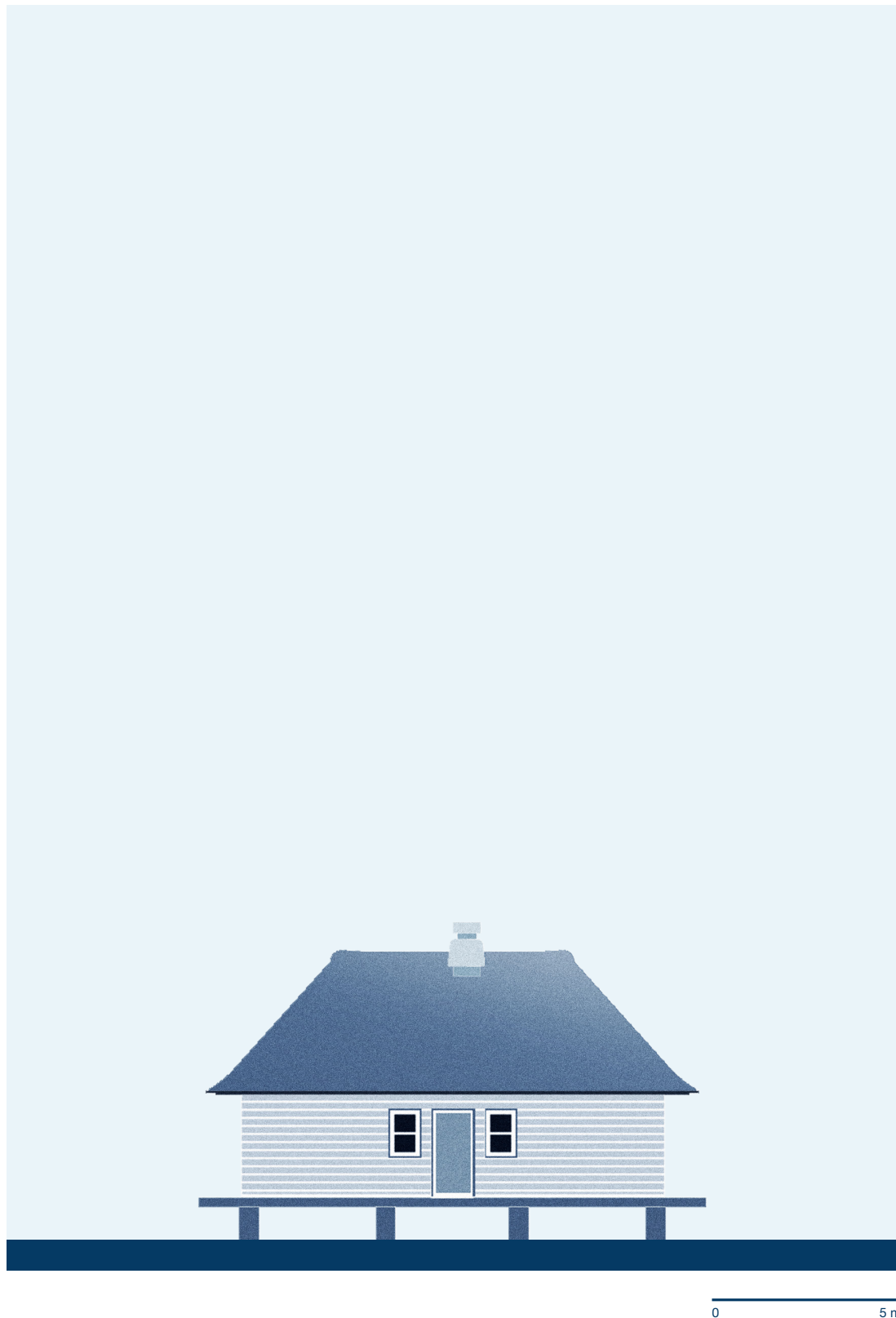
Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 633.



The Commandant's Residence, probably around 2015.

Image from: Gemeinde Wustermark, FB II - Standortförderung und Infrastruktur, Bauleitplanung, Bauordnungswidrigkeiten, Schulentwicklungsplanung





8 Sauna

Dampfbad/Sauna



Olympic Village in 1936

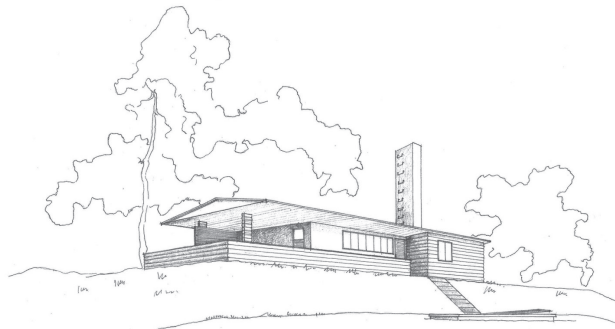


Olympic Village in 2020

¹ Emanuel Hübner, „The Olympic Village of 1936: Insights into the Planning and Construction Process.“ *The International Journal of the History of Sport* 31, no. 12 (2014): 1444-1461.

The Sauna was located on the northern shore of the Lake, on the axis connecting spatially with the Bastion, complementing the idyllic and picturesque landscape of the Lake. The Sauna appeared at a later stage of the project, at a time similar to the Community House. Initially, many individual bathing houses were planned to be scattered throughout the Village. Eventually, it took the form of a single building, additional saunas were located in the Hall of Nations and in the Swimming Pool. Sauna is the only building in the Village that was designed with the participation of an architect who did not belong to the AOD, a Finnish architect Erik Bryggman was invited to collaborate in the design process of the sauna building.¹ It was considered a necessary facility for the Finnish participants. However, Bryggman's project was considered to be too modern and futuristic, and the plans changed before being implemented. Werner March prepared his own version in April 1935, which corresponded more to the German's image of a traditional Finnish sauna. According to the final project, it was a cabin-like building in a wooden log construction from only roughly worked wood, with a thatched roof. This approx. 6,5 x 10 meters building, of a height of about 6,5 meters, was erected on a platform (probably of reinforced concrete) supported on four poles and partially suspended over the surface of the Lake. The interior was separated into five rooms: entrance hall, service, changing room, shower and sauna. The building was heated by a wood stove, for which extra birch wood from Finland was imported. The stove itself was a German production, however, the stones necessary for its operation were also imported from Finland. The Sauna was depicted in the opening sequence of the second part of Olympia, the movie of L. Riefenstahl's, where it is used to illustrate the athletes' closeness to nature. Nowadays, the only remnant of the Sauna is the foundation plate on which it was built.

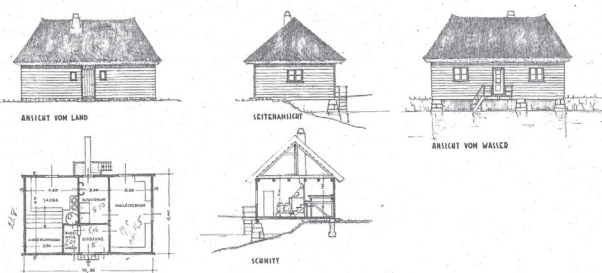
OLYMPISCHES DORF DÖBERITZ
SAUNA AM TEICH



Erik Bryggman's design drawing for the „Sauna by the Pond“, 1934/1935.

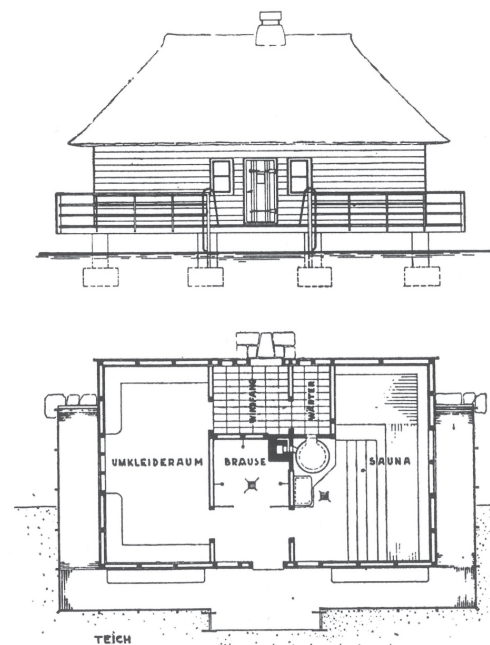
Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 508.

OLYMPISCHES DORF DÖBERITZ
SAUNA AM TEICH. H=1:100



Design drawings for the Sauna by Werner March, April 10, 1935.

Image from: Hübner, 509.



The Sauna drawings as in the executed condition, 1936.

Image from: Hübner, 509.

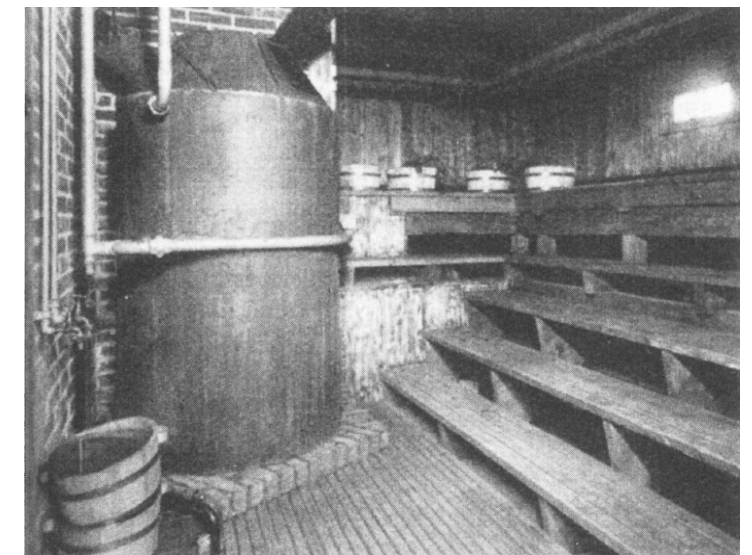
Construction work on the Sauna roof, August 1935.

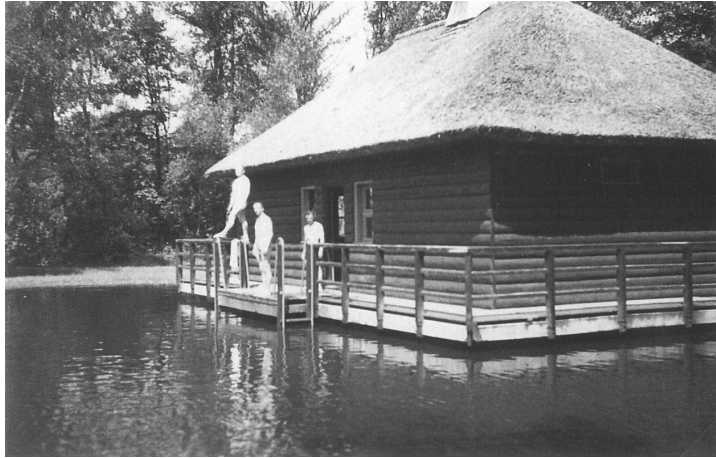
Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 518.



Sauna room with visible stove, 1936/1937.

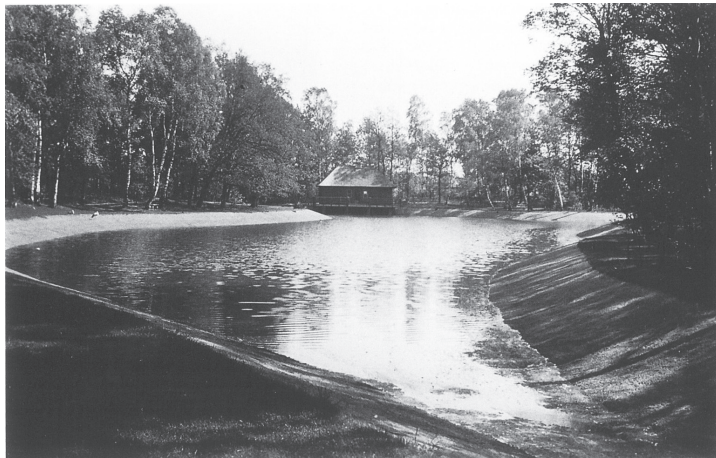
Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 547.





Sauna during the Summer Olympics,
August 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 547.



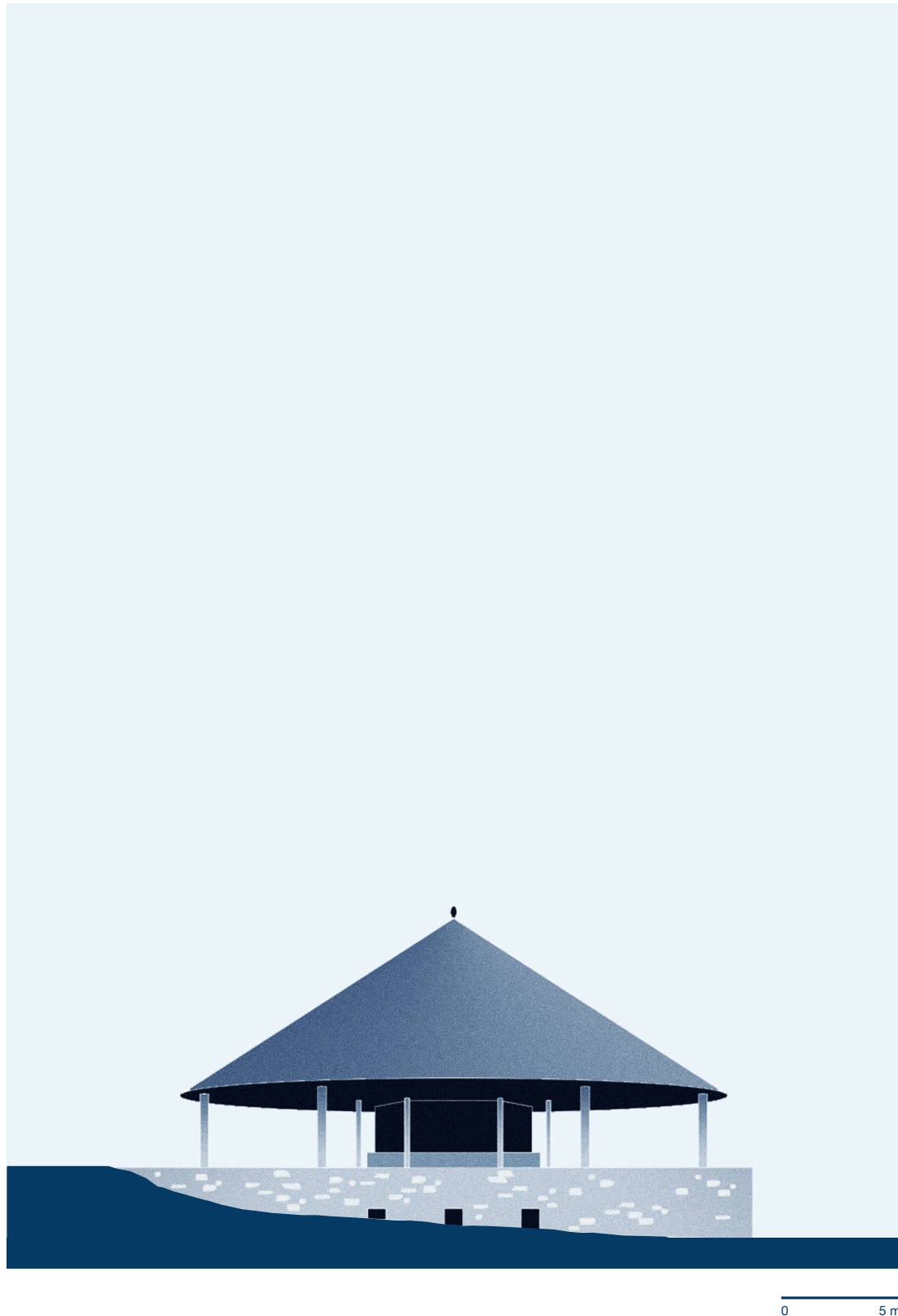
Sauna, the end of 1935.

Image from: Hübner, 519.



Foundation plate of the Sauna building, 1992.

Image from: Hübner, 633.

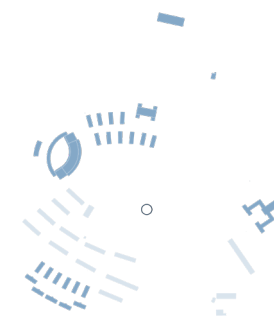


9 Bastion

Erfrischungsbar



Olympic Village in 1936

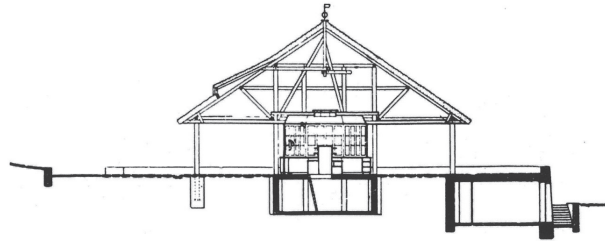


Olympic Village in 2020

¹ Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 175.

The Bastion was located in the very center of the Olympic Village, at the intersection of the main open spaces and spatial axes. It was in the close vicinity of Birch Ring, with which it formed a small spatial complex. Contrary to what the name suggests, it was a light wooden pavilion. Thanks to its slightly elevated position, it offered a picturesque panoramic view of the village (especially on the Hall of Nations, the Reception Building, and the Lake), hence it was called the „lookout point”.¹ It was skillfully inserted into the difference in height between the lower and upper village, thanks to which it smoothly fitted into the surrounding landscape, indicating Wiepking’s contribution to its design. The Bastion was a circular wooden pavilion erected on a circular masonry structure with a diameter of 27 meters, with a low stone perch on its perimeter. The masonry part contained cellars with storage and sanitary facilities accessed through a floor hatch and a wooden staircase. On top of it, sixteen solid wooden pillars arranged in two circles supported a conical thatched roof. The outer ring of pillars had a diameter of 18 meters. Inside the smaller circle a glazed octagon with a diameter approx. 5 meters was described, containing a bar with white-tiled counter. During the Summer Games, the Bastion was used as an open-air bar serving non-alcoholic beverages and an idyllic meeting place for athletes. Equipped with small round wooden tables and stools, it was considered as an important place in the Village, gathering the social life of the inhabitants. Concerts of the military band also took place there.

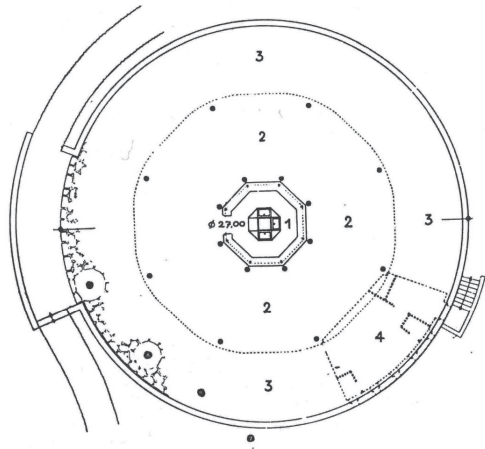
The Bastion was heavily damaged during the last year of the war, which stripped it of its wooden structure. The only remnant is the stone plateau, which has been preserved until today and listed as a monument.



Section and floor plan of the Bastion.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 510.

- 1 – Bar
- 2 – Covered Seating Space
- 3 – Uncovered Seating Space
- 4 – Cellar



- 1 Ausschank
- 2 Gedeckter Sitzplatz
- 3 Freier Sitzplatz
- 4 Aborte im Keller

Axonometric view of the Bastion.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *Guide to the Celebration of the XIth Olympiad Berlin 1936* (Berlin, 1934), 23.



Bastion during construction, November 1935.
Figures from left to right: Carl Diem, Wolfgang Fürstner, Baillet-Latour, Theodor Lewald.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 520.



Bastion, summer 1936.

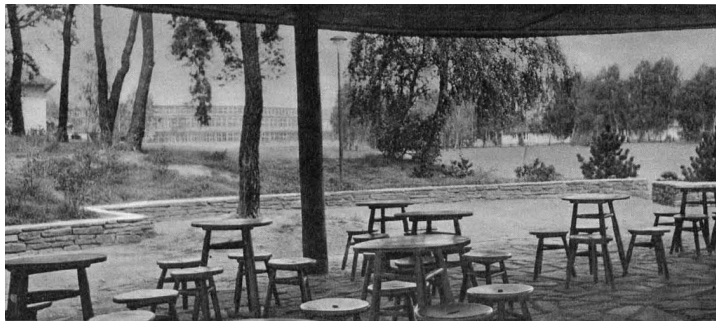
Image from: Hübner, 548.





Bastion, summer 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 547.



Furnished Bastion, summer 1936.

Image from: Berliner Illustrierte Zeitung, „Die 16 olympischen“, Tage 2, Olympisches Sonderheft, 1936



Morning concert of the Olympic band.
Press photo from July 1936.

Image from: Hübner, 562.

View of the remnants of the Bastion, 2008.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 634.



View of the remnants of the Bastion, 2018.

Image from: Maurice Laarman.



V. Conclusions

A key aspect in the further development of the Olympic village is the right balance between historical substance and contemporary elements. Each phase in the existence of the Village has left its mark, creating a multi-layered and multidimensional place that is not easily interpreted. Therefore, an important aspect is above all to make the heritage of this complex readable and comprehensive in such a way that the individual elements and historical time layers can be identified and understood by the audience, while avoiding historical reconstruction. The priority is to restore the original urban and landscape layout as far as possible, however, taking into account all subsequent modifications and removing only those that significantly prevent the readability of the original form of the Olympic Village. An equally important part of the history are both the elements from the Wehrmacht times, such as bunkers or a cemetery, and transformations made by the Soviets, although not all of them are legally protected by BLDAM as monuments. For this reason, the solution proposed in the IQEK program seems appropriate, assuming the removal of only those Soviet elements that considerably disturb the original spatial composition of the Olympic Village and preserving those that have little or no impact at all in this aspect. Landscape architecture, which to some extent is a separate subject, can be treated in an analogous way. All in all, the protected historical remains should be brought back to life and made available to the community, while preserving their initial character and as many original elements as possible, and maintaining the strong link between architecture and nature. The Olympic Village has a chance to operate on a district scale as well

as on a municipality-wide scale, and to become an important spot on the map not only for German history, but also for the history of sport, architecture and landscape architecture. It has great developmental, cultural and economic potential, so it is important to ensure the appropriate selection of functions and the introduction of diversity. The IQEK program and the proposed recommendations are supported by extensive research and by public participation of the local community and therefore seem to be the right development direction for this place. The introduction of various housing typologies into the Olympic village, from small apartments to social housing, elderly apartments or temporary accommodation seems to be particularly important. Such solution will ensure a heterogeneous community and prevent potential gentrification, making the Olympic Village itself a more accessible and open place.

The concept plan for the entire area of the Olympic village, presented by Terraplan, is to a great extent consistent with these principles. It proposes the restoration of the historical urban layout, but with partial preservation of later transformations such as Soviet buildings in the south-eastern part of the complex. On the other hand, however, it disposes of the ruins of the Soviet café and Kulturpark, which could be integrated into the project and represent additional historical value. The foundations of the 1936 residential houses, currently located west of the sports field, are also to be replaced by new buildings. The plan does not directly indicate in what form the remains of the Bastion and the sauna are to be used. An appropriate solution was suggested by dr. Butenschön, that proposed to create in their place some forms of pavilions, which to some extent would refer to the historical form and make the perception of open spaces more comprehensible, while using different materiality for the new elements and preserving all historical remains. These pavilions could serve educational purposes concerning the Olympic Village history and act as an attraction for visitors. The question of Community House also appears not to be obvious. The concept development project proposes commercial functions, but due to the character of the building, as well as the murals and sculptures inside, it might be more appropriate for cultural program that would be a reference to the historical function of the building, which served as a cultural center for the community of the Village.

My area of interest is particularly focused on the part including sports facilities (Swimming Pool, Sports Hall and sports field), located in the northern part of the complex. It also includes nine remaining residential buildings from 1936 and the Commandant's Residence. The whole area is planned to be used for public functions, both on a district and city scale. In addition, it is located at the northern entrance to the Olympic Village, which makes it easily accessible not only to local residents, but also to visitors from other

cities. The proposed solutions include a museum program, consisting of the Swimming Pool building and nine residential buildings, and cultural and event functions, especially focused on the theme of sport. The Commandant's Residence is seen either as a café and a cultural place, or a kindergarten, which is a reference to its function during the Soviet period. However, due to the cultural and public character of this area, the first option seems to be more appropriate and would make this historical building accessible to a larger audience. The Swimming Pool building seems to be especially interesting and offers a great potential of development. Taking into account that previously conducted feasibility study excluded the possibility of restoring the original function of the pool, combining the architecture of the Swimming Pool building with the museum function may result in an original and unusual project that may become the showcase of the Olympic Village and act as an attractor. Due to its axial and visual connection to the Sports Hall, the two facilities could either operate independently or as a complex, incorporating also the space of the sports field between them and make use of it. Both these buildings require a very balanced and sensitive approach to historical matter, in order to emphasize their architectural and historical values.

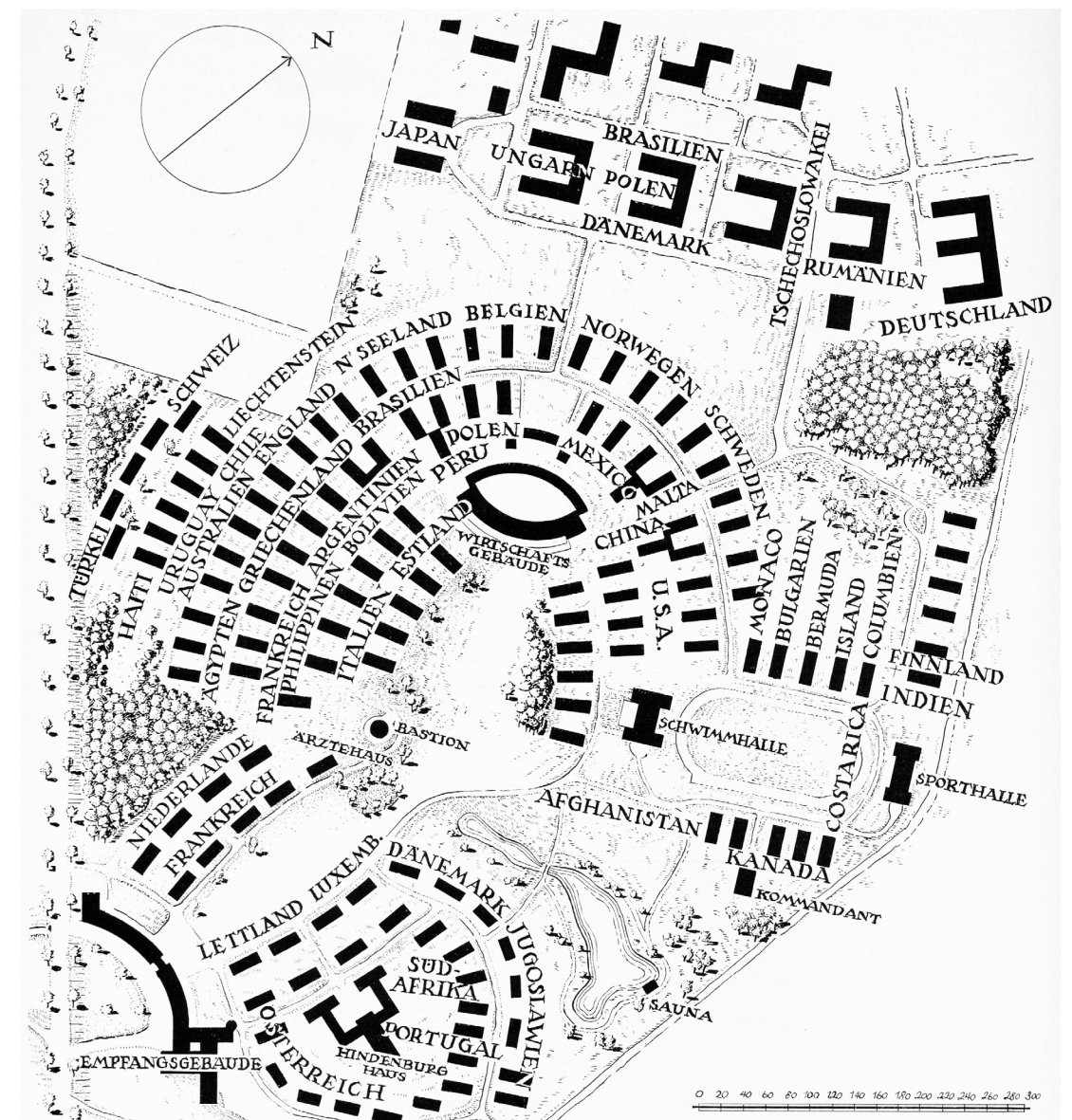
The Olympic Village, a witness to many historical and unique events, after many years of neglect and lack of funding will finally have a chance to tell its story. It is in the interest of all persons and institutions involved to preserve its story and cultural significance as well as possible, and pass it on to future generations. It seems that now, more than ever, the architectural and historical heritage is at risk, in a world where decisions are often determined by profit. An Olympic Village, a military base, a Soviets' facility, a ruin – all these roles make 1936 Olympic Village exceptional, shaped it and made it what it is today. Therefore, in this new chapter in the Village's life that is to begin soon, it is important to keep the history alive and present.

VI. Annexes



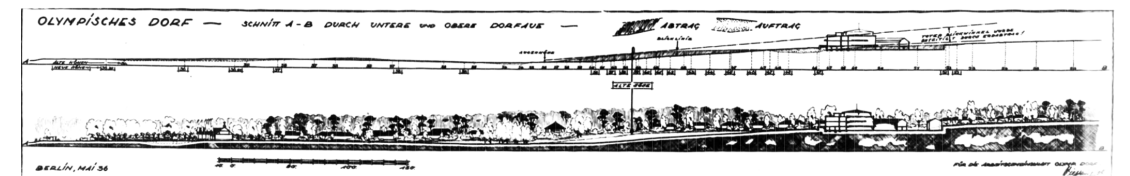
Plan of the Olympic Village with names of the residential buildings, 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 634.



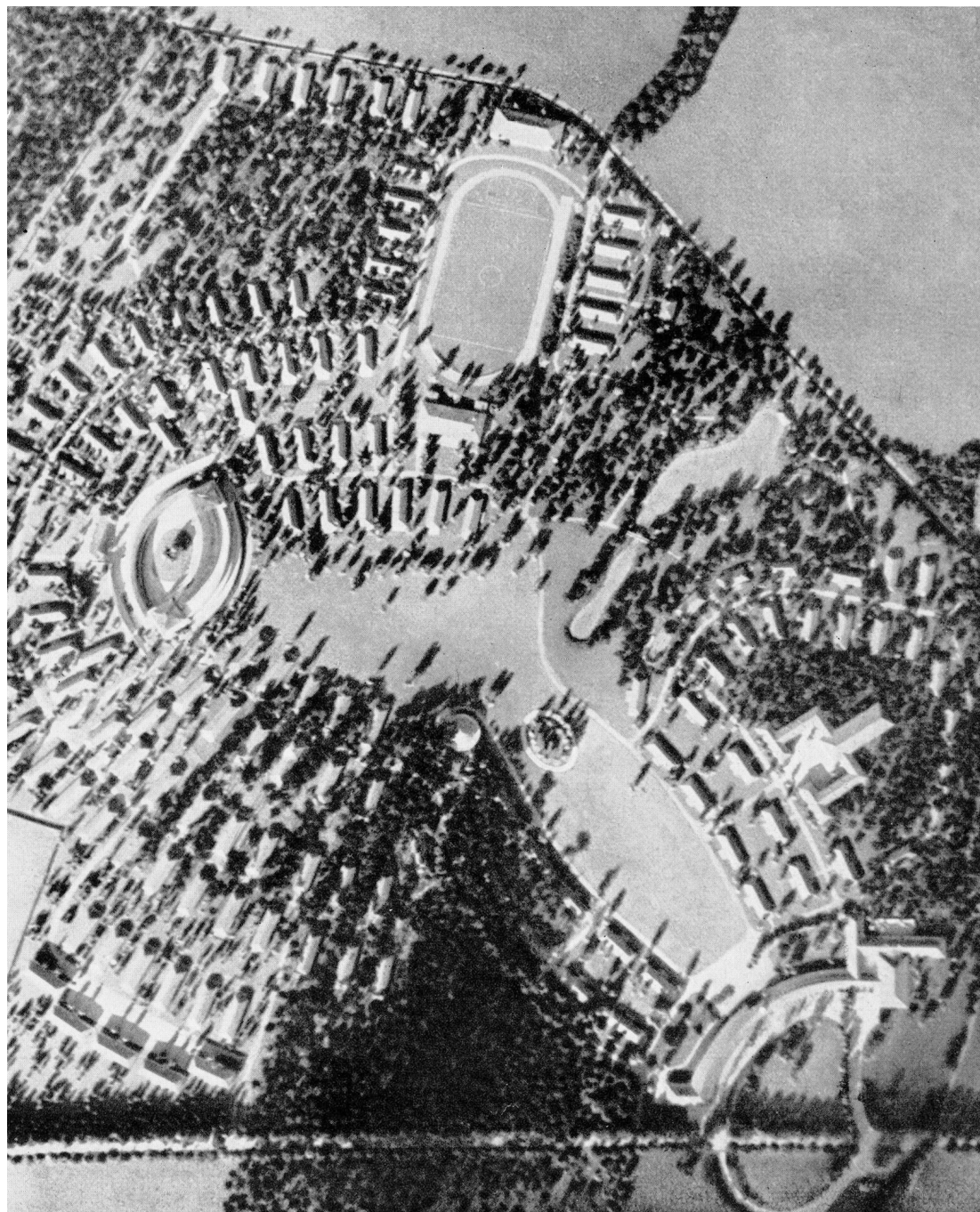
Plan indicating the distribution of the nations in the Olympic Village, 1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 171.



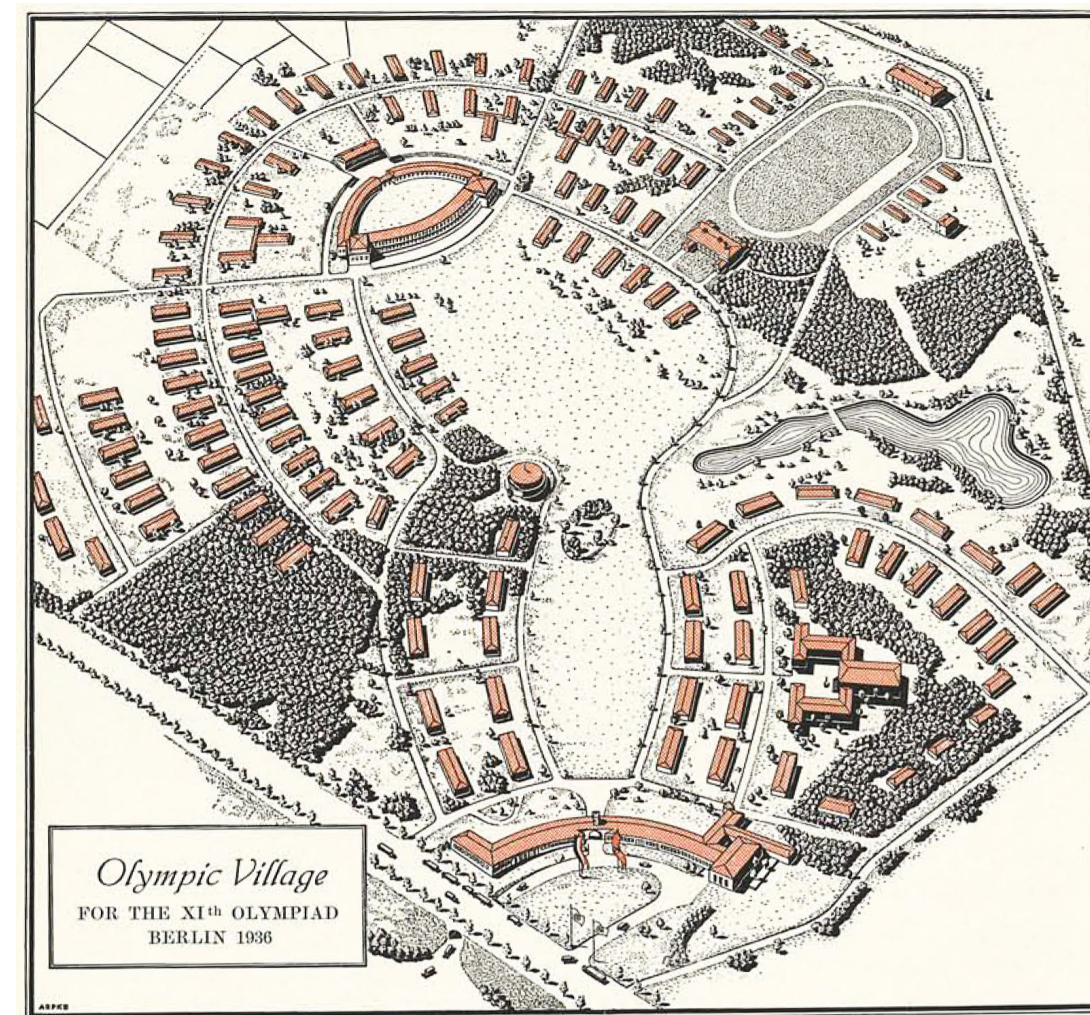
Section of the Olympic Village through the central open space, May 1936.

Image from: State Archives Osnabrück, Dep. 72b No. 144_0009, 1938.



Model of the Olympic Village, 1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 171.



Map of the Olympic Village from the official guide of the XIth Olympiad, 1936.

Image from: Organizing Committee for the XIth Olympiad Berlin 1936, *Guide to the Celebration of the XIth Olympiad Berlin 1936* (Berlin, 1934), 42.



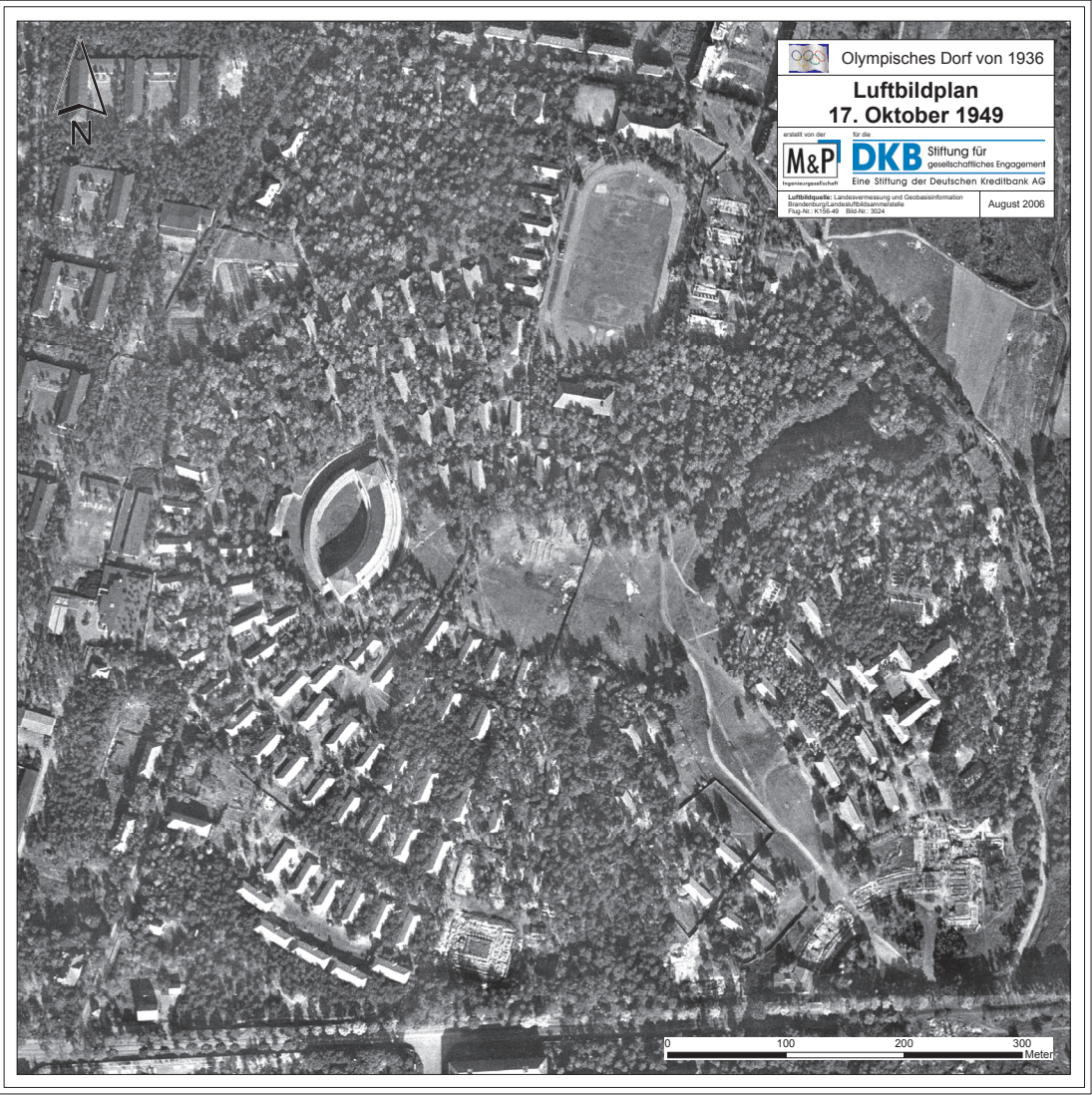
Aerial view of the Olympic Village, 10.05.1944.

Image from: DKB Stiftung für gesellschaftliches Engagement.



Aerial view of the Olympic Village, 20.04.1945.

Image from: DKB Stiftung für gesellschaftliches Engagement.



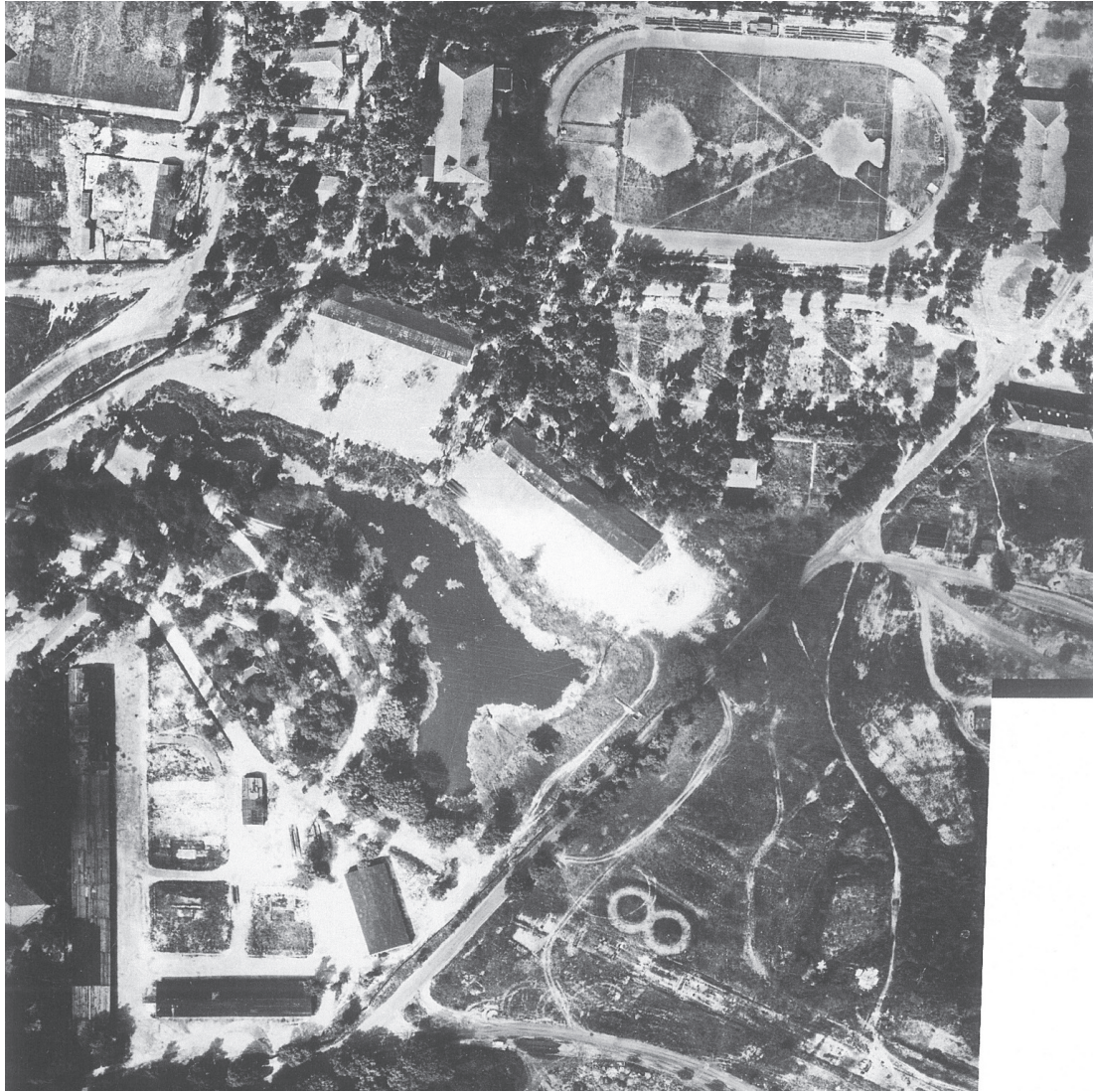
Aerial view of the Olympic Village, post-war condition, 17.10.1949.

Image from: DKB Stiftung für gesellschaftliches Engagement.



Aerial view of the Olympic Village, 26.05.1953.

Image from: DKB Stiftung für gesellschaftliches Engagement.



0 100 m

Aerial view of the area around the sports facilities and lake, 20.06.1961.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 515.



Aerial view of the Olympic Village showing the Russian interventions, 25.05.1992.

Image from: DKB Stiftung für gesellschaftliches Engagement.



0 100 m

Aerial view of the Olympic Village, 2012.

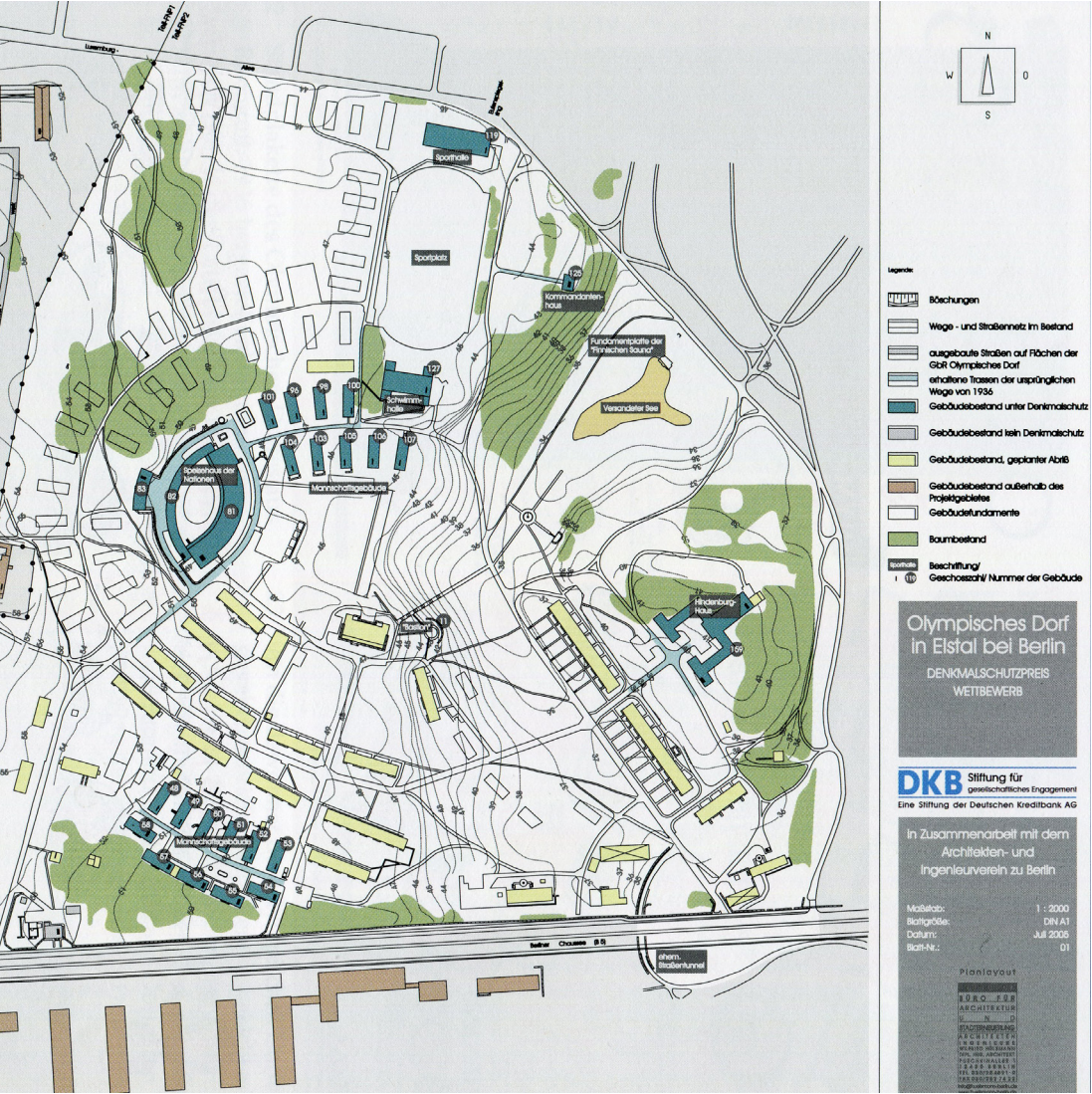
Image from: DKB Stiftung für gesellschaftliches Engagement.



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Aerial view of the Olympic Village, 2020.

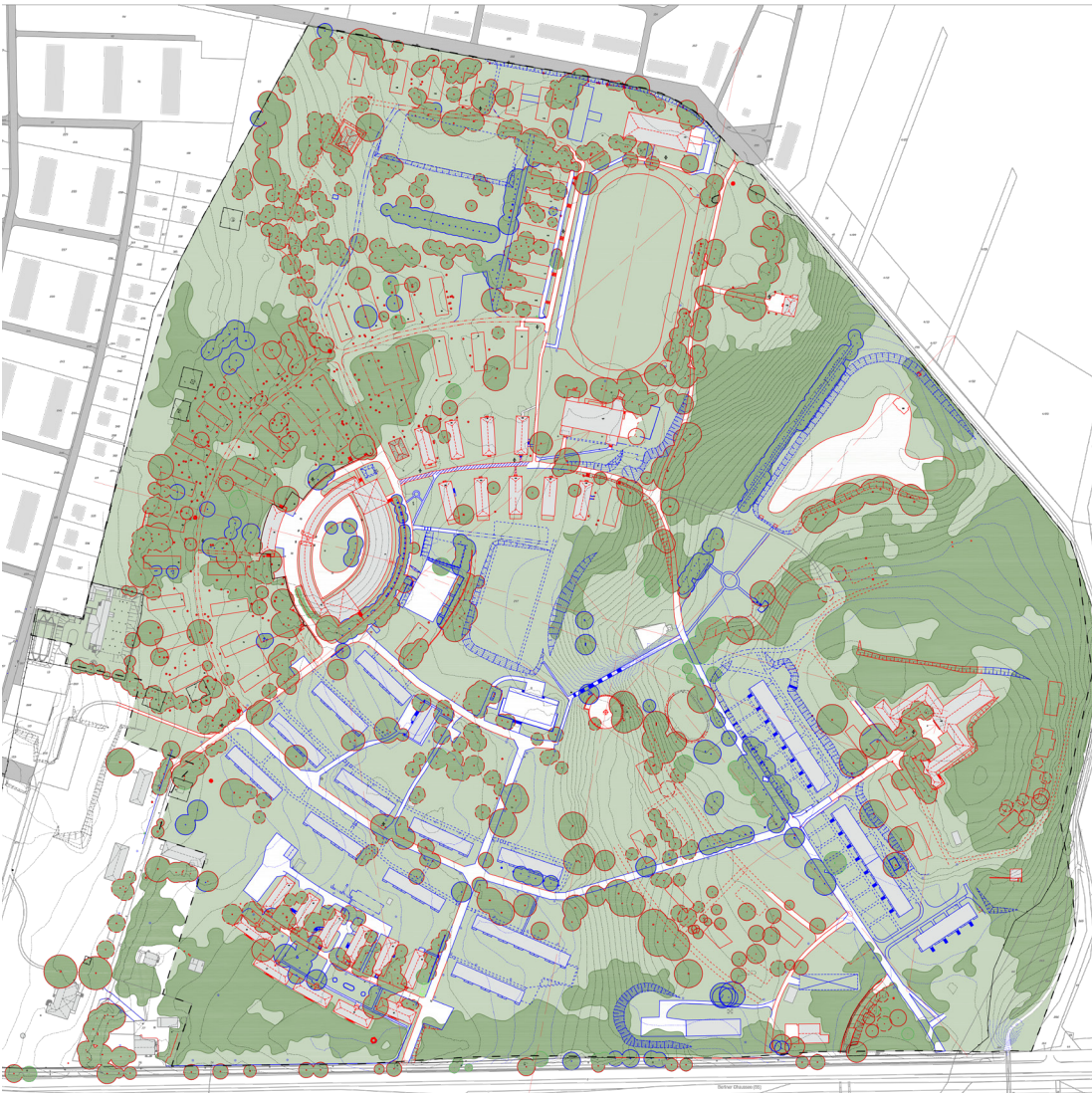
Image from: Google Maps.



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Inventory of the Olympic Village, 2005.

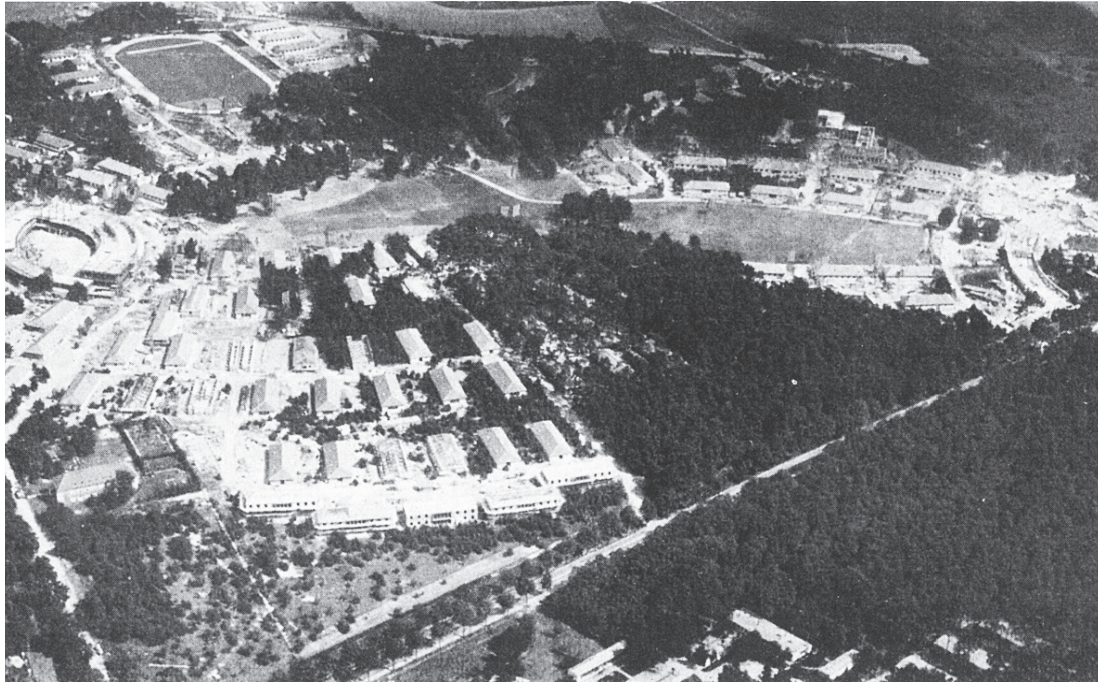
Image from: DKB Stiftung für gesellschaftliches Engagement.



Site plan inventory with with a distinction between original (red) and Soviet elements (blue), 2016.

Image from: Gemeinde Wustermark, Klaus-Peter Hackenberg.

0 100 m



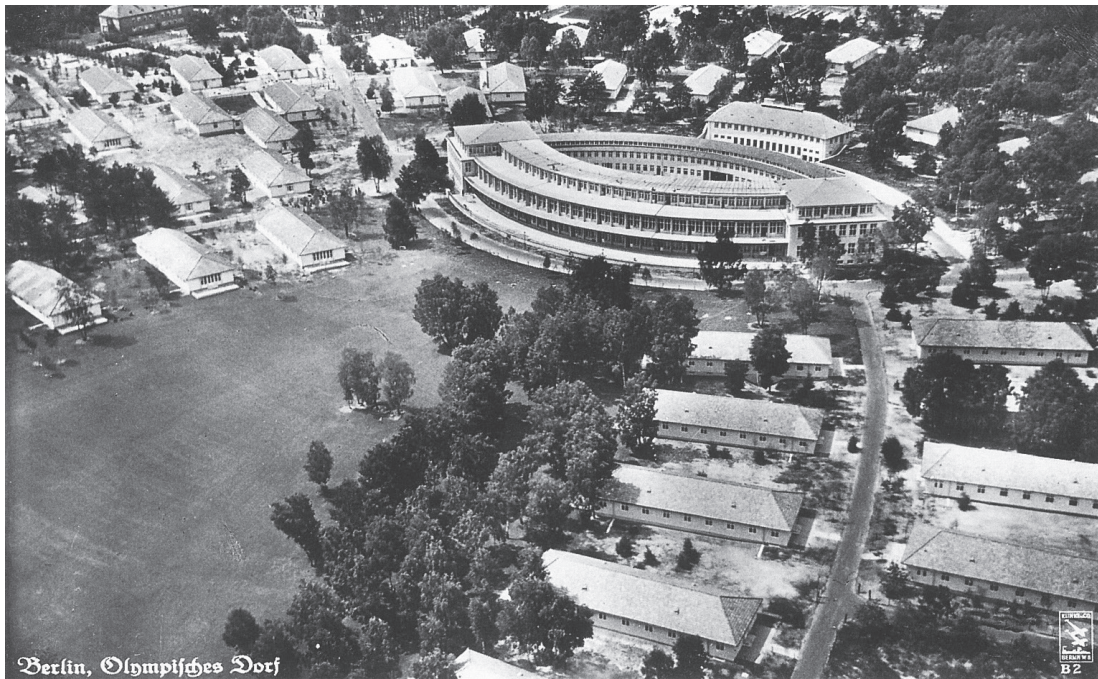
Aerial view of the Olympic Village during construction, 1934-1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 170.



Aerial view of the Olympic Village towards north-east, 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 511.



Aerial view of the Olympic Village towards the west, 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 512.



Aerial view of the Olympic Village showing the Soviets' additions, 1990s.

Image from: Gemeinde Wustermark.



Topping-out ceremony of the Olympic Village in front of the Hall of Nations, 25.09.1935.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 520.



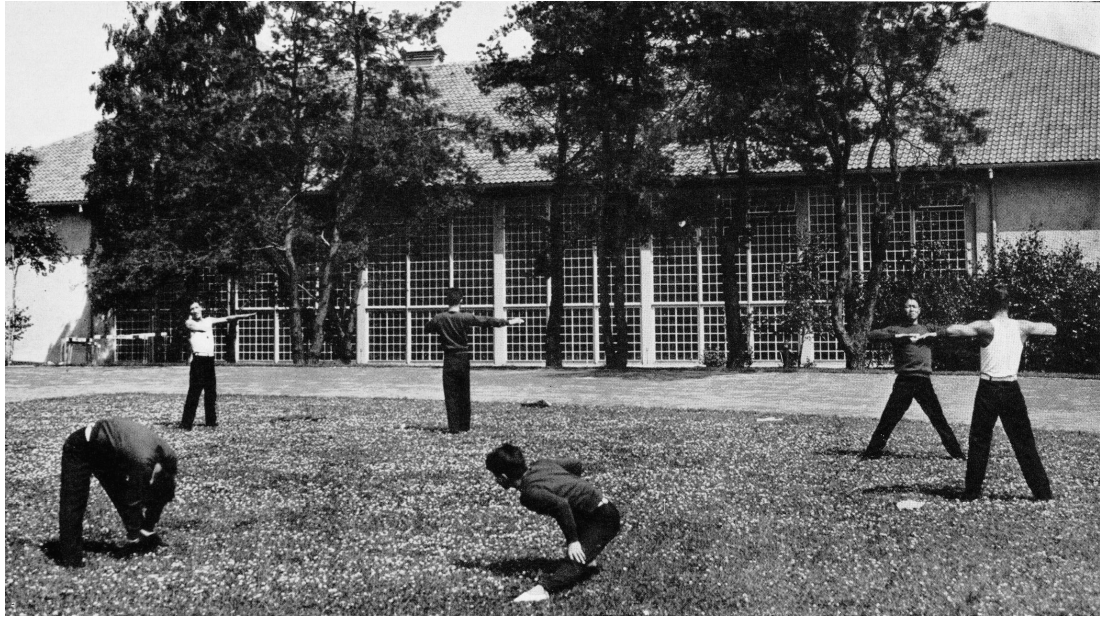
View across the upper village, Hall of Nations in the background, summer 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 542.



View from the Nations Dining House on the accommodation buildings of the U.S. Olympic team, July/August 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 558.



Japanese athletes practicing in front of the Sports Hall, 1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 178.



The Peruvian team resting on the terrace of their house, with Machinery Building and the Hall of Nations in the background, 1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 181.



Ceremony of hanging the Swiss flag in front of the Reception Building, 1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 185.



Room of Nations in the Reception Building, Denmark and Finland counter, 1936.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 540.



Arrival of over 300 athletes from the USA, 1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 191.



Hall of Nations, dinning room of the American Athletes, 1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 240.



View of the Hall of Nations terraces from the courtyard side, 1936.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 176.



View of the Hall of Nations/Olympia-Lazarett terraces from the courtyard side during use by Wehrmacht, 1937-1941.

Image from: Emanuel Hübner, *Das Olympische Dorf von 1936* (Bielefeld, Ferdinand Schöningh, 2015), 576.



View of the Lake, 1936. For the duration of the Olympics birds were brought here from the Berlin Zoo.

Image from: Bundesarchiv.



Wooden bridge over the Lake, with Sauna building in the background, 1936.

Image from: Bundesarchiv.



View of the Lake from the direction of the Community House, 1936.

Image from: Bundesarchiv.



The official Olympic poster. Design: Werner Wiirbel, 1936 Berlin.

Image from: Xth Olympiade Committee, *Games of the Xth Olympiad. Official Report* (1933), 369.

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