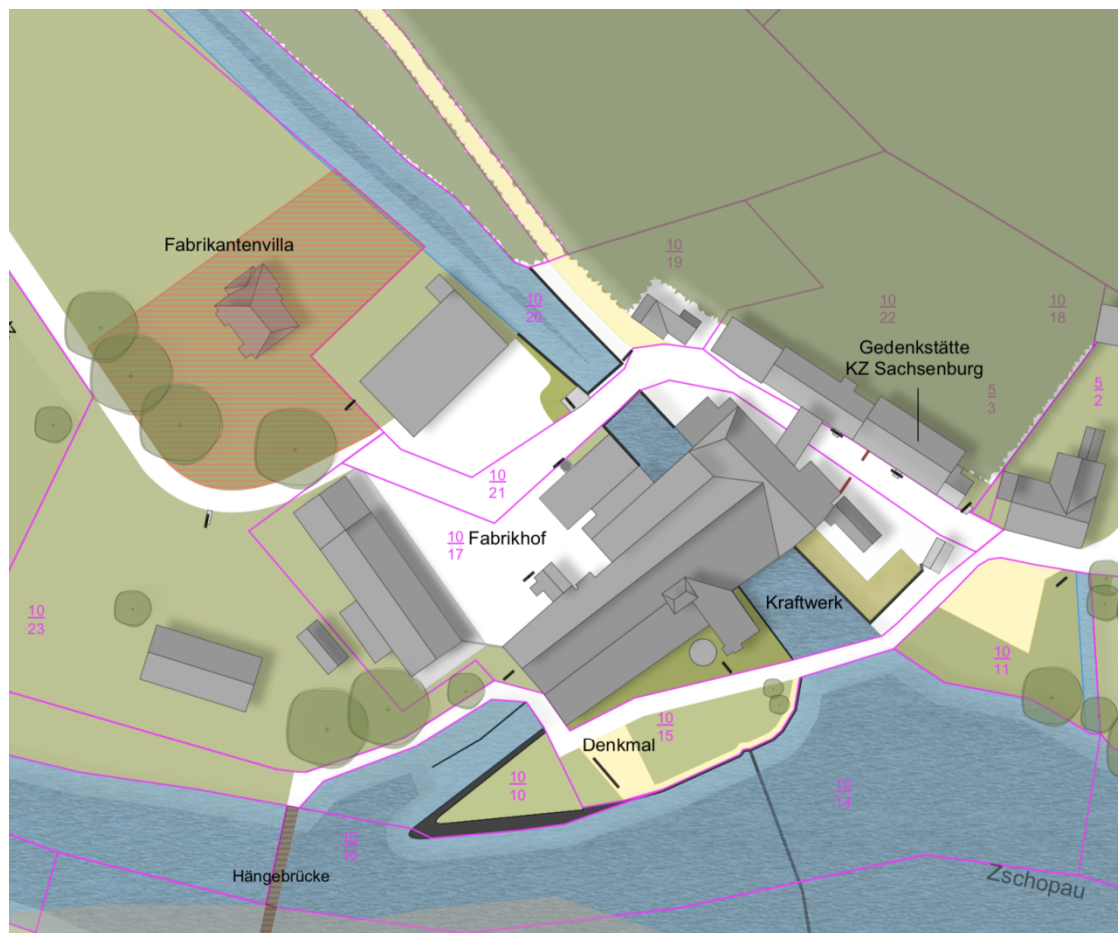


Ideas Competition

Sachsenburg Concentration Camp Memorial Site - Project design of the 'Kommandantenvilla' (Commandant's Mansion)



Tender documents for the Ideas Competition

Awarding authority:
Stadt Frankenberg, Saxony
represented by the mayor, Thomas Firmenich
Markt 15, 09669 Frankenberg/Sa.

Contact person:
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Section A General conditions of the competition

1 Motive and goal

The town of Frankenberg, Saxony, extends an invitation to tender for an international ideas competition for architects and artists as well as interdisciplinary teams with experience in holistic or memorial exhibition design – or interdisciplinary designer and project teams – for the goal of preserving the architectural remains of the 'Commandant's Mansion' of the former Sachsenburg concentration camp in a way that ensures the best-possible quantitative and qualitative outcome, remodelling it as part of the Sachsenburg Memorial Site.

The National Socialists (NS) converted the manufacturing plant of a former spinning mill in Sachsenburg into a 'preventive detention' establishment in 1933, developing it into a concentration camp that was in operation until 1937. The early Sachsenburg concentration camp is paradigmatic for NS terror, demonstrating as it does the characteristic traits of the continual elaboration of a system that later was driven to the ultimate extreme in the atrocities and inhumanity of the systems on which the large extermination camps at other sites operated. About 10,000 prisoners were interned in Sachsenburg concentration camp during the entire period from 1933 to 1937.

The ensemble of buildings was used as a manufacturing site again from 1937 to 1990 and is for this reason largely intact.

The existing memorial site is to be extensively developed. The conceptual focus is on the prisoners, their suffering and deaths, as well as their experiences in surviving NS terror. A highly authentic memorial site is to be created at the original location, making the lives of the victims and perpetrators palpably real for the visitors to the site.

Nearly all of the architecture at the location has survived. The old mansion of the factory owner is one of the several buildings making up the ensemble. From 1933 to 1937 it was the keystone of NS power and now represents a concrete site for the perpetrators of National Socialist crimes as the 'Commandant's Mansion'. The mansion still exists, but it is in such a poor state that assessments claim it can be only partially preserved in keeping with the requirements for the protection of listed buildings. A further complication is its location on a floodplain (see section B, chap. 1.6 – Protected areas).

Preserving it as a site symbolising terror during National Socialist rule is necessary for a more far-reaching culture of memory. The memorial site can help us answer the questions that we still ask again and again today: How could that happen? Could we have prevented it? What must we do today so that it never happens again?

It began here in Sachsenburg and in other early concentration camps. Therefore it is our duty to ask: How did it begin here? And how can we recognise how this took root? These questions are burning issues and relevant today. And they are now being asked again all over Europe and the globe. The consequences of NS terror shocked the whole world. Preserving the memory of it, also as a warning for the people of present and future generations, is a mammoth task that needs to be attended to all over the world.

The Stiftung Sächsische Gedenkstätten is funding this measure from tax revenues on the basis of the budget adopted by the members of the Saxon State Parliament.

2 Task of the competition

The task of the competition is the presentation of ideas and concepts that will help to permanently preserve the structural remains of the mansion as an important part of the memorial to be created.

Because only sections of the architectural remains can be rescued, artistic and special architectonic/landscape architectonic reshaping is expected that highlights awareness of the historical building and the immediate grounds.

The assumption is that the building can be partially preserved (see chap. Remains). A total overhaul of the mansion is out of the question because of the ruinous and poor state of the building structure and the statics of the building.

For a building-code compliant redesign, all materials and techniques are allowed that are lasting at this site under outdoor conditions and that do not need permanent maintenance. Proposals may include roof protection either partially or completely if this fits in with the overall concept, but this is not a requirement.

The awarding authority is looking especially for fitting solutions as far as the recognisability of the building goes and also places special emphasis on how the redesign of the 'Commandant's Mansion' melds with the overall memorial-site context and its long-term use as part of the exhibition grounds in a large expanse of free space. The redesign must be approvable within the framework of §63 of the Saxon building code. Especially the demands of listed buildings and flood protection must be attended to with due care.

Within the conceptual framework of the memorial site (see excerpts from the concept of the memorial site, p. 17) the mansion must fulfil the following functions:

- The mansion is a part of the outdoor exhibition and a site for preserving those elements of the building that can be saved best both in quantitative and qualitative terms.
- The inclusion of the immediate grounds surrounding the mansion is a fundamental feature in preserving the spatial and symbolical construction of the concentration camp.
- The mansion is an important memorial and information site as well as vantage point for the viewing axes toward the concentration camp grounds and toward other sections of the memorial site (e.g., toward the historical shooting range, sports ground, parade ground), to be supplemented with references and information (architectonic or virtual elements) if applicable.
- The mansion imparts historical perspectives with the aid of audiovisual and lighting technology (the installation of appropriate media connections are to be planned in advance).
- The design is to foresee that within the grounds accessibility is possible for everyone at all times.
- The mansion is an exhibition location for original, rustic and weather-resistant remains or 'showcases'.
- The design fits in conceptually with the overall concept of the memorial site (the important themes are stated in the competition text).

Not foreseen and not desired for the project are:

- The construction of a copy of the building in its historic form and using it as a multi-level building.
- An exhibition space in the sense of a museum or seminar rooms.
There is sufficient space for the like in other buildings.
- Stylisation of the site as memorial

Ideas competition 'Commandant's Mansion' Sachsenburg – tender documents

The goal is rather a neutral perspective on the whole building embedded in the historic context.

- Highlighting the content of the history of the perpetrators

A fundamental requirement is a well-balanced representation of the perpetrator-victim relationship.

- A controlled crumbling of the building

In regard to this aspect, the monument protection sites authorities require the preservation and inclusion of historical elements of the building. They stipulate the absolute minimum of requirements being:

- The preservation of the building base with the foundation masonry.
- An accessible plateau
- Inclusion of the immediate grounds of the mansion
- Developing the viewing axes
- Examining what, to a maximum degree, parts can be possibly preserved of the architectural remains of the 'Commandant's Mansion' as well as a responsible handling of the elements in the vicinity, e.g., the entrance portal, stairs, walls, natural stone elements, upper storeys, etc.
- Investigating appropriate audiovisual presentations, at least for planning media connections

Another important component of the competition task is the development of ideas for dealing with the immediate surroundings of the mansion. It is to play an important role in the overall concept in terms of both functionality and content as well as support, also in terms of design, the integration of the architectural structures that are considered worth preserving. Accordingly, the spatial extension of the 'more immediate environment' depends on the respective content of the competition entry.

Generally to be observed is the fact that the structures are situated on a floodplain. This means that the waters of the Zschopau, in the case of severe flooding, can rise from 0.5 to 2 m over ground level (see section B, chap. 1.6).

The water management authorities, for their part, demand adherence to the following minimum requirements:

1. The base area of the mansion is not to be extended.
2. Other measures that have even only quite a significant impact on the retention of flood waters (e.g., raising the level of the grounds; building walls/fencing systems, especially at right angles to the direction of water flow) are to be avoided. Unless the adverse effects thereof are concurrently counteracted and compensated for in regard to extent and function.
3. The measures that are conceived must be able to adjust to flooding. For the details on flood adapted planning and construction, please consult the flood protection manual (<http://www.fib-bund.de/Inhalt/Themen/Hochwasser>)

3 Type of competition

The competition will be launched as an open, one-stage ideas competition in accordance with the guidelines for planning competitions (RPW) 2013. The award has been coordinated with the Saxony Chamber of Architects and registered under no. 03 / 2020.

Selection will be carried out anonymously.

The language of the competition procedures is German. The documents will be handed out partly in English and in German.

The language of the submissions to the competition is German.

4 Order of events, dates and deadlines

1	The competition is officially announced	01.08.2020
2	The competition documents are made available	01.08.2020
3	Inspection of the location together	01.09.2020
4	Queries concerning the competition be submitted by	04.09.2020
5	Review of the queries among the members of the judging panel	10.09.2020 (possibly by email)
6	Answers to the query	14.09.2020
7	Competition submissions to be handed in by	30.10.2020
8	Preliminary review	02.- 27.11.2020
9	Judging panel session	30.11. – 04.12.2020
10	Press conference	subsequently
11	Exhibition (probably in the Communication and Documentation Centre of the memorial site that is to be created)	December 2020 - January 2021

5 Announcement of the competition and making the application documents available

The competition will be announced on the platforms that are generally used:

competitionline (online), Wettbewerbe aktuell

designboom (online)

Internet platform of the town Frankenberg, Saxony

Internet platforms of Bund Bildender Künstler, Germany, and Sächsischer Künstlerverband

Internet platform of Landesverband Bildender Kunst Sachsen e.V.

Internet platform of the Sächsische Architektenkammer

Internet platform of the Stiftung Sächsische Gedenkstätten

The documents are available from the day of the announcement of the competition on 1 Aug 2020 and can be downloaded on the internet platform of the town of Frankenberg, Saxony:

<https://www.frankenberg-sachsen.de/Bildung-Kultur/gedenkstaettesachsenburg>

6 Parties and people concerned in the competition process

Awarding authority:

Stadt Frankenberg, Saxony
represented by the mayor, Thomas Firmenich,
Markt 15, 09669 Frankenberg/Saxony

Competition support

fagus GbR
FachGesellschaft für Umweltplanung und Stadtentwicklung
Hauptstr. 9, 04416 Markkleeberg
Dr. Gabriele Seelemann
Email: info@fagus-leipzig.de, Tel.: +49 341 3567944

Judging panel

Specialist jury for the prize

Prof. Martin zur Nedden, planner, Leipzig
Mr Udo Scholz, architect, Käbschütztal
Ms Franziska Schieferdecker, Landscape architect, Dresden
Ms Claudia Scheffler, artist, Dresden
Prof. Rainer Schade, artist, Leipzig (continually present deputy judge)

Specialist jury for the object

Lord Mayor Thomas Firmenich, Frankenberg, Saxony
Mr Sven Riesel, Stiftung Sächsische Gedenkstätten
Prof. Dr. Stefanie Endlich, Berlin
Ms Sandra Saborowski, Frankenberg, Saxony (continually present deputy judge of the object jury)

Experts and specialists

Mr Alf Furkert, State conservator, Dresden
Mr Jens Nitschke, leisureworkgroup GmbH, Hamburg
Prof. Mike Schmeitzner, TU Dresden, Hannah-Arendt-Institut
Prof. Markus Santner, Hochschule für Bildende Kunst, Dresden
Ms Iris Firmenich, town councillor, Frankenberg
Ms Ramona Weber, town councillor, Frankenberg
Mr Falko Schurig, town councillor, Frankenberg
Ms Gisela Heiden, Lagerarbeitsgemeinschaft KZ Sachsenburg (Sachsenburg Concentration Camp Project Group)

Preliminary review

Dr. Gabriele Seelemann, fagus
Ms Stefanie Lindner, fagus
Dr. Mykola Borovyk, scientific project associate, Stadt Frankenberg
Mr Falk-Uwe Langer, Landratsamt Mittelsachsen, Untere Denkmalsbehörde
Mr Lutz Holzhey, Landratsamt Mittelsachsen, Wasserbau, Gewässer- und Hochwasserschutz
Mr Michael Thiel, supervisor of the Dept. of Building, town of Frankenberg, Saxony
Name unknown, architect

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The judging panel participated in the preparation and award of the competition in the course of a digital jury request via tacit acceptance procedure and thus approved the award on 30 July 2020.

If the coronavirus regulations applicable at the time of the judging panel session lead to restrictions for the jurors, a digital alternative is not excluded in advance.

7 Participation and terms

The number of participants is not restricted. It will be determined by the number of projects submitted.

Those who qualify to apply are teams and groups working together and consist of architects, landscape architects and artists. Equally welcome are submissions from interdisciplinary teams with experience in holistic or memorial exhibition design or interdisciplinary designers and project teams that work together with artists and architects.

At the very least, one artist and one architect or one artist and one landscape architect must be in a team or project group handing in a submission. Collaboration of this kind must also be verified in submissions from interdisciplinary teams.

For architects the following holds true: On the day of the awards, natural persons must be entitled to use the professional title of architect/landscape architect in accordance with the legislation of their country of origin. If the professional title is not legally regulated in the respective home country, the professional requirement of architect/landscape architect is fulfilled by anyone who holds a diploma, certificate or other proof of adequate qualification.

Legal persons are eligible to participate if their statutory business purpose is geared towards planning services and corresponds to the competition task – as well as one of the partners or one of the authorised representatives working on the competition design fulfils the stipulated requirements for natural persons.

Participation of newly founded offices or teams is especially welcome.

Proof of eligibility is to be handed in with the submitter statement (see chap. 10.3).

8 Prize monies

Participation in the competition is free of charge.

The time and work invested in producing the project for the application will not be reimbursed.

Prize money of 25,000.00 EURO in total will be awarded.

The plan is to award three prizes and purchase three project designs.

First prize	10,000.00 €
Second prize	7,000.00 €
Third prize	4,400.00 €
Total for recognition	3,600.00 €

Alterations of the prize monies can be made if the judging panel unanimously decides on this.

The prizes will be awarded in accordance with the decision of the judging panel with no recourse to legal action.

9 Notification of the results and further commissioning

The winners will be notified immediately after the judging panel session. The jury protocol and the ranking of the works and participants will be made public on the day of the prizes are awarded.

The works of the prize winners will be made public on the internet platform of the town of Frankenberg, Saxony. Additionally, the results will be sent to the competition portals and the specialist media.

An exhibition of the submitted projects will be mounted in the town of Frankenberg. After the judging panel session, the time and dates of the exhibition will be made known to all participants and announced on the competition portals, the town web portal and to the press.

The town of Frankenberg, Saxony, plans to apply for funding from the Gedenkstättenförderung des Bundes (Federal funding for memorial sites) for the realisation of the project based on the designs of the winner or on those of several of the winners.

The preservation of part of the building and securing the remains of the mansion as well as the redesign of the immediate surroundings are planned to take place from 2022 in collaboration with the producer of one or producers of several of the prize-winning designs.

10 Competition entry specifications and requirements

10.1 Formal requirements

The following formal requirements for the competition entries are compulsory:

Presentations in paper form (not folded, not mounted on panels)

Files (presentation plans in PDF format) on a storage device

All files and documents must be anonymous when handed in (for details see also chap. 10.5). Digital signatures must be deleted.

Each project group or team may only submit one competition entry. Teams that hand in several proposals will be disqualified from a ranking in the competition.

10.2 Scope of the project

The project comprises a design proposal for the 'Commandant's Mansion' and its immediate surroundings.

The following images must be included:

- Drawings on a **maximum of 2 sheets in DIN A0 format**, upright format
- The scale of the drawings can be chosen at will. However, it must be such that the design idea is conveyed clearly.
- Scale recommendations:
 - General plan with viewing axes on a scale of 1:500
 - Layout plan of building with immediate surroundings (competition site) on a scale of 1:200
 - Ground plan of the mansion on a scale of 1:100
 - Views and sectional views on a scale of 1:100

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- Details, explanatory sketches or collages in own choice of scale
- Photorealistic 3D images or models, while not explicitly required, are highly desirable and can be submitted in conjunction with the concept.
- Written explanations and comments on a maximum of 3 DIN A4 sheets of paper (including a summary of the idea)
- Comments on the choice of materials and furnishings
- Comments on the integration of the surroundings (viewing axes)
- Further design-specific comments on possible architectural construction, installations, etc.
- Comments on audiovisual exhibition alternatives
- Comments on lighting (security considerations, artistic design and visibility at night)
- Comments on the design of the immediate surroundings (furnishings, plantings, etc.) within the framework of an implementation compliant with the building code
- Guidelines for guided tours for visitors and concepts for the utilisation of the different spatial structures
- Qualified cost estimate with verifiable figures for the realisation
- Information on the operation costs of the plant for the technical part (in the case that they are considerable, as in the case of in light installations, etc.) The running costs should be kept low.

Various formats of the plans are requested for a better evaluation of the competition entry (see appendix 19). Their completeness must be entered in Appendix 19 to the documents (to be submitted with the explanatory text).

10.3 Submitter statement

- Submitter statement (see attachment A18)
- In a non-transparent, sealed envelope with reference code

In signing the submitter statement, participants attest to being the intellectual authors of the project proposal or have the right to submit the project design for the competition. In signing they likewise attest to their right to use and modify the competition design proposal for the purpose of the further processing of the project – as well as to grant the rights of use, including the right to make alterations insofar as they are appropriate to the purpose, to the awarding authority.

10.4 List of documents and CD-ROM

A tabular list of documents must be delivered in print and digital form (as attachment 19).

A CD-ROM with all the contents of the submission to the competition must be handed in with the project design.

10.5 Reference code and packaging

A reference code of 6 randomly selected figures must be included in the top right-hand corner (in a box measuring 1 cm x 6 cm) on all the plans. The reference code must not in any way reveal the identity of the submitter or be the same as the day of submission or a number sequence.

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The filled-out and signed submitter statement must be handed in a separate opaque, envelope with 'Ideenwettbewerb "Kommandantenvilla" Sachsenburg' and the reference code written on it.

The submission must be handed in a receptacle that is suitable for transportation in a closed state and must have the 6-figure reference code written on it. To guarantee anonymity, the address of the addressee must be added instead of that of the sender. Postage and delivery must not incur charges for the recipient.

'Ideenwettbewerb "Kommandantenvilla" Sachsenburg - NICHT ÖFFNEN' must be written on all items of the delivery.

10.6 Submittal

At the latest, the design plans must be submitted by Friday, 30 October 2020, 6:00 p.m. CET, at the following address:

Stadt Frankenberg/Sa.
Markt 15
09669 Frankenberg/Sa.
Germany

Submissions may be handed in personally on 30 October 2020 between 9:00 a.m. and 6:00 p.m. CET.

The participants are responsible for the timely and correct delivery. Also if sent by post and delivery service, submissions must arrive at the latest by 6:00 p.m. CET on 30 October 2020 at the above-stated address.

'Ideenwettbewerb "Kommandantenvilla" Sachsenburg - NICHT ÖFFNEN' must be written on all delivered parts.

For the submission deadline:

If sent by post or courier, the postmark or the acceptance note of the courier service applies regardless of the time. The participant must ensure that the date stamp is clearly legible on all shipping documents and the goods to be shipped. In the case of personal delivery, the time stated on the confirmation of receipt applies.

Competition works submitted to the post office or courier in good time and received later than 7 days after the specified deadlines will not be accepted for assessment.

11 Copyrights

By participating in the competition, the submitters consent to the project designs they handed in becoming the property of the awarding authority, that their project designs be exhibited publicly and discussed as well as reproduced for documentation and archive purposes. Participation additionally comprises consent to publishing the competition project design or parts thereof in conjunction with the name of the designer.

The copyright remains the property of the authors of the project design.

12 Data collection / data protection

Ideas competition 'Commandant's Mansion' Sachsenburg – tender documents

All documents submitted for the work that has been awarded prizes and awards become the property of the awarding authority. By participating, the participants agree to the submitted works being publicly exhibited and discussed and that they are reproduced for documentation and archiving. Participation also includes the agreement that the competition work or parts of it can be published together with the names of the authors.

The copyrights remain with the authors of the draft.

13 Queries and contact

During the period in which the submissions are being prepared, Ms Saborowski, Stadtverwaltung Frankenberg, Saxony, is the contact person for queries about the content and formalities of the competition task. Questions or supplementary information on the tendering processes will be available to all the participants on a Frankenberg, Saxony, platform instituted especially for this purpose. Queries are preferable by email using the following address: s.saborowski@frankenberg-sachsen.de

The information for the queries will be made known by 14 September 2020 at the latest. After this point in time no additional questions will be answered.

Due to the special situation of the building, a colloquium with an on-site inspection is planned to take place on 1 September 2020. It is no longer possible to enter the building for safety reasons as the mansion is in such a ruinous state.

A corresponding invitation with the details about where the conference is taking place will be announced timely on the internet portal mentioned above. Participation is not mandatory.

14 Approval of project design entries and judging criteria

All competition project designs will be approved that

- comply with the formal conditions of the competition
- comply with the demanded goals and scope of the venture
- are handed in on time
- do not violate the principle of anonymity in any way
- comply with the specified competition area

Approval is left for the judging panel to decide.

In accordance with RPW 2013 there are no binding requirements.

The submitted project designs will be judged according to the following criteria:

- Idea
- Timeless solution
- Integration within the overall ensemble
- Quality of the concept for the grounds
- Appropriateness of the solution in regard to the site and goals
- Realisability
- Sustainability

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- Credibility of the cost estimate
- Compliancy with building codes (especially in regard to flood protection)
- Integration of audiovisual media technology

15 Budget

There is no fixed budget for funding the costs of the investment. The implementation of the concept should, however, incur costs that are within an appropriate and realistic range. A qualified estimate of the costs is a requisite for a submission.

The material from the parts of the building that are demolished must be sorted and disposed of in the approved manner using licensed waste facilities. The cost of dismantling the 'Commandant's Mansion' has been estimated at ca. 75,000 euro because contaminated parts must be disposed of separately (esp. because of the fact that true dry rot has been detected in the ruins). Dismantling and disposal costs are to be estimated separately.

The long-term operation costs should be kept as low as possible. The calculations for costs incurred by possible future events can be listed separately.

Section B Essentials and focus of the competition

1 Competition area

1.1 Site and development

The competition site is in Sachsenburg, a northern district of Frankenberg, Saxony, directly on Mittweidaer Straße (S202). The site is only a few kilometres from the federal motorway A4 via the S202 and B169. The postal address is: An der Zschopau, 09669 Frankenberg.

To the southwest it flanks Zschopau River, to the northwest the grounds border on dense forests and a rough topography (rocky cliffs).

Sachsenburg castle is on an elevation east of Mittweidaer Straße. A steep path near a restaurant named 'Fischerschänke' leads up to the castle by foot.

Most of the competition grounds are situated on an island between the Zschopau and a mill race (Mühlgraben). Not only the former Sachsenburg manufacturing plant is situated here but also the sports ground and swimming pool.

In front of the main building is a further open area of land that resembles an island. Between this and the banks of the river to the south is a weir system.

Several bridge constructions connect the island with the surrounding area. One of them is a hanging bridge below the weir system, to the south of the competition site. The hanging bridge was rebuilt after the flood in 2002 and overhauled in 2020.

1.2 Historical development of the area

The plant of the former Sachsenburg spinning mill underwent changes and was repeatedly restructured.

The starting point for its development was the former castle mill idyllically situated at the foot of Sachsenburg castle on the Zschopau.



Fig. 1: Sachsenburg castle, 1755

The castle mill was reconstructed into an industrial plant in 1836/37. A large building comprising several storeys took the place of the old mill and was fitted out with mechanical spinning machines. When the founder of the spinning mill died, C.F. Schulze & Reichelt built a new mill.



Fig. 2: Postcard illustrating a cotton mill and American mill, ca. 1840

A peninsula-like plateau was constructed south of the factory around 1853 and supported by a retaining wall. From the wall, the weir spanned the Zschopau to the bank on the other side. The works were shut down in 1864. In the years after this, Gustav Adolf Reichelt took over the unused plant. It continued then as a spinning mill until 1915. The hanging bridge was built and the flour mill began its operations in 1909. The existing turbines were improved and a further turbine was then added. A large fire destroyed the spinning mill building in 1923.

After being rebuilt, the plant employed some 300 workers until 1925, and a third turbine began producing electricity, which was fed into the state power grid. During the Great Depression the company had to file for bankruptcy, and yet again the building stood empty.

The empty building came to use again from May 1933, this time under NS control, as a 'protective custody centre' (see chap.1.3. The early Sachsenburg concentration camp – the role of the later memorial site). A plan of the site of Sachsenburg concentration camp, sketched by an internee in December 1935, illustrates how the space was structured and used (see attachment 17).

The concentration camp was closed down in 1937 when the internees were transferred to other concentrations camps, such as Buchenwald and Sachsenhausen.

Tautenhahn Chemnitz, a yarn manufacturer, took over the plant and began producing from 1938 in the buildings. The plant was augmented with a company-owned sports ground, a swimming pool (1938) and further buildings.



Fig. 3: Viewing axis at the sports ground, 2014 (view toward residential building)

The yarn plant was badly damaged by bombing in 1945. The owner left in 1951.

The business became public property in 1953 and thereafter operated as the state-owned company Zwirnerei Sachsenburg.

The yarn manufacturing plant was closed down at the end of 1990.

Sculptor Hanns Dietrich executed the *Memorial for the Victims of Fascism* in 1968. It is made of Rochlitz porphyry and was unveiled in 1968. The location chosen for the memorial was the western tip of the peninsula in front of the spinning mill factory building.



Fig. 4: Hanns Dietrich, *Memorial for the Victims of Fascism*

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Different sections of the overall plant have survived, such as the weir system, the quarry and several buildings. The latter bear the signs of constant re-structuring and conversions – and remind us today of the National Socialist reign of terror. The surviving remains of the old mill are few. Ownership of the swimming pool and sports ground was transferred to the town of Frankenberg, Saxony, which maintains them. Wilhelm and Marcel Hett became the owners of most of the buildings of the plant in 1996, each possessing their part as the Sachsenburg-Werke and the hydroelectric plant, which were transferred to the ownership of only Marcel Hett in 2006.

The town of Frankenberg purchased part of the facilities of the plant in 2014 for the purpose of creating a memorial, among them was the mansion of the factory owner.

1.3 The early Sachsenburg concentration camp – the role of the future memorial site

Sachsenburg stands out among the other authentic sites of National Socialist history because it is where, from 1933 to 1937, at the former yarn manufacturing plant and, to an extent, also at Sachsenburg castle, the most important and longest in operation early concentration camp in Saxony was situated – and which can be described as the precursor of the later concentrations camps, such as Buchenwald and Sachsenhausen. The NS elite corps, the SS, took over the facilities in 1934, and it is the only remaining concentration camp in Saxony that was in use until 1937. Not only political dissidents, Jews, Jehovah's Witnesses, Catholic and Protestant clerics, 'criminals' and so-called antisocial elements were taken into 'protective custody' there, but guard units were trained at this location. Additionally it was where SS commandants were selected and prepared for their 'careers' in, for example, Buchenwald or Lublin/Majdanek.



Fig. 5: Changing the guard in concentration camp Sachsenburg, 1934

The Sachsenburg Concentration Camp Memorial Site is conceived as a place of remembrance, serving as a reminder that democracy is a fragile thing and under permanent threat and warning about the consequences of the neglect of democratic institutions and human rights. The memorial site not only has the goal of reminding us of the history of the early Sachsenburg concentration camp at its historical location, remembering the victims, preserving and collecting the testimonies of history. It also undertakes historical research and imparts historical knowledge to others. Therefore the future memorial site also seeks to be a location for learning about politics and history, where the aim is to promote democratic cultural values in politics and sensitise people toward the violations of human rights at present and potentially in the future.

Arbitrary violence toward political opponents was one of the key factors that led to the consolidation of the NS regime. Characteristic of the NS terror of the first months after coming to power was the introduction of the so-called 'protective custody' and the creation of 'protective-custody camps'. Practices such as these led to the creation of the infamous NS concentration camp system, becoming the principal symbol of NS power that killed millions of people.

The first of these 'protective custody sites' were instituted in the localities of the NS storm troopers or SA, or in castles, police stations, gyms and factory buildings. Around a quarter of these institutions that were established in Germany at that time were in Saxony. One of the largest and longest in operation was the concentration camp in Sachsenburg, which was set up in the spring of 1933 under the command of NS storm troopers. In the summer of 1934 it was taken over by the SS. It is the only remaining concentration camp in Saxony of the period from 1935 to 1937. This concentration camp is therefore not only paradigmatic for the history of the early concentration camps but also as a kind of historical link: It serves as a particularly illuminating example of how 'wild' terror transitioned into the creation of the monumental 'modern' concentration camps in the hands of the SS. The early Sachsenburg concentration camp is exemplary for the instrumental systematisation of NS terror, demonstrating as it does the characteristic traits of the continual development of a system in which the atrocities and inhumane methods were, in exaggerated form, typical of the large extermination camps. About 10,000 prisoners were interned in Sachsenburg concentration camp during the entire period from 1933 to 1937.

The memorial site focuses on the prisoners – on their suffering, their deaths and their experiences in surviving NS terror – in its research and education and outreach work. In addition to the presentation of the various groups that faced persecution, the individual fates of the internees provide the basis for the structure of the exhibitions and the key content of the research at the memorial site. Setting the priorities in such a manner strives above all to give prominence to the robbed individuality of the thousands of victims of this camp and stress their human dignity. Zeroing attention in on these groups is, also from the perspective of gaining knowledge, very important because this strategy makes it possible to gain better insights into the dynamics, extent and key goals of NS terror and present them to the public.

The judicial reappraisal of political persecution and the reorganisation of the institutional framework in which the early concentration camps during NS rule functioned are among the main areas of the research and exhibition work of the memorial site. But especially the detention conditions as well as the arrest and release practices are to be studied and exhibited. However, this will not only be investigated from the angle of bureaucratic practices, but rather from the perspective of the prisoners and their social backgrounds in particular. An equally crucial field in the memorial site's research and education work is what the detainees experienced, in particular the different survival strategies, self-assertion, resistance, but cooperation with the camp administration too or with political defectors, as well as examining the contradictions, conflicts and solidarity in the so-called prisoner community.

1.4 The object of the competition: The 'Commandant's Mansion'

The concentration camp was, owing to its internal structure and the way it functioned, a special object. On the one hand, the space of the camp was limited or even constricted. On the other, time seemed dilated due to the monotony of the unvarying camp organisation and uncertainty about how long the internments were to last. A repressive construction of space and time of this kind was one of the principal characteristics of the camp as a physical object and social space.

Their presence at such a place enables future visitors of the memorial site even after many decades to imagine the psychological state of the prisoners who were brought under violence to this place in which the organisation thereof was already in itself an expression and reflection of absolute authority. In this light, the best-possible preservation of what remains of the architecture of the camp buildings and utilising them in an appropriate way is of decisive importance for realising the goals of the memorial site project.

The complex of buildings of the former Sachsenburg spinning mill in which the concentration camp was situated comprised the factory building, residential buildings and blocks of flats (commandant's office with detention cells, political department, guard headquarters and workshops), the mansion (residence of the commandants) and the buildings in which bales were broken open (gym). The mansion of the

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then spinning mill owner, Max Reichelt, was constructed around 1920 by Hermann Köhler builders as a two-storey, single family country house. The house was used as the mansion of the factory owner until the end of the 1920s. The firm Textilia GmbH Herold, the new owner of the for-the-present disused plant, allowed the state of Saxony the use of the mansion from 1 May 1933 for one year until 30 April 1934 for setting up and maintaining a protective custody camp. According to the leasing contract, it was only permitted to use the mansion as a residence for public servants or commandants of the camp. After the lease ran out, the state negotiated with the owners and purchased the entire building complex of the spinning mill together with the mansion.

During the entire period in which the complex was used as a concentration camp, the mansion was used as the residence of the heads of the camp or the camp commandants. It was forbidden for prisoners to enter the mansion with the exception of the servants. And it was also forbidden for the guards to enter with the exception of the officers. Due to one of the commandants, Karl Otto Koch, fostering a passion for photography, many photographs of the mansion exist for this period. The photographs show the interior and exterior of the mansion. After his time at Sachsenburg, Koch became commandant of the concentration camps Columbia-Haus in Berlin, Esterwegen, Sachsenhausen, Buchenwald and Lublin/Majdanek.

After the Sachsenburg concentration camp was dissolved, the mansion, together with the factory, became the property of Tautenhahn Chemnitz Company. Until the end of the war it served as the residence of the company director adjacent to the factory. It was used as the administration building of the state-owned Sachsenburg doubling mill since the beginning of the 1950s and afterward as a children's holiday camp, until finally it was used as a day-care centre until around 1992. Marcel Hett bought all the buildings of the complex after the factory closed down. None of the buildings are currently in use except for the hydroelectric plant. The mansion building belongs to the trustees of the memorial site, the town of Frankenberg, Saxony since the end of 2014.

In contrast to the later concentration camps, at the Sachsenburg camp the 'Commandant's Mansion' was situated directly on the grounds. This created a situation that blurred the dividing line between the daily life of SS officers and imprisonment and torture practices. The use of the remainders of the building in a museum context offers the opportunity of exhibiting and addressing at the memorial site how daily life and persecution became entwined as well as how this became a banal occurrence.

The mansion was already in bad repair when it became the property of the town of Frankenberg. The serious damage can be detected especially in the interior of the building: The roof truss, the ceiling constructions and the stairwells have partially collapsed, over all levels massive biotic infestation can be found in the wood and to an extent even in the masonry in the shape of destructive insects and moulds. This has been verified by expert opinions on structural analysis and wood preservation. The building is no longer safe to enter. According to the approval of the Landesamt für Denkmalpflege Sachsen (State office for the preservation of historical monuments, Saxony), a preservation of the undamaged historical architectural fabric can only be achieved with considerable constructional and technological effort; the high degree of bad repair would, in the case of reconstruction, mean practically making an almost complete copy. In pursuing such a path the traces of history would be largely wiped away. For this reason, the complete reconstruction of the building seems inappropriate, leading to the loss of the authenticity of the object. The project goals and the functions to be shouldered by the building within the memorial site concept envision that whatever authentic remains of the building not yet ruined by decay are preserved (at least the original structure of the shape of the foundation walls or staircases) or restored, conserved and utilized in a museum-specific function.

Views of the mansion (see the anthology *Konzentrationslager Sachsenburg (1933-1937)*, Schmeitzner/Pampel, eds., pp. 196, 200, 201)



Fig. 6: 'Commandant's Mansion', east facade, 2017 (Luc Saalfeld)

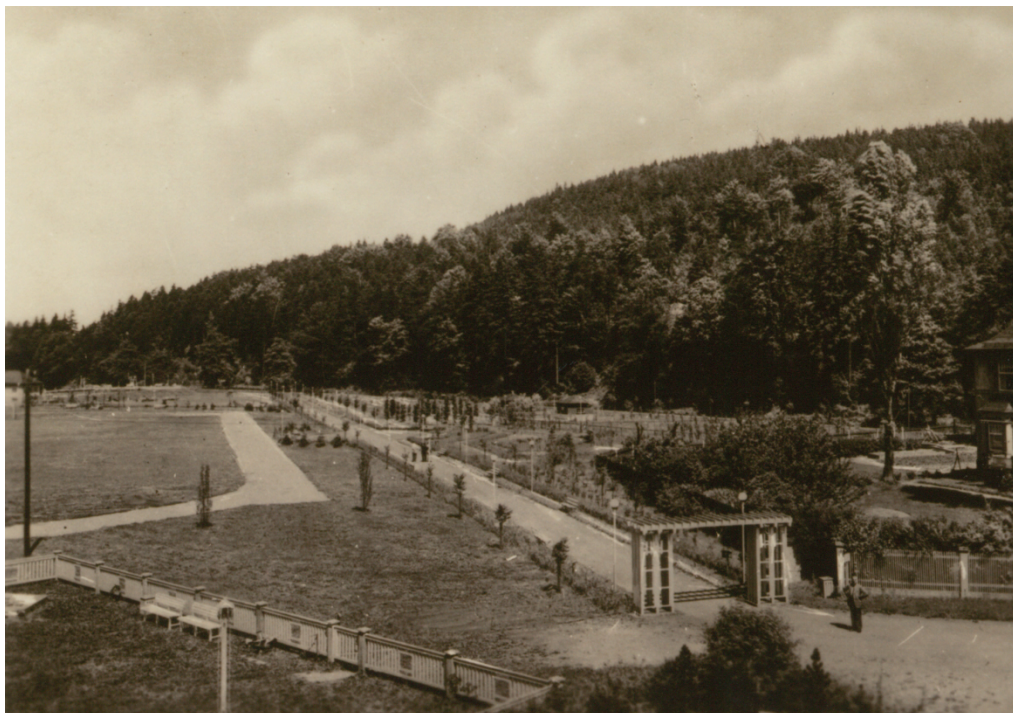


Fig. 7: Historical axis at the sports ground, ca. 1938 (view toward the swimming pool)

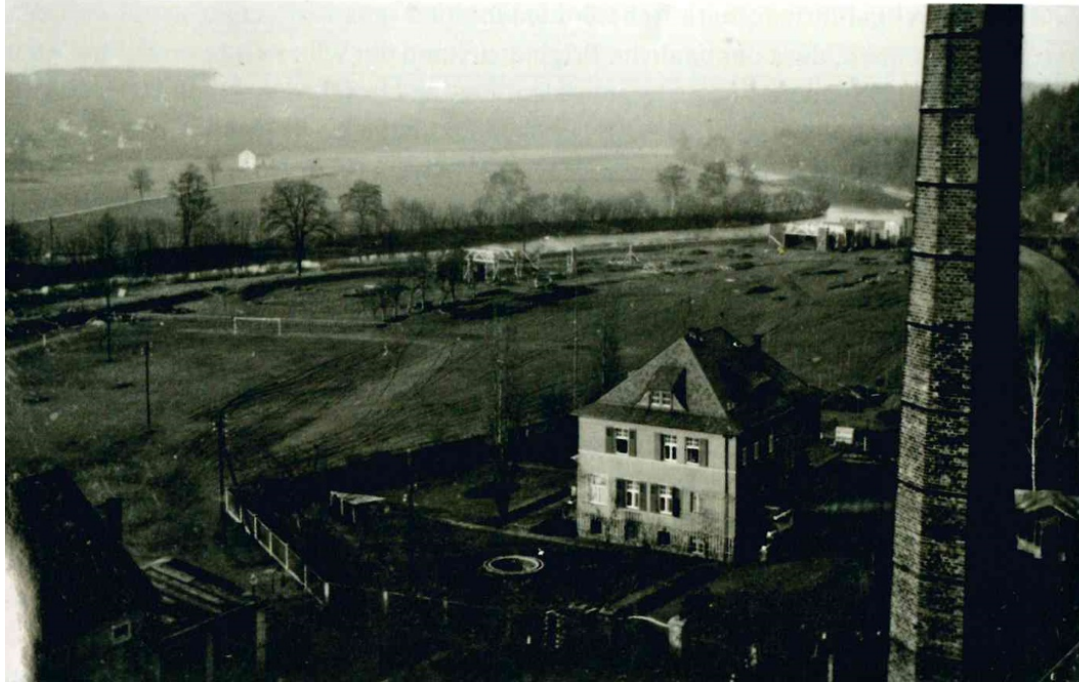


Fig. 8: View of the mansion from the factory, ca. 1934-37
Source: Photograph album of commandant Karl Otto Koch



Fig. 9: View of the mansion, 2020
Source: Photo flight J. Seelemann, 2020



Fig. 10: View from the mansion

Source: Photograph album of commandant Karl Otto Koch



Fig. 11: View from the mansion

Source: Photograph album of commandant Karl Otto Koch



Fig. 12: View of the mansion interior, casino
Source: Photograph album of commandant Karl Otto Koch



Fig. 13: View from the parade ground
Source: Photograph album of commandant Karl Otto Koch

1.5 Protection of historic buildings and monuments

The building status refer to the characteristics of being a 'technical monument' and 'cultural monument'. Individual objects are listed. The issuing authority is the Landesamt für Denkmalpflege Sachsen. (See attachment 10).

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The technical monuments comprise the former spinning mill factory building (G) with its previous use as a concentration camp including the chimney, two residential buildings (A, B) north of the spinning mill factory building, two blocks of flats (C, D) west of the spinning mill factory building, the 'Commandant's Mansion' (E) and a mangle in one of the residential buildings as well as a mill and a gate house (F). See the general plan of the area of the future memorial site.

The cultural monuments comprise the bank reinforcement in front of the spinning mill factory building with the memorial (H) created by sculptor Hanns Dietrich (see attachment 10: attachment for list of monuments).

Some of the architecture did not survive in full or at all. Among them are the garden house of the mansion, parts of the mill and parts of the spinning mill factory building.

Monument characteristics

The building, the house of a factory owner that was used for an interval as commandant's headquarters is a listed building in accordance with § 2 SächsDSchG within the officially approved aggregate of the spinning mill plant Sachsenburg. The ensemble shapes the landscape and is significant in regard to architectural, regional and, nation-wide, industrial history. The substantial number of surviving architectural and technical structures from the nineteenth and twentieth centuries documents the different periods of usage in the history of the industrial site. In one of these it operated as one of the largest spinning mills in the Chemnitz region.

The degree of damage of this cultural monument is great.

Aggravating the situation of the buildings is the fact that they are situated on a peninsula, which is almost completely enclosed by the Zschopau and a mill race. Because of the semi-island situation and the associated damp building grounds, the outer masonry is subject to continuous moisture penetration. Additionally the ensemble was severely impacted by the floods in 2002 and 2013.

The mansion is a two-storey building with high-quality solid masonry and with the cellar space extending under all parts of the main building. The distinctive basement is built of porphyry masonry. The brick masonry above has been rendered. The top is shaped by a combination hipped roof with shed dormers. The original iron grids of the original window constructions (rectangular windows) have in part survived. Shutters lined with tin sheeting can be found on the upper level. A terrace as high as the basement with approaching stairs at the side and with a partially surviving concrete balustrade is attached to the western side. The interior of the building is was made accessible through a central and simply designed entrance lobby, an open stairwell decorated with wood and a wooden staircase as well as a subordinate, narrow wooden staircase. Open wooden beam ceilings are found throughout.

Besides the already mentioned reasons, the badly damaged state of the building is due especially also to moisture from rain and snow penetrating through the roof, which was leaking over a long period of time, as well as the fact that the building has been in disuse for a long period – since 1992.

The serious damage can be detected especially in the interior of the building: The roof truss, the ceiling constructions and the staircases have partially collapsed; on all levels massive biotic infestation in the shape of destructive insects and moulds (among others true dry rot) can be found in the wood and to an extent even in the masonry.

Historic monument preservation requirements for the measures:

The Landesamt für Denkmalpflege Sachsen issued the listed monument approval for the (partial) dismantling of the 'Commandant's Mansion' (On the Zschopau 10) on 30 December 2019. The approval stipulates that dismantling must be pursued only after a most exacting deliberation and after a comprehensive documentation (of the interior and exterior) have taken place. Furthermore, in the course of carrying this out, the valuable building segments and materials must be carefully salvaged, documented and safely stored either before the redesign begins or while it is being implemented. The parts of the building that are ruinous due to biotic infestation, those of wood in particular, must be professionally decontaminated immediately after being dismantled. The approval contains the following stipulations:

The window grids, window shutters, walls of natural stone and stairs of stone, banisters, entrance and interior doors, floor tiles, the stairwell hole walls with handrails and uprights, radiator casings, etc., of the factory owner mansion must be salvaged. A [...] concept with statics is to be drafted with regard to the building base that is to be saved as an individual monument in accordance with § 2 SächsDSchG. A building concept in keeping with the technical construction guidelines is to be developed for preserving this long-term, including the protection of the wall coping. The documents must be submitted in advance of the [...] measures to the listed building and monuments authorities. Also in advance of the [...] measures, the complete building base, the well system of the above-mentioned cultural monument – and if possible the surviving foundations of the former enclosure – must be protected according to listed building guidelines from being damaged in any way by construction work.

The project designs for the competition must incorporate and abide by the stipulations set by the authorities for listed buildings and monuments.

1.6 Protected areas

The eastern section of the area lies in a region protected by the Natural Habitats Directive (FFH – Fauna Flora Habitat) with the national number of 250.

The area concerned is the FFH region Zschopauaue, falling under the Conservation of Natural Habitats and of Wild Fauna and Flora Directive, and is a still largely natural valley landscape of a mountainous and hilly terrain, gorge-like in places, variously structured, meandering, with changing landscapes, section-wise only sparsely frequented and populated, with small, richly structured and undeveloped side valleys (Section 2 Federal Nature Conservation Act – Abschnitt 2 BNatSchG).



Fig. 14: FFH Zschopauaue (Fauna Flora Habitats Region Zschopau meadow)

Moreover, the area is almost completely on a sensitive flood plain (§72 (2) No. 2 SächsWG) / (§72 Abs. 2 Nr. 2 SächsWG). Flood protection measures in the state of Saxony were not introduced after 2002 for this area due to resistance of the citizens affected by it and are not planned for the present. Therefore even the embankment between the Zschopau and the sports ground no longer fulfils a

flood protection function. This means that the waters of the Zschopau, in the case of severe flooding, can rise from 0.5 to 2 m over ground level. (<https://geoportal-frankenberg-sachsen.de/viewer.php>)

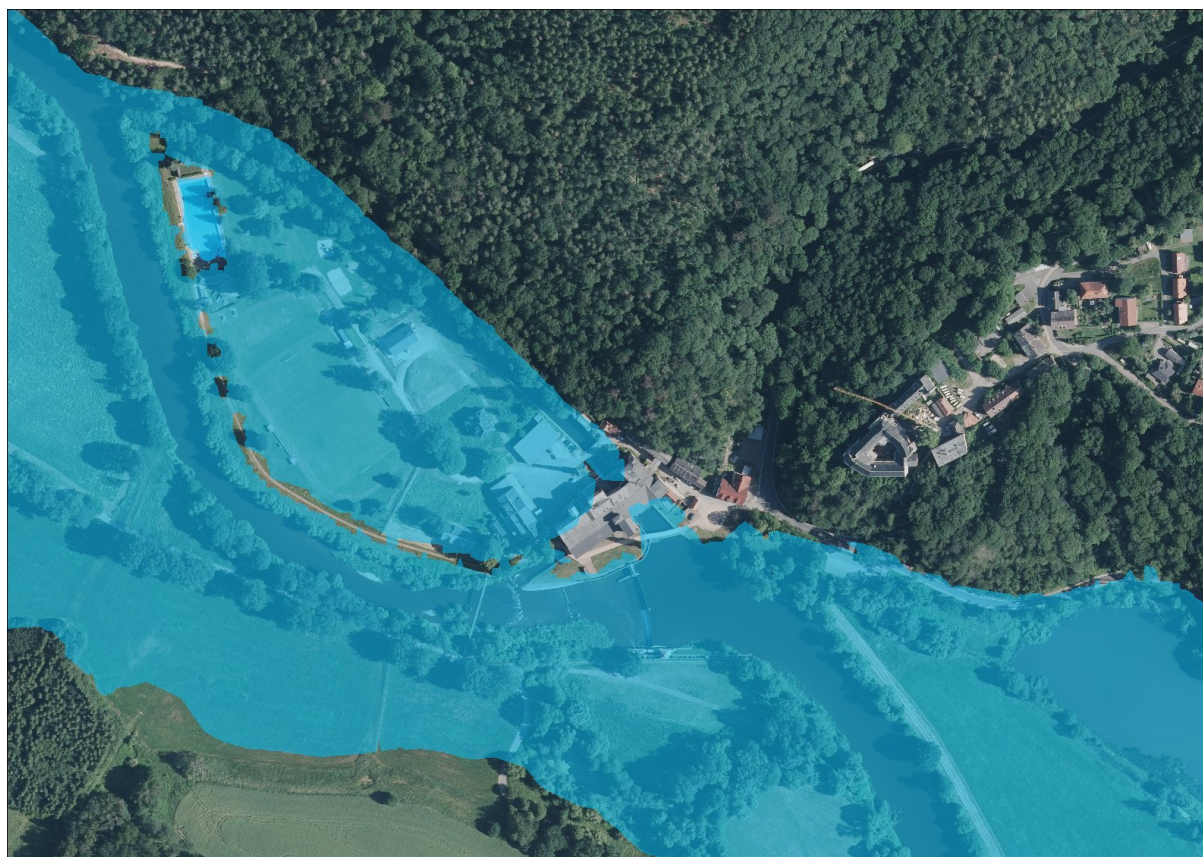


Fig. 15: Flood plain area

1.7 Current situation

The premises around the old Sachsenburg spinning mill plant, together with the restaurant named 'Fischerschänke', are largely vacant. In 2020 the Fischerschänke restaurant was revived. The Documentation and Communication Centre of the to-be-designed Sachsenburg Concentration Camp Memorial Site is currently being put into action on the first storey of the restaurant. The idea is to use the centre as an interim memorial site while the Sachsenburg Concentration Camp Memorial Site is being planned. Besides a residential building and several garages that are in use, the buildings are secure but vacant. The floods of the previous years badly damaged some of the building stock. The sports ground and swimming pool are still in use but not to their full capacity. They are badly in need of repair.

The 'Commandant's Mansion' is badly damaged and only sections of it can be preserved (see the expert opinion in attachment 9).

Attempts at developing the site of the early concentration camp Sachsenburg as a memorial site and revitalising public curiosity about it have increasingly gathered momentum since 2005.

The present memorial site concept provides for a series of measures and modifications. Scientific specialists and researchers will assist in monitoring its development and the activities of the public will be involved too (e.g., Concentration Camp Project Group, Sachsenburg History Workshop).

A path of remembrance was an important venture in presenting the history at the site. It was finished in the summer of 2020 (see attachments 11 and 12).

Numerous photographs taken in the present can be found in attachment 4 and the following.

2. Competition object

Building

The former 'Commandant's Mansion' was built in 1920 according to the plans of architect and construction manager Paul Richter as a 'country house for the spinning mill owner Mr Reichelt'.

Attachment A6 contains the historical building plans. For the measurements of the ground plan of the building see attachment 3 in DWG and PDF format.

The current situation was described in a brief expert opinion (Dipl.-Ing. Jan Brückner, 2019), which reads as follows:

The former mansion of the factory owner has been in complete disuse for a longer period now. The former apartments have been vacated and not been lived in for years.

The building is constructed on a flood plain. No future usage is feasible and the cost of restoring the building for this would be disproportionally great. This state of affairs is aggravated by the fact that the building is severely infested by true dry rot. During an inspection with structural engineers and a timber expert it was no longer possible to go to the upper storey. In places the roof truss is caving in. (Expert opinion, see attachment A8).

A flight around the object, showing it from all sides, will be available on the video platform Vimeo (see attachment A5, link).

Surroundings

The grounds around the building have largely been cleared and are cultivated as a meadow.

A well is among the remains of the former state of the grounds. Its walls can be found on the eastern side of the building.

The driveway from the direction of the parade ground is almost completely grown over.

Maple and linden trees, planted in the late 1930s along the stretch leading to the swimming pool, form the spatial setting of the outdoor facilities in the southwest direction.

The grounds stretch out to the mill race in the northeast direction. The mill race is bordered on both sides by concrete walls. When water levels are normal it flows about 3 m below the grounds.

How the construction plans fit in the grounds with an outline around the relevant area for the project can be seen in fig. 16 and attachment 1. The borders of the piece of land are clearly marked on the land registry map (see attachment A13). For the measurement results of the grounds see attachment 2 in DWG and PDF format. Attachment A14 contains an aerial view of the object.

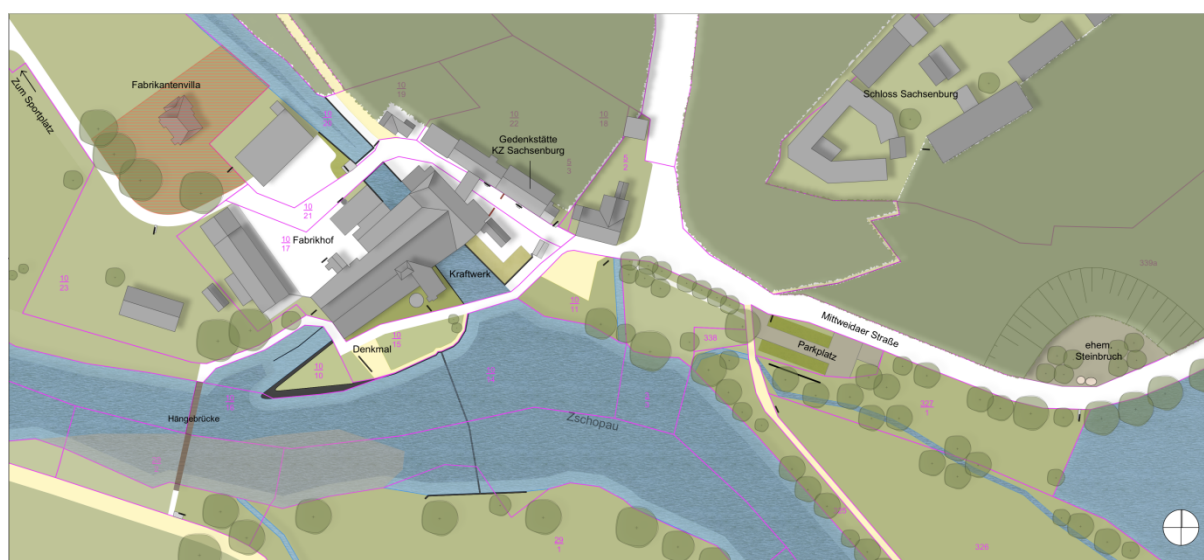


Fig. 16: Layout plan of the Sachsenburg Memorial Site

3. General conditions and information

Accessibility

The building as well as outdoor facilities and installations must provide barrier-free access in the future. This will be realised by building paths and ramps that fulfil this demand.

Visiting by car

Parking spots are available in the vicinity of the memorial site. No parking spots are to be planned close to the buildings.

Getting there

The Sachsenburg Concentration Camp Memorial Site with the 'Commandant's Mansion' is in Sachsenburg, directly on Mittweidaer Straße (S202). The area can be reached by car via the A4 federal motorway, Frankenberg junction, the B169 federal road and Mittweidaer Straße.

There is a public bus service on this route.

The closest railway connection (Regiobahn to Hainichen and Chemnitz) is located in the town centre of Frankenberg

A hiking and cycle path leads along the Zschopau from Frankenberg to Sachsenburg and continues from there as the Zschopautal cycle and hiking route. (See attachment A15, how-to-find-us map)

List of images / Sources

Fig. no.	Caption	Source, Date
Title page	General plan, On the Zschopau, Sachsenburg	Layout plan (image processing: fagus) 2020
1	Sachsenburg castle, 1755	http://www.bergbau-im-zschopautal.de/bergwerk/main_02_heimatgeschichte.htm (2014)
2	Postcard, ca. 1840	http://www.deutschefotothek.de (2014)
3,4	Photographs of the existing conditions of the surrounding grounds	fagus GbR, 2014
5	Photo from the Koch album	Photograph album of Karl Otto Koch, 1934
6	View of the mansion	Luc Saalfeld, 2017
7	Postcard, ca. 1938	Herr Hett (2014)
8	Angled view of the mansion	Photograph album of Karl Otto Koch, 1934
9	Angled view of the mansion	J. Seelemann, 2020
10-13	Photos from the Koch album	Photograph album of Karl Otto Koch, 1934
14	Zschopauaue Fauna Flora Habitats Region	Geoportal Sachsenatlas (July 2020)

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15	Floodplain	Geoportal Sachsenatlas (July 2020)
16	Layout plan of the memorial site	Image processing: fagus, 2020

Section C List of attachments

Attachment no.	Caption	Source, Date	Comments
1	General plan of the layout for the project design of the factory mansion as DWG and PDF files on a scale of 1:3,000	fagus GbR, 2020	
2	Plan of the grounds, digital as DWG and PDF files on a scale of 1:500	Land surveying office, 2020	On Vimeo
3	Ground plan of the building, ground level, digital as DWG and PDF files on a scale of 1:100	Ground plan by J. Brückner, 2020	
4	Photographs of the existing conditions of the surrounding grounds	fagus GbR, 2019 and 2020	
5	Flying over the grounds	Johanna Seelemann, 2020 https://vimeo.com/433681309 Password: Rundflug_Villa	
6	Historical plans of the mansion	Architect: Paul Richter, 1920	Stadtarchiv
7	Expert opinion on the mansion, photo documentation	Luc Saalfeld, 2017	
8	Expert opinion on the mansion, brief description	Dipl.-Ing. Jan Brückner, 2019	
9	Expert opinion on the state of the mansion <ul style="list-style-type: none"> – Legal opinion – Wood preservation specialist opinion – Long-term stability opinion 	Lawyers Dr. Dammert & Steinforth, 2019 Susann Baumann-Ebert, 2019 Dipl.-Ing. Klaus Jahn, 2019	With a map attached
10	Denkmalsregister des Freistaates Sachsen (Listed monuments register of the Free State of Saxony), excerpt on the Sachsenburg spinning mill	Landesamt für Denkmalpflege (Office for the Preservation of Historical Monuments), 2020	
11	General plan of the grounds for the Path of Remembrance with the panel sites as PDF files	fagus GbR, 2020	
12	Path of Remembrance – 17 panels as an outdoor exhibition	fagus GbR, Detlef Liefertz, town of Frankenberg, Saxony, 2019/20	
13	ALK of the Zschopauaue as DWG and VWX files (Automatisierte Liegenschaftskarte/automated real estate map)	As at 2019	
14	Aerial view, in a scale of 1:500 as JPG and PDF files	Geoportal Sachsen, 2020	
15	Map of how to find the memorial site	fagus GbR, 2020	
16	Historical photographs from the album of Karl Otto Koch, 1934	From Sachsenburg to Sachsenhausen: Pictures from the photograph album of a concentration camp commandant,	

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		Günter Morsch (ed.), Berlin: Metropol-Verl., 2007	
17	Situation plan of Sachsenburg concentration camp, as at Dec. 1935	Mr Engel, Concentration Camp Project Group Sachsenburg, 14 Oct. 2014	
18	Submitter statement	-	Template
19	List of documents	-	Template