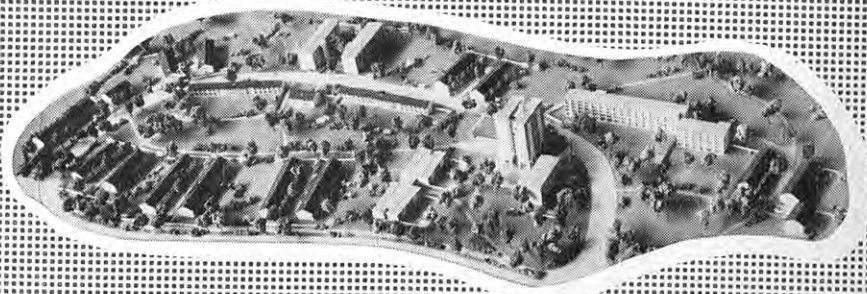
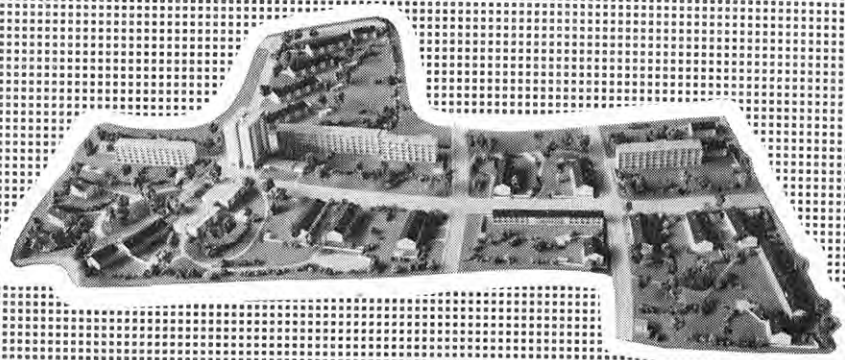
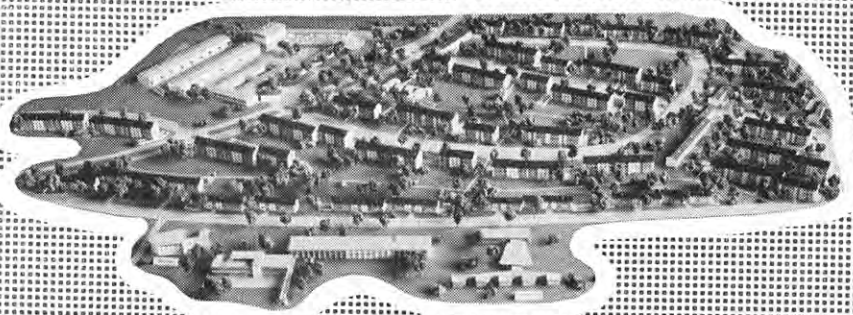
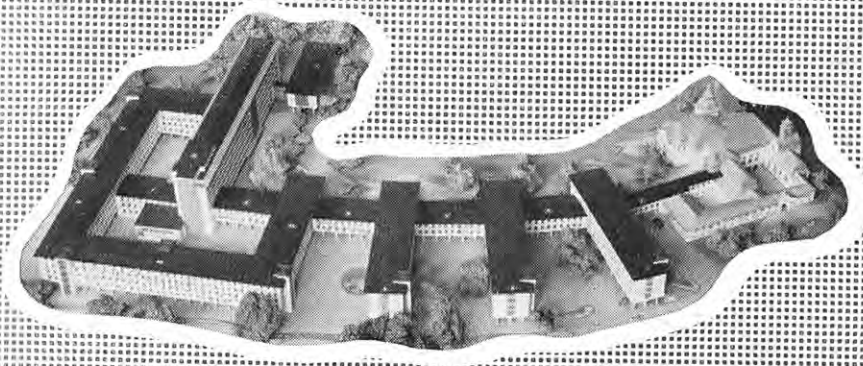
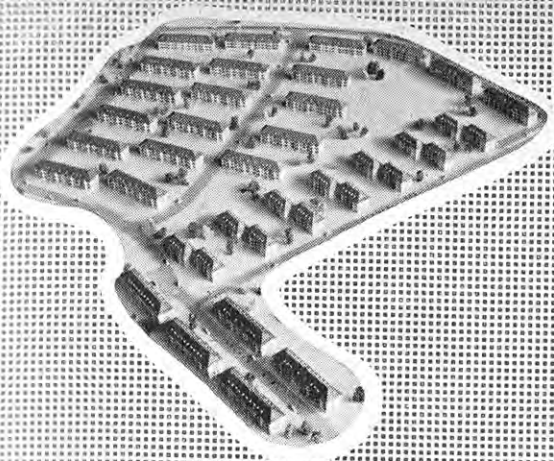
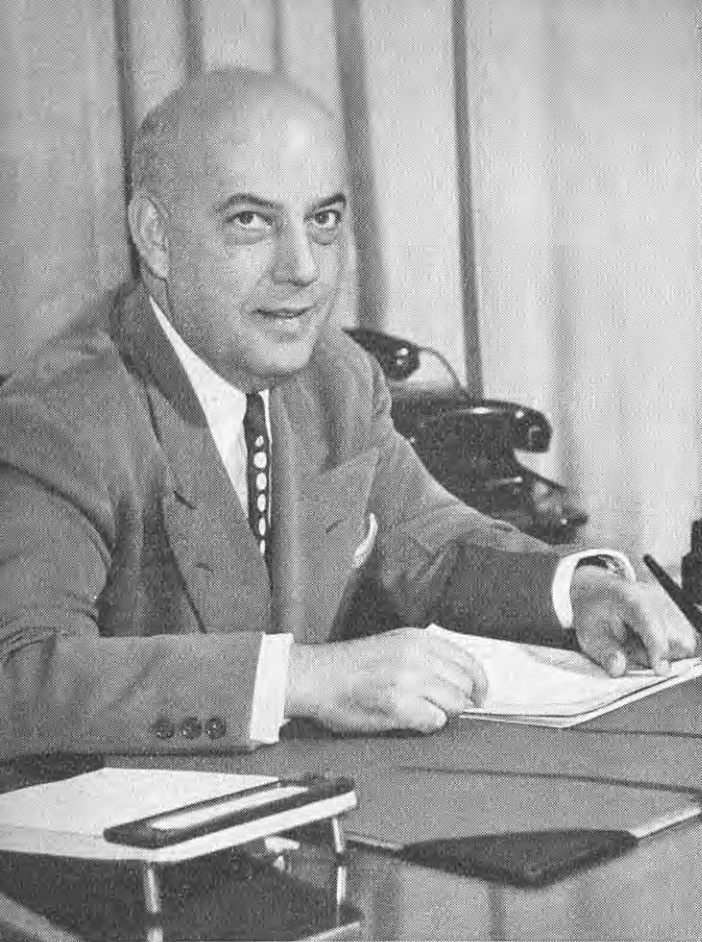


# HICOG Builds For the Future



Buildings shown, top to bottom, are: —

1. Carl Schurz Housing Settlement, Frankfurt.
2. HICOG's Headquarters, Bonn-Mehlem.
3. US Housing Project, Bad Godesberg.
4. Muffendorfer Project for German personnel, Bad Godesberg.
5. Tannenbusch Project for German personnel, Bonn.



*Glenn G. Wolfe, director of the Office of Administration, which conceived, planned and carried out the vast HICOG construction projects in the Frankfurt and Bonn areas. (All photos in this section by Claude Jacoby and N. Gassner, PRDHICOG)*

*Jack H. Lennon, special assistant to the director of the Office of Administration, handled all financial arrangements, including procurement of land, and all the policy negotiations with city and Federal Government officials.*



# Solving Housing Problems

**I**N A POSTWAR, house-hungry world, Americans in Germany are helping to solve the acute space shortage problem. At the same time they are saving the US taxpayer thousands of dollars annually, giving substantial aid to the West German economy and marking another milestone in improving German-American relationships.

In the West German commercial center of Frankfurt and in the new American headquarters area near Bonn, seat of the Federal Republic's government, the Office of the US High Commissioner for Germany has erected a total of four housing projects and an office building for its employees, obviating the necessity of requisitioning homes and alleviating the congested living conditions of the German population.

The cost of construction and the outright purchase of the land have been financed by GARIOA counterpart funds — Deutsche marks accruing from dollar expenditures — which represent US taxpayers' aid to the German economy.

What are these counterpart funds? Imports which were purchased by Germany with American dollar aid, first under the Government and Relief in Occupied Areas (GARIOA) program and later under the Marshall Plan, have been sold in Germany for Deutsche marks. The

*Lt. Col. George G. Davies, architect of the US Army's Corps of Engineers, attached to HICOG, was responsible for the initial drawings, the planning of the five sites and all the technical work relative to the building projects.*





DM proceeds of these sales are called counterpart funds and are placed in special counterpart accounts to be used for certain authorized purposes.

The GARIOA counterpart account consisted originally of the Deutsche marks received for goods imported under the GARIOA program of United States dollar assistance to the German people. When the GARIOA program for the import of goods from the dollar area was terminated on June 30, 1950, it was decided to keep the GARIOA counterpart account in existence by depositing in it 25 percent of the Deutsche mark received for goods imported under the Marshall Plan. This percentage of counterpart continued to be deposited in the GARIOA account when the administration of US aid to Germany was transferred to the Mutual Security Agency.

The GARIOA DM funds have been used for many purposes, all of which expenditures, like those for the HICOG housing projects, have stimulated the German economy and provided employment—the primary objectives in the use of counterpart funds. Housing in Germany is one of the country's greatest needs, even by the most optimistic outlook, followed by an extensive building program, it will take 15 to 20 years for Germany to reach its pre-war level of housing units. HICOG's projects are of lasting value to Germany and are in accord with the basic purposes of the GARIOA counterpart program.

Title of the land and buildings for the American housing vests with the United States Government and as our employees moved from requisitioned quarters these German homes were once again released, providing some of the much needed additional living units for the local population. At present the United States Army is utilizing many of the units that HICOG has been able to release because of HICOG's building programs. It is anticipated that in the near future these units will be released to their owners by the Army.

Under the Foreign Service Act of 1946, civilian employees of the US Government living abroad receive housing allowances. The average allowance in western Europe is between \$1,500 and \$2,000 per year. By providing homes for its American employees instead of reimbursement for rent of homes from the German economy, HICOG will be saving the American taxpayer an estimated \$600,000 yearly in quarters allowances alone.

The idea for the projects was first envisioned with the shiftover of occupation responsibility from Military Government to the Department of State in October 1949 and the simultaneous transfer of the headquarters from Berlin to Frankfurt.

Planners were faced with the almost impossible task of finding adequate housing in Frankfurt for the influx of personnel from Berlin. The situation — duplicated in all of West Germany's larger cities — posed enormous problems.

The city was crammed far beyond its housing capacity as refugees and Germans from rural areas sought jobs and homes. Seventy-five percent of all Frankfurt housing had been partially or completely destroyed by wartime bombs; available space was overtaxed with an average of nearly two Germans per room.

Occupation quarters, requisitioned in 1945 from the houses which remained, were in continual need of repair, and by mid-1950 many had deteriorated to a point where repairs on these houses built many years ago were no longer economically justifiable. Close to 200 quarters inhabited by HICOG personnel were substandard.

Such conditions impaired morale and interfered with working efficiency. In facing this problem, HICOG officials felt it was time, by 1950, to begin vacating requisitioned property; the German Federal Republic should not be burdened economically with additional requisitioning.

**A** GAINST THIS BACKGROUND came the decision to build the 420-unit housing project in Frankfurt. Trailblazing in German-American relationships began when HICOG officials and Frankfurt authorities sat down to negotiate for a plot of land on which the project could be built. Twenty-four acres, approximately a quarter-mile north of the headquarters building, were granted without charge by the city for as long as the United States required the property for housing purposes. In return for this property loan, the city will inherit the project block by block as US requirements diminish.

However, the Frankfurt project will continue to house the American employees of the Consulate General in Frankfurt. In addition thereto the Frankfurt project continues to provide 300 additional housing units for families of other United States Government agencies which have been brought to Germany in the expansion of our total forces in western Europe. If HICOG had not built their housing projects, these units would not be available for other United States Government agencies' use.

In every practicable instance HICOG assented to the use of building materials produced by the partly city-owned rubble processing company, while Frankfurt building firms and local labor were promised preference where conditions were equal. Frankfurt's two architectural associations were consulted for the names of their 10 top members. Specifications and plans were submitted to them and their estimates invited on costs. When blueprints and specifications had been prepared by the selected architect, all qualified contractors in the US Zone were given a chance to bid on construction.

*Mayor Walter Kolb of Frankfurt congratulates Mr. Wolfe at ceremonies attending the dedication in November 1950 of "Die Carl Schurz Siedlung," a project which has played a part in further improving German-American relations.*





Night and day views of the new HICOG Headquarters Building in the "Mehlemer Aue" (Mehlem Meadow) area of Bonn. Photo at left shows four of the five wings of sprawling structure. Fifth wing is to rear of the main, seven-story section.

**T**AKING STOCK UPON COMPLETION of the project, Germans and Americans alike could point to a number of benefits which evolved with the building. Employment of German construction workers reached 2,500 at the peak of the building period; a large percentage of Frankfurt's skilled labor was employed. Several struggling businesses received a much-needed boost through subcontracts. Thanks to project orders, a number of small businesses took root and expanded considerably.

That HICOG received remarkable value for the GARIOA counterpart funds spent would be apparent if a rough comparison were made between cost of the Frankfurt project and a similar one in America. Fundamental estimates — though difficult to arrive at due to variance in conditions — show a 25 percent saving on the Frankfurt buildings. Important, of course, is the lower cost of labor in Germany.

As the Federal Republic approached national sovereignty and HICOG contemplated moving its headquarters to the German capital city in order to establish more normal relationships between the US and the German Governments, plans to repeat the Frankfurt housing experiment in the Bonn enclave got under way.

After many days of intensive planning and less than nine months of high speed construction work, one American housing project in Bad Godesberg, two housing projects for German employees — one in Bad Godesberg and the other in Bonn-Tannenbusch — as well as a new headquarters building with 130,000 net square feet of floor space in Bad Godesberg-Mehlem were ready for occupancy in November 1951. The four projects in the Bonn

One section of large cafeteria for American and German employees. Cafeteria is on top floor of the main building.



area, built at a cost of DM 99,500,000 (\$23,681,000), were, like the one at Frankfurt, financed by counterpart funds.

The American project of 458 units is owned outright, land and all, by the US Government, which plans to retain ownership indefinitely. The land was bought by the United States from 60 individual owners. The two projects for German employees, totaling 824 units, are maintained and operated by the German Government under an agreement with HICOG which stipulates that only those persons HICOG deems itself responsible to house shall be allowed tenancy. Rents are established by the US Government and maintenance must be of the highest standard.

The Federal Republic invested more than DM 7,000,000 (\$1,666,000) in the two projects and, in return, is receiving all rents from them. They are built upon land purchased by the German Government and when no longer needed by the US Government, will be returned.

The new housing projects in the Bonn area have released housing in Frankfurt through the move of many of HICOG's German employees from that city to Bonn. Others, already living in the Bonn area, will eventually move into the projects, further relieving the situation in the old university town, which is bursting at every seam with civil servants of the Federal Government and members of the rapidly-growing international community.

Meanwhile the new projects in the Bonn area are bringing Germans and Americans still closer together. A modern cafeteria on the top floor of the Mehlem office building is open to all HICOG employees, regardless of nationality. German and American employees sit down together at their noonday meal and under a special HICOG arrangement all can pay in German currency.

**H**ICOG'S BUILDING ACHIEVEMENTS continue to be a source of the greatest interest to the Germans. Large numbers have visited the sites, while contractors, architects and builders in no way connected with the work kept close tabs on construction. Tours were arranged for newsmen as well as home economics groups.

Through the projects' example, it is hoped better housing will emerge where rubble still marks the vast destruction of war. Perhaps the necessity of building again can be turned into an advantage for Germany's next generation if higher housing standards are given a chance to contribute to building a new, healthy mentality. +END



# US and German Press Reaction

ON NOV. 21, 1950, United States High Commissioner for Germany John J. McCloy announced that his headquarters would move from Frankfurt to Bonn, seat of the Federal Government, and that a housing development would be built to accommodate American personnel.

One year and one week later, Mr. McCloy's plan became a fact. His headquarters was in full operation in Bonn and the American employees of HICOG were established in their new apartments. Everything was completed. That is, everything save the international discussion which Mr. McCloy's announcement had touched off. That discussion is still continuing.

Unfortunately, much of the discussion has been uninformed and confusing. This has led to misconceptions both in the United States and Germany, particularly with regard to the cost of the apartments and their furnishings and decorations. Many of the questions which are still in peoples' minds about the project are adequately answered in the following letter from Glenn G. Wolfe, director, Office of Administration, HICOG, to *The New York Times*:

## Housing Americans in Bonn

### Costs, Relation of Project to German Community Life Discussed

To the Editor of *The New York Times*:

I have read Mr. Middleton's article in the International Air Edition of Aug. 27 concerning the construction of quarters for the transfer of this office of the United States High Commission in Germany from Frankfurt to Bonn. I am certain that *The New York Times*, in its aim to be objective, will be interested in the facts concerning the construction of these quarters.

In the first place, the transfer was made necessary because it is not practicable for the United States to carry out its mission in Germany in a locality 100 miles from the capital of the Federal Republic in Bonn.

Since the Bonn area was severely damaged during the war, the Federal Republic and the British and French missions have all had to build large housing projects to house their missions. The United States has had to do the same.

The United States decision to provide housing for its employees in a single area was taken for the simple reason of keeping costs at a minimum. Construction on a decentralized basis, though desirable, would have been more than twice as expensive. As the officer on Mr. McCloy's staff responsible for the planning of this project, I take pride in the fact that this entire installation was built at a unit cost of 80 cents per cubic foot, which is below the cost of similar construction work in Western Germany today and far below prevailing costs in the United States for comparable facilities.

Furthermore, this project will save the American taxpayer hundreds of thousands of dollars annually so long as American employees are housed there, because under the law (Foreign Service Act of 1946) United States employees stationed abroad are given a housing allowance if housing is not provided.

One of the great needs in Germany is housing. This project enables us to relinquish much-needed German housing now under requisition. The entire project, incidentally, is being financed out of counterpart funds—that is, local German currency generated from ECA dollar assistance to Germany which was originally appropriated to provide imports essential to the German economy.

Any centralized housing project can, of course, result in isolation from the surrounding community. But the impression given by your article that the Bonn project will keep Americans stationed in Bonn from any contact with German life is contrary to both our policy and our expectations.

Far from prohibiting contact between Germans and Americans, all of the American facilities will be open to German officials and the German public at all times. The project will provide badly needed facilities to the entire region. The recreation areas, restaurant, theater and all other facilities of this type will be open to Germans either free of charge or on payment of the same fees which are charged to Americans. The community arrange-

ments are such that we have every expectation that they will stand as monuments to the new German-American relationship.

The publication of the Office of the High Commissioner mentioned in the article is a factual planning study of the facilities in the Bonn area. It does not seek to give the impression, nor is it implied, that Americans in Germany "never had it so good." No one can deny that the setting will be beautiful and that the quarters are in good taste, but their cost and style are certainly not of the luxury order. To remove any ambiguity conveyed by your article, it should be pointed out that food and other items needed by the American community will be provided at retail cost, based on retail prices for these items in the United States. The same is true for personal facilities and recreational activities.

In all these cases the conditions do not depart from the standards normally used for Foreign Service employees either in other countries or in Germany up to the present time.

The Americans living in the project will, we hope, live comfortably, with modern facilities, in a manner befitting representatives of their country, but without ostentation or luxury. As for their isolation, those of us responsible for the planning and construction of this project look forward to the proof that it will bring about closer and more understanding German-American relationships instead of, as the article suggested, keeping us "from any contact with German life in the capital of the Federal Republic."

GLENN G. WOLFE,

Director, Office of Administration.

Frankfurt, Germany, Aug. 30, 1951.

SOME QUESTIONS WHICH Mr. Wolfe left unanswered, but which are still being asked, include:

Q. Exactly how much did the development cost?

A. Complete with furnishings, the project amounted to 58,000,000 Deutsche marks or \$14,500,000.

Q. How many apartments were built and how many Americans are being accommodated?

A. There are 458 apartments in the project and approximately 1,000 individuals, including HICOG employees and their families.

Q. Just how much will the development save the American taxpayer by eliminating the necessity for Congressional appropriations to meet Foreign Service rental allowances?

A. There will be an estimated annual saving of \$600,000 over and above the cost of operating and maintaining the buildings.

Q. How did construction costs compare with those in the United States?

A. This cannot be answered exactly in terms of dollars and cents since American construction costs differ geographically. However, the housing project was put up at the rate of 80 cents per cubic foot, which is very much lower than the average in the United States.

Q. Were any occupation funds used?

A. None whatsoever.

Q. To what extent were the German government and people taken into consideration in connection with the project?

A. In all of its phases — procurement of land, actual construction and architectural design — the German authorities were constantly consulted.

Q. How do the German people feel about it?

A. The general attitude is reflected in the German press. For example, the *Frankfurter Rundschau* commented: "Progressive building types, harmonious adjustment to the surroundings and beautiful interior furnishings are the principal characteristics of the new HICOG settlement on the Rhine. Experts agree unanimously that it represents



# HICOG-Bauten lindern deutsche W

## Hochkommission siedelt um nach Bonn

Von J. H. Lennon, Sonderreferent für Baugesellschaften

In der Vorhalle der Frankfurter IG-Gebäude sind die Mitglieder der Hochkommission für Baugesellschaften im Gespräch. Die Kommission wird von dem amerikanischen Botschafter in Bonn, Generalmajor Hays, geleitet. Sie hat sich in Bonn niedergelassen, um die Angelegenheiten der Baugesellschaften zu beraten. Die Kommission besteht aus Mitgliedern der amerikanischen Botschaft und deutschen Baugesellschaftsexperten. Die Arbeit der Kommission wird in Bonn fortgesetzt, um die Baugesellschaften zu unterstützen und die Wohnungsbaufrage zu lösen.

## deutsch-amerikanischer Zusammenar

bergründet die „amerikanische Stadt“ am Rhein — Der feierliche erste Spatenstich

Die amerikanische Stadt am Rhein ist ein gemeinsames Projekt der amerikanischen Botschaft in Bonn und der deutschen Baugesellschaften. Der feierliche erste Spatenstich wurde am 19. November 1951 in Bonn durchgeführt. Die amerikanische Botschaft wird von Generalmajor Hays geleitet. Die deutschen Baugesellschaften sind die HICOG-Bauten. Die amerikanische Stadt am Rhein wird in Bonn gebaut und ist ein Beispiel für die Zusammenarbeit zwischen den USA und Deutschland.

## Harmonische amerikanisch-deuts

Harmonische amerikanisch-deutsche Zusammenarbeit

Die Harmonie zwischen den amerikanischen und deutschen Baugesellschaften ist ein Beispiel für die Zusammenarbeit zwischen den USA und Deutschland. Die amerikanische Botschaft in Bonn wird von Generalmajor Hays geleitet. Die deutschen Baugesellschaften sind die HICOG-Bauten. Die amerikanische Stadt am Rhein wird in Bonn gebaut und ist ein Beispiel für die Zusammenarbeit zwischen den USA und Deutschland.

## „Pflahlbauten“ in der Deichmannsau

Die „Pflahlbauten“ in der Deichmannsau sind ein Beispiel für die Zusammenarbeit zwischen den USA und Deutschland.

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## ein Zehn-Stock-Haus am Tannenbusch

Generalmajor Hays: Stetig wachsende Zusammenarbeit

Generalmajor Hays hat die Zusammenarbeit zwischen den amerikanischen und deutschen Baugesellschaften als stetig wachsende bezeichnet. Er hat die amerikanische Stadt am Rhein als ein Beispiel für die Zusammenarbeit zwischen den USA und Deutschland bezeichnet. Die amerikanische Botschaft in Bonn wird von Generalmajor Hays geleitet. Die deutschen Baugesellschaften sind die HICOG-Bauten. Die amerikanische Stadt am Rhein wird in Bonn gebaut und ist ein Beispiel für die Zusammenarbeit zwischen den USA und Deutschland.

## Amerikanisches Wohnen am Rhein

Der feierliche erste Spatenstich

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## Europas größtes

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## Denkmal deutsch-amerikanischer Zusammenar

Beim Bau der HICOG-Bauten

Beim Bau der HICOG-Bauten wird ein Denkmal für die deutsch-amerikanische Zusammenarbeit errichtet. Die amerikanische Botschaft in Bonn wird von Generalmajor Hays geleitet. Die deutschen Baugesellschaften sind die HICOG-Bauten. Die amerikanische Stadt am Rhein wird in Bonn gebaut und ist ein Beispiel für die Zusammenarbeit zwischen den USA und Deutschland.

## Städungen der hohen Kommiss

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## Arbeiter haben ihr Bestes gegeben

Arbeiter haben ihr Bestes gegeben

Die Arbeiter haben ihr Bestes gegeben, um die amerikanische Stadt am Rhein zu bauen. Die amerikanische Botschaft in Bonn wird von Generalmajor Hays geleitet. Die deutschen Baugesellschaften sind die HICOG-Bauten. Die amerikanische Stadt am Rhein wird in Bonn gebaut und ist ein Beispiel für die Zusammenarbeit zwischen den USA und Deutschland.

## Deichmanns-Aue bleibt im Süden frei

Die Projekte im Reine Bonn

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## USA am „Alten Schloß“

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## Nächste Woche Richtfest in Pflattersdorf

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## Arbeiter haben ihr Bestes gegeben

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## USA am „Alten Schloß“

USA am „Alten Schloß“



# Wohnungsnot

# 2000 Arbeiter beim größten Richtfest der Nachkriegszeit



In Bad Godesberg wurde gestern nach einer Bauzeit von knapp dreieinhalb Monaten das große HICOG-Bauwerk in Plittersdorf gerichtet. Zu dem feierlichen Richtfest, an dem über 2000 Arbeiter anwesend waren, sprach der amerikanische Botschafter in Bonn, Herr Lehmann, der Direktor des Verwaltungsbüros der HICOG, Herr Glenn G. Wolfe, Kommissar der Godesberger Bürgervereine Herr Dr. Stöckhausen sowie Stadtrat Wieschering, Herrmann, Stadtdirektor Hermanns und stellv.

arbeiten. Der HICOG-Direktor dankte neben dem Arbeiterstab besonders auch den technischen Leitern dieser ersten Phase des Colonat Davarus, Mr. Lehmann und deutsche Seite Otto Abel an den verantwortlichen deutschen Architekten.

Der amerikanische Botschafter sprach sich mit dem deutschen Botschafter über die Aussiedlerfrage aus. Der amerikanische Botschafter sprach sich mit dem deutschen Botschafter über die Aussiedlerfrage aus.

## „Klein-Amerika“ am Rhein

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## „Klein-Amerika“ am Rhein

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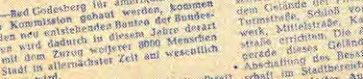


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an excellent achievement of the German firms working on this project. Built in accordance with the modern rules of strictest rationalization, these buildings will serve as models for future housing settlements in Germany."

The *Bonner Rundschau* said: "The northern outskirts of Bonn, which have been completely neglected for years, will be extraordinarily improved through this new housing project."

Q. How long did it take to complete the project?

A. Mr. McCloy broke the ground on Feb. 15, 1951, and the first apartments were ready for occupancy nine months later.

Q. Did the speed with which the project was completed increase building costs?

A. It is estimated that the price might have been 10 to 15 percent lower had the job been stretched over a two-year period. However, the past six months, since the completion of the project, have seen a strongly rising index for labor materials. If the US Government had allowed the project to be constructed over a two-year period it would have been necessary to pay much higher costs for steel, which, due to tremendous demand, has increased in the past year 10 percent per ton. Further, additional labor costs would have to be paid.

\* \* \*

### German Press Comment

All Americans and Germans who worked on this project can be proud of the short time they needed to plan and build it. The housing projects will greatly alleviate the German housing shortage, and HICOG's move to Bonn will mean a considerable relief to the American taxpayer. Experts say it will save \$600,000 a year. — *Generalanzeiger, Bonn, Nov. 8, 1951.*

\* \* \*

The men who built this housing project deserve full commendation, because what they accomplished in 10 weeks between groundbreaking and the *Richtfest* is a miracle. It reminds one of the time when cities mushroomed up in the West of the United States. Here in Bad Godesberg, too, a whole town was built practically overnight. — *Rheinische Zeitung, Cologne, June 2, 1951.*

\* \* \*

Tremendous difficulties had to be overcome in building this new headquarters for HICOG. Since the seven-floor structure is situated directly on the Rhine, it had to be built on stilts, as a precaution against the river's floods. At the same time, however, this solution provides covered parking space for hundreds of cars. — *Westdeutsche Allgemeine, Bochum, June 14, 1951.*



Living room of three-room apartment in the American Housing Project in Bonn.

## Interiors of Apartments In Big Bonn US Project



Dining room, seen from living room, in another of the new three-room units.



Living room of three-room apartment now occupied by three bachelor girls.

The combined living and bedroom in one of the project's bachelor apartments.



We understand that the American authorities have agreed to comply with German wishes for the preservation of the beautiful south facade of *Haus Deichmannsaue* (headquarters of the US High Commissioner). This is particularly gratifying, because such cooperation on practical tasks results in mutual respect, which facilitates fruitful cooperation in other fields. — *Bonner Rundschau, Bonn, March 14, 1951.*

\* \* \*

Undoubtedly Feb. 15, 1951, will be recorded in the history of Bad Godesberg as a great day: High Commissioner John J. McCloy broke the ground for the new housing project "Little America" on the northern outskirts of the town. — *Rheinische Zeitung, Cologne, Feb. 16, 1951.*

\* \* \*

### American Press Comment

"Little America" will have everything you would find in a small American town. — *The Courier-Journal, Louisville, Ky.*

\* \* \*

These flats are modern in construction, but care has been taken in effecting as many economies as possible. — *The Christian Science Monitor, Boston.*

\* \* \*

The US Government got its money's worth in this building venture . . .

This building program gave thousands of German workers the possibility to make a living, gave them decent wages, employed all branches of the building industry, and demonstrated in a very practical and efficient way the achievements of American engineering and the American way of doing business.

This experiment startled the Germans. What they admire is efficient planning, energetic execution and expert performance. All this they saw achieved here to such a degree that they were simply amazed. — *The Free Press, Colorado Springs, Colo.*

\* \* \*

The move to Mehlem gave certain German political opportunists a brief chance to revive their periodic accusations of luxurious Allied living on occupation costs paid by German taxpayers. Their target this time was the fancy upholstered furniture allegedly gracing Mr. McCloy's private office. Actually, the Americans had long since made the Germans take back \$15,000 worth of luxury fittings which the Germans themselves had installed. Mr. McCloy's office at Mehlem contains nothing fancier than brown-leather chairs and gunmetal draperies. Its principal decorations: an Alpine scene, and autographed portraits from Bernard Baruch and Winston Churchill. — *Newsweek, Nov. 12, 1951.*



## Soviet Zone Version

Communists throughout Germany, realizing that the United States had provided additional housing for German families by releasing requisitioned quarters, endeavored by all means to play down the good will created by the Americans. However, western German newspapers were very factual and fair in their evaluation and praise of the project; only the Communist Party newspapers printed this distorted version of the story.

"A check of the expenditures for the accommodation of members of the Western Occupation Powers reveals that DM 20,000 to DM 25,000 has been spent for each member of the High Commission being transferred to Bonn. The sum total of DM 27,000,000, originally fixed for the apartments of the Occupying Powers, has been exceeded by approximately 550 percent.

"The millions involved in contracts issued by Occupation Authorities must be met by the West German taxpayer. A number of officials of the US High Commission and some German employees have diverted enormous amounts into their own pockets by selecting for the contracts such German firms as agreed to make out estimates and bills in excess of the actual cost of goods delivered and services rendered and to pay the excess amount to those who granted them the contracts." — *Neues Deutschland, official organ of the Socialist Unity (Communist) Party in East Germany, June 29, 1951.* †END



At gay Christmas party given at HICOG headquarters Dec. 25 by US High Commissioner and Mrs. John J. McCloy, more than 2,000 American, Allied and German guests were present and joined in singing the best-loved carols, the festive occasion producing a new note of cordiality in such US-German social contacts.

## X'mas Get-Togethers

At lighting of the traditional Christmas tree at US housing project in Bad Godesberg, more than 300 American, French and German children, as well as a sprinkling of other nationals, sang Yuletide carols and exchanged greetings in at least three languages. Refreshments followed international caroling.







*Transfer from Frankfurt of more than 600 German employees and their dependents to reinforce the German staff stationed in Bonn, necessitated the provision of adequate housing accommodation and to that end two large settlements were built on conveniently-located sites not far from HICOG's new headquarters. Pictured above is the "Riepalsche Wiese" project.*



*View of the big new Muffendorfer project shows the 10-story structure, one of the tallest in the country, built to accommodate bachelors of HICOG's German personnel.*

## New Homes, New School Built For German Staff

**W**HILE THE PROBLEM of providing suitable, convenient housing for its 870 German employees transferred from Frankfurt and other cities to Bonn was one which HICOG's planners solved by constructing the Tannenbusch and Muffendorfer projects, it was also necessary to care for the several hundred dependents of these personnel, particularly the children. A new German elementary school capable of accommodating 300 students accordingly was partly financed by HICOG at a cost of DM 360,000 (\$85,680) and was opened Dec. 1 with an enrollment of 200. Most of the boys and girls, from the first to the sixth grades, are the children of HICOG employees.

Although intended primarily for such dependents, the school is open to all children residing in the area as

*Interiors of the German housing projects were laid out with eye to comfort as well as utility. Left, the corner living-room in a three-room apartment. Center, kitchen in apartments of all sizes are "Hausfrau's" delight: each contains electric range, refrigerator, adequate shelves and storage space. Right, living and bedroom in efficiency-type apartment.*







American and German flags are unfurled, side by side, over new elementary school in Tannenbusch, Bonn, at dedication ceremonies last November, when first of three units was completed. Right, choir drawn from 200 pupils sings at opening.



the addition is a part of the regular Bonn school system. In it have been embodied the most modern features of school construction. Included are reading rooms and a library, which are somewhat radical departures for a German elementary school.

Started with the aid of the HICOG Special Projects Fund grant, the school will consist of three units. The first was completed and dedicated last November at ceremonies attended by high-ranking officers of HICOG as well as city and federal officials. The building is of two stories and holds six classrooms with adjoining small work-group studies. Lunch rooms also are provided.

Other up-to-date equipment includes exhibit cases in the halls; radio outlets in each classroom; acoustic ceiling paneling, eye-soothing green "blackboards" and movable work tables in place of out-moded rows of desks.

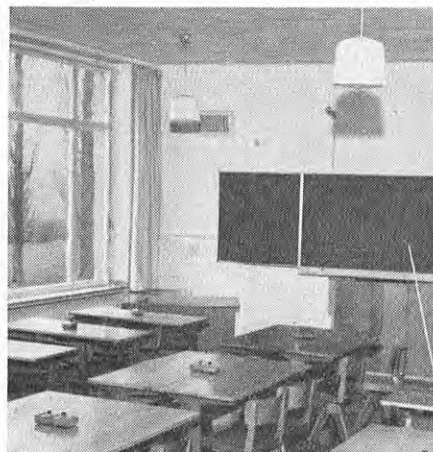
A decided innovation for a German elementary school is the library at the Tannenbusch institution. German school officials deemed a library for the lower grades unnecessary, but Dr. Mildred English of HICOG's Education Branch made a point of providing for the children's library. The first of its books have come from the CARE-UNESCO Children's Book Fund and it is hoped contributions will be forthcoming from German firms and public organizations. +END



Bonn's Mayor Peter Busen felicitates HICOG's Glenn Wolfe at dedication.



Rector Josei Dietz (left) demonstrates public address system and record player. Classrooms and corridors are airy, light. Movable tables have replaced old-fashioned desks. "Blackboards" are green.





# What German Officials Say

Mayor Walter Kolb of Frankfurt: "In view of the successful completion of the outstanding Carl Schurz Housing Settlement, I cannot but extend the deep gratitude of the city of Frankfurt-on-the-Main for the execution of this most important and widely acclaimed project. The housing project is an exemplary achievement of American and German cooperation and visible evidence of common efforts made by men of our two nations in an ideal spirit of good will. This American housing settlement in Frankfurt justly bears the name of a man who is famous for his ingenious accomplishments, one who will at all times be looked upon as the prototype of a great democrat and champion of good will and understanding among nations. When those American families who now occupy the housing settlement... return to their native country, the beautiful houses which they leave behind in Frankfurt will always remind us of the fact that friendship and cooperation alone are the basis of prosperity among the people of all nations."

Mayor Heinrich Hopmann of Bad Godesberg: "This project is of the greatest importance to our city. There will not be constructed as usual only a couple of detached houses; not only streets will be built but entire parts of a city. This means a great extension of our city, and I am sure our citizens can expect a fresh economic impetus... May the fact that different nations are living together within the walls of one city contribute to an ever-increasing understanding among the people."

Mayor Peter Stockhausen of Bonn: "The construction of housing for the employees of the US authorities in Bonn... symbolizes in a happy way the mutual friendly feelings of the Americans and the German people. It would not have been possible to construct the buildings by our own efforts; the misery of our bombed-out fellow citizens still living in inadequate quarters would not have allowed it."

Dr. Max Beurlen of the Federal Ministry of Finance: "I wish you good luck for the completion of this project without delay. May this building and the German people."

Dr. Johannes Schornstein of the Federal Ministry of Housing: "The overall impression of the settlement, rising at the outskirts of Bonn, will probably introduce a friendly and inviting note into the hitherto slightly neglected northern part of the federal capital. I am convinced that the frequently overlooked scenic charms of this northern part of the Bonn area, will be displayed to good advantage and seen in the right light by the HICOG settlement. On behalf of the Federal Ministry for Housing, I extend to the project the very best of luck."