
Mathildenhöhe Darmstadt (Germany) No 1614

Official name as proposed by the State Party

Mathildenhöhe Darmstadt

Location

City of Darmstadt
State of Hesse
Germany

Brief description

The Darmstadt Artists' Colony is located on the Mathildenhöhe, the highest elevation above the city of Darmstadt in west-central Germany. It was established in 1897 by Ernst Ludwig, the Grand Duke of Hesse, as a centre for the new reform movements in architecture, arts and crafts then emerging. The buildings of the colony were created by its artist members as experimental early modernist living and working environments. The colony was expanded during successive international exhibitions held in 1901, 1904, 1908 and 1914. Today, it offers a testimony of early modern architecture, urban planning and landscape design, all of which were influenced by the Arts and Crafts movement and the Vienna Secession.

Category of property

In terms of categories of cultural property set out in Article I of the 1972 World Heritage Convention, this is a *group of buildings*.

1 Basic data

Included in the Tentative List

15 January 2015

Background

This is a new nomination.

Consultations and technical evaluation mission

Desk reviews have been provided by ICOMOS International Scientific Committees, members and independent experts.

An ICOMOS technical evaluation mission visited the property from 21 to 23 August 2019.

Additional information received by ICOMOS

A letter was sent to the State Party on 10 September 2019 requesting further information about integrity and authenticity, factors affecting the property, boundaries, maps, conservation, management, interpretation, presentation and visitor management.

An Interim Report was provided to the State Party on 20 December 2019 summarising the issues identified by the ICOMOS World Heritage Panel. Further information was requested in the Interim Report, including: integrity and authenticity, boundaries of the property and the buffer zone, factors affecting the site, legal protection and visitor management.

Additional information was received from the State Party on 8 August and 21 October 2019, and 28 February 2020 and has been incorporated into the relevant sections of this evaluation report.

Date of ICOMOS approval of this report

12 March 2020

2 Description of the property

Note: The nomination dossier and additional information contain detailed descriptions of this property, its history and its state of conservation. Due to limitations on the length of evaluation reports, this report only provides a short summary of the most relevant aspects.

Description and history

The serial nominated property is located east of the historical centre of the city of Darmstadt atop the Mathildenhöhe, one of the foothills of the Odenwald mountain range east of the Rhine valley in west-central Germany.

This serial nomination consists of 23 elements in two component parts. The first component consists of 22 elements: the Wedding Tower (1908), the Exhibition Hall (1908), the Plane Tree Grove (1833, 1904-14), Russian Chapel of St. Maria Magdalena (1897-99), the Lily Basin, the Gottfried Schwab Memorial (1905), the Pergola and Garden (1914), the "Swan Temple" Garden Pavilion (1914), the Ernst Ludwig Fountain is located on the east side of the property where once stood the Villa "In Roses", which was destroyed during the Second World War and never rebuilt, and the thirteen houses and artists' studios that were built for the Darmstadt Artists' Colony and for the international exhibitions of 1901, 1904, 1908 and 1914.

The second component consists of a single element, the interconnected Three House Group, built for the 1904 exhibition.

The history of the nominated property began in 1800, when Prince Christian of Hesse-Darmstadt created an English landscape garden open to the public on the hill above the city of Darmstadt, from which views of the city could be enjoyed. In the mid-19th century, the Grand Duchess Mathilde added garden houses, pavilions and a grove of plane trees. The landscape garden was surrounded by developments except to the east, where the Odenwaldbahn and Rosenhöhe railway station (now called Ostbahnhof) was built in 1869. A reservoir was

built on the top of the hill in the following decade to provide water to Darmstadt.

The Russian Chapel was built in the central area of the park in 1897-99 on the occasion of the marriage of the Grand Duke's younger sister to the Russian Tsar.

The Darmstadt Artists' Colony was established in 1899 by the Grand Duke, who appointed seven artists for three years. The artist-designer Joseph Maria Olbrich was commissioned to manage the colony. Olbrich redesigned the eastern half of the southern slope, while the western half was developed according to Hofmann's plan. Olbrich introduced an integrated approach to applied arts, crafts and architecture many years before such an approach appeared in the manifesto of the Bauhaus. The colony was also given a goal-driven, commercial focus.

The 1901 exhibition

In 1901, the "Worldwide First Permanent Exhibition of Modern International Architecture" was established at the Darmstadt Artists' Colony. Under the title *A Document of German Art*, it presented seven exhibition houses, which were then used after the exhibition as homes, with upper-middle-class living as their focus. In addition to these fully furnished and decorated dwellings, the exhibition incorporated a designed landscape and pieces of sculpture throughout the whole Mathildenhöhe. The exhibition also included a number of temporary buildings designed by Olbrich and removed after the exhibition.

The 1904 exhibition

In 1904, a second exhibition was organized around the idea of modern multiple-family houses on small plots. A three-house group was designed by Olbrich. The houses were equipped with everyday objects designed by the artists of the colony and displayed to the public. The Sculptor Studios were added in 1904 to the Ernst Ludwig House, which was part of the 1901 exhibition. Temporary buildings were also constructed for the exhibition, including an open-air concert hall and five pavilions.

The 1908 exhibition

In 1908, the third exhibition was organized under the title *Hessian State Exhibition of Fine Applied Arts*. It focused on two types of houses: the upper-class villa; and the worker's cottage. It included an "Upper Hessian House," which was built on behalf of the Society for Upper Hessian Tradesmen, and was furnished with items manufactured by companies and craftspeople from Upper Hesse. A temporary small housing estate was also constructed, including six worker's cottages on behalf of the Central association for the construction of cheap housing. A temporary building for applied arts as well as a temporary building for architecture were constructed. The 1908 exhibition presented the innovative "Wedding Tower" as a wedding present to the Grand Duke. The tower increased the visibility of Mathildenhöhe. It was complemented by the Exhibition

Hall, which was built on the brick water reservoir (1877-80) that supplies water to the city.

The 1914 exhibition

In 1914, the fourth exhibition focused again on modern living. It featured fully furnished multi-storey buildings for upper-middle-class urban tenants, holiday homes designed as transportable wooden houses, and the five-storey Studio Building. The exhibition also included sculptures by Bernhard Hoetger in the Plane Tree Grove, a Lily Basin by Albin Müller that served to reflect the adjacent Russian revival church, and a garden pavilion called the "Swan Temple", also designed by Müller. Temporary buildings included a restaurant pavilion and the Lion Gate. The colony held a forum of world religions on the eve of the First World War.

Developments after the last exhibition

The First World War caused the closure of the last exhibition and the end of the Darmstadt Artists' Colony, though the Exhibition Hall held important exhibitions during the 1920s. The houses and apartments were privately inhabited.

Many of the buildings were partially or totally damaged during the Second World War, and some of the damaged buildings were removed in the 1950s. In 1955, a Single Men's Hostel and a Women's Hospital were constructed to the designs of Ernst Neufert and Otto Bartning, respectively. A fountain and a wall relief by Bartning and Karl Hartung, both designed for the German contribution to the 1958 Brussels World's Fair, were relocated to Darmstadt.

In 1960, the Bauhaus Archive was established in the Ernst Ludwig House (the collection was moved to Berlin in 1971).

Boundaries

The initial area of the two component parts of the serial nomination totals 4.98 ha, with an initial single buffer zone of 36.95 ha.

The boundaries of the serial nominated property include all the remaining buildings, designed landscapes and works of art of the Darmstadt Artists' Colony and of the four Mathildenhöhe Darmstadt international exhibitions of 1901, 1904, 1908 and 1914. ICOMOS requested information in its letter sent in September 2019 in order to understand the rationale of the delineation of the boundaries of the nominated area in relation to the four international exhibitions. The State Party replied in October that the first component part encompasses the areas related to 1901, 1908 and 1914 exhibitions, and that the component 2 gathers the areas related to the 1904 exhibition.

ICOMOS also requested information as regards the protective mechanisms in place in the buffer zone to ensure the protection of the panorama, relationships and sightlines of the nominated property. The State Party explained in its reply that the two component parts

are protected by one buffer zone, which is defined by the geographical characteristics of the site and legal planning instruments: planning law inside and outside the buffer zone; Hessian Act on the Protection and Conservation of Monuments (HDSchG) and § 34 of the Federal Building Code (BauGB). ICOMOS notes that among the planning mechanisms inside and outside the buffer zone, some are in process of becoming regulated or being established.

At the request of ICOMOS, the State Party provided additional information clarifying the status of the proceedings. Concerning Mathildenhöhe North-West and East, proceedings are ongoing, the statutory resolution by the local parliament is expected in the course of 2020, and all developments are frozen until the law comes into force. Regarding Elisabethenstift and Landgraf - Georg - Strasse /Erbacher Strasse, proceedings are planned for 2020-2021, with the statutory resolution expected by end of 2021, beginning of 2022. Developments will be frozen from the beginning of the proceedings.

At the request of ICOMOS, further maps were provided by the State Party for a better understanding of the different construction phases, demolition and spatial connection between the components.

As per ICOMOS' recommendations in its Interim Report, the State Party accepted to enlarge the first component in the southwestern part along the Eugen-Bracht-Weg/Prinz Christians-Weg border, as it was part of the grounds of the 1901 exhibition, and for which the planning pattern and parceling is preserved. However, the State Party decided not to include the adjacent parcel with the building at Prinz-Christians-Weg 16 as it would not contribute to the proposed Outstanding Universal Value.

The State Party accepted ICOMOS' recommendation to extend the buffer zone in order to improve this additional layer of protection and to preserve important sightlines. The extensions are on the south and east to include park areas and building ensembles, which are all listed monuments; and to the southeast to include a quarter (Erbacher/Landgraf-Georg Strassen, Fiedlerweg and Schwarzwaldring).

As for ICOMOS' recommendation to extend the buffer zone to the north along the Kopernikusplatz-Gutenbergstrasse corridor, the State Party responded that this extension will not improve the sightlines to the nominated property as the terrain is sloping sharply to the north forming an urban edge and the four-storey buildings that were constructed before 1901 prevent any visual relation to the nominated property. ICOMOS accepts the explanations provided by the State Party.

The revised nominated property boundaries are of 5.37ha, and for the revised buffer zone of 76.54 ha.

State of conservation

The following buildings were damaged in the late summer of 1944 during the Second World War: the Behrens, Christiansen, Habich, Keller and Olbrich houses from the 1901 exhibition; the Three House Group from the 1904 exhibition; the Exhibition Hall from the 1908 exhibition; and the group of tenement houses from the 1914 exhibition.

Some of the damaged buildings were removed during the 1950s. Others were rebuilt differently or converted for new uses. The Ernst Ludwig House was purchased by the city in 1951 and converted for cultural use.

Damaged buildings that were in public ownership, such as the Exhibition Hall, were safeguarded after the war. "Darmstadt Dialogues" were initiated in the Ernst Ludwig House during 1950s. These discourses initiated important discussions, particularly on reconstruction, and produced some designs.

During the 1960s some houses were acquired and repaired by the city. From then on, renovations and repairs were made to the Wedding Tower and the Exhibition Hall, which hosted a number of large exhibitions.

In its first letter for additional information, ICOMOS requested information on the nine conservation/restoration projects mentioned in the management plan and on the conservation approach for the overall property.

The State Party provided useful additional information regarding the conservation approach, the building research carried out, the status of each project and the planned or executed conservation measures.

While the majority of the buildings damaged or destroyed by carpet-bombing in 1944 appear to have been restored or reconstructed after the war with careful respect to their original designs, ICOMOS has noted in its Interim Report the need to confirm the nature and scope of each element's restoration or reconstruction by means of detailed documentary and graphic materials illustrating its state of conservation before and after each intervention, as was done for the Large Glückert House. In response, the State Party submitted adequate additional information documenting for each building history of construction and use; interior; grounds; value; distinctive elements; building phases; owner; chronology of interventions; sources and a selective bibliography.

ICOMOS considers that the nominated property is in a good state of conservation.

Factors affecting the property

Based on the information provided by the State Party and the observations of the ICOMOS technical evaluation mission, ICOMOS considers that the main factors affecting the property are development pressures

and environmental pressures. The high demand for residential and commercial facilities creates pressure in the city to build up and out, which typically also increases vehicular traffic. Environmental pressures include occasional strong windstorms, strong rainfall and extended periods of drought. Minor earthquakes are a possibility, as are fires and vandalism. Tourism pressure may generate increased traffic and parking demands.

In the management plan of the nominated property, ICOMOS noted that 36 projects are listed, at different stages of planning and execution covering traffic, new buildings, restoration of existing buildings, artworks and designed landscape. Information was requested on the potential impact of those projects. The State Party replied on October 2019, providing information on the objectives of the planned projects. 26 measures are related to monuments conservation projects and the other 10 measures are planned to face the important traffic and visitor flows around the site.

ICOMOS considers that priority should be given to reduce car traffic pressure within the nominated area by moving car parking outside the area, abolishing car parking in Alexandraweg and Olbrichweg with the aim of preserving the integrity of the nominated property. ICOMOS considers inappropriate to install a bus parking in the narrow Olbrichweg within the nominated area/buffer zone. Another location should be considered. The State Party submitted to ICOMOS additional information clarifying the Mathildenhöhe traffic concept studies, with illustrative maps for the mobility concept for the nominated property. ICOMOS considers that vehicular traffic and parking remain to be a threat to the integrity of the nominated property and should be reassessed regularly with the growth of visitors' numbers.

A visitor centre is planned to be built within the boundaries of the nominated property. ICOMOS has considered that the proposed location would change the visual perception of the Exhibition Hall and the Wedding Tower from the Olbrichweg entrance to the exhibition grounds and would partially block the passage and visual connection with the Studio Building. ICOMOS therefore has recommended in its Interim Report that the planned visitor centre be located outside the boundaries of the nominated property, and that a careful consideration of its visual and functional impact be made by means of a Heritage Impact Assessment (HIA).

The State Party submitted additional information including the draft HIA, which found that the proposed visitor center has no influence on the main viewpoints and the attributes of the proposed Outstanding Universal Value and that it offers a moderate advantage by closing a historical gap, and that the garden of the Studio Building (1914) will regain its original intimate atmosphere. The HIA recommended a review of the design details with regards to its materiality, arrangement of façades and craftsmanship (but not its overall design or location).

ICOMOS, however, disagrees with the approach and the conclusions and recommendations of the HIA submitted.

The significant increase of built up space/density in the development of the Mathildendöhe' Eastern slope, and intensive new constructions both within the property and nearby in its buffer zone may cause potential traffic increase and pedestrian load on the site and near Olbrichweg itself. ICOMOS remains of the opinion that the State Party should consider the relocation of the proposed visitor center outside the nominated property, with a careful consideration for the sightlines to the property, the impact of vehicular traffic on the property and the visual impact on the integrity of the property.

3 Proposed justification for inscription

Proposed justification

The nominated property is considered by the State Party to be of Outstanding Universal Value as a cultural property for the following reasons:

- The property is a prototype of Modernism that provides compact and exceptional testimony to the emergence of the International Style of 20th century modernist architecture and urban landscape design, and of the avant-garde processes by which this happened;
- Its epochal functional and aesthetic quality reveals a vibrant era of artistic and social reform and embodies a crucial international interchange in the development of architecture and design, urban planning, landscape design and modern exhibition culture;
- It is a holistic symbol of early Modernism where four pioneering and internationally acclaimed exhibitions were held, attracting large numbers of visitors and gaining widespread publicity. The innovative permanency of the exhibitions gave it form, and all exhibits were developed in collaboration with companies from both Germany and abroad;
- The exhibitions featured experimental yet functional architecture, innovative room furnishings and comprehensive landscape design that, for the first time as part of an exhibition, included the presentation of modern living and working environments that consisted of permanent homes open to the public during the exhibitions;
- The different styles of the members of the Darmstadt Artists' Colony, inspired by various reform movements, combine harmoniously to form an unprecedented total artwork. It developed as a semi-utopian community which became a focal point of the relevant trends of early Modernism, and a fundamental influence on numerous international exhibitions in the 20th and 21st centuries;

- The property is seminal in the history of architecture, constructed during an era of radical experimentation that characterises the revolutionary age of Modernism, a major design influence in the 20th century;
- The radical synthesis of architecture, design and art includes experimental exhibition buildings that feature progressive architecture, ambitious designed urban landscapes, contemporary spatial art, and innovative artists' houses and studio buildings;
- The iconic Wedding Tower and massive Exhibition Hall together form a unique silhouette and landmark for the citizens of Darmstadt, emblematic in terms of local cultural identity.

Comparative analysis

The comparative analysis uses chronological-regional, typological and thematic frameworks to undertake comparisons with sites within Germany, Europe and North America. Comparisons are made with World Heritage sites and Tentative List properties. Comparisons are also made with other sites throughout the world that have a comparable combination of values and attributes.

The geo-cultural area selected for the comparative analysis is Europe and North America, though a few comparisons are also made with sites in North Africa, Latin America, South America, Asia and Australia.

The comparative analysis addresses two themes that are based on the identified attributes of the proposed Outstanding Universal Value: the development of innovative architecture and urban landscape around 1900; and innovative ensemble of living, working and exhibiting in a modern urban landscape. The 83 wide-ranging comparisons include Bauhaus and its Sites in Weimar, Dessau and Bernau (Germany, 1996, 2017, criteria (ii), (iv) and (vi)), Works of Antoni Gaudí (Spain, 1984, 2005, criteria (i), (ii) and (iv)), Taliesin West in the property The 20th-Century Architecture of Frank Lloyd Wright (United States of America, 2019, criterion (ii)), Artists' Colony on the Hohe Warte (Austria), and Gödöllő Artists' Colony (Hungary).

ICOMOS notes that the comparative analysis has been carefully built and that the relevant comparators were chosen to show that the nominated property stands out among others relevant and comparable sites, within its geo-cultural context and framework.

ICOMOS considers that the comparative analysis justifies consideration of this property for the World Heritage List.

Criteria under which inscription is proposed

The property is nominated on the basis of cultural criteria (ii) and (iv).

Criterion (ii): *exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design;*

This criterion is justified by the State Party on the grounds that the nominated property provides a holistic symbol of early Modernism and an exceptional compact testimony to the emergence of the International Style in architecture and urban landscape design. It is also a testimony of the process of these developments and the relevant artistic and social reforms of the time. The Darmstadt Artists' Colony represented a semi-utopian community of artists, who lived and worked with inspirations from different sources. It also represents the innovative permanency of four international exhibitions, which were held between 1901 and 1914. The exhibitions presented innovative experimental and functional architecture, interior furnishings and landscape designs. They presented pioneering visions for living and working environments.

ICOMOS notes that Mathildenhöhe Darmstadt was part of artistic, architectural and economic movements in Europe around 1900, with other hubs of innovation and core design experimentation, such as London, Vienna, Paris and Brussels. They were connected and exchanged influences and dissemination of state-of-the-art ideas, artistic forms and production processes. Exchange in architecture, urban planning and landscape design also occurred through international exhibitions. Darmstadt Artists' Colony manifested influences from North Africa and Asia. Then, Mathildenhöhe influenced twentieth century pioneering groups in Europe such as the Deutsche Werkbund (German Association of Craftsmen 1907), and the Bauhaus, formed in 1919.

ICOMOS considers that the nominated property is a holistic symbol of early Modernism, a testimony of artistic and social reforms of the time, and an important contributor to innovative experimental and functional architecture, interior furnishings and landscape designs through its international exhibitions. ICOMOS does not, however, consider that the property is an exceptional testimony to the emergence of the International Style in architecture and urban landscape design, which was conceived and manifested along different lines.

ICOMOS considers that the nominated property meets criterion (ii).

Criterion (iv): *be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;*

This criterion is justified by the State Party on the grounds that the nominated property is seminal in the history of architecture as a unique and exceptional representation of Modernism and the emergence of the International Style in architecture and urban landscape design. Its innovative houses and studio buildings represent progressive architecture, ambitious designs for landscape and contemporary special art.

ICOMOS notes that the nominated property is notable for its scale as an artists' colony and for the integration of both site and buildings into a coherent totality. At the time of its completion, Mathildenhöhe combined progressive architectural and product design into a *Gesamtkunstwerk* (total artwork), which proclaimed the necessary role for art in the modern, industrial age. Research and trials were carried out on architecture, art, landscape design, housing, functional workspaces, collaboration between designers and crafts-persons as well as manufacturers. Developed as a conjuncture of revolutionary design concepts and economic principles, it succeeded to realize reformist ideas that marked the turn of the twentieth century. The way this was carried out, through international exhibitions was an important means of the time to promote innovative work and get reviews.

ICOMOS considers that the nominated property can be considered a forerunner of architectural Modernism, particularly the organic architecture advanced by modernist architects over the course of the 20th century. It is less convincingly a precursor to the International Style in architecture, which celebrates rectilinear forms and minimalism while rejecting applied ornament and historicism.

ICOMOS considers that the nominated property meets criterion (iv).

ICOMOS considers that the nominated property meets criteria (ii) and (iv).

Integrity and authenticity

Integrity

The serial nominated property is said to meet the conditions of integrity, as the series includes within its two component parts all the remaining buildings, works of art and designed landscapes of the Darmstadt Artists' Colony and the four Mathildenhöhe Darmstadt international exhibitions.

With the extensions of the boundaries for the nominated property and the buffer zone as adopted by the State Party, ICOMOS considers that the conditions of integrity are met, despite wartime destructions and the

architectural and urban development of the city. The additional information submitted by the State Party in terms of inventory on each building also confirms the conditions of integrity of each building and of the whole nominated area. This includes the general architectural and urban composition, morphology, planning structure, disposition of volumes and masses, visual interrelations between separate buildings and their links with the surrounding landscapes and cityscape, correlation between open and closed spaces, and disposition of green spaces.

However, ICOMOS considers that the chosen location for the proposed visitor centre would seriously undermine the integrity of the nominated property and therefore recommends the State Party to consider relocating the proposed building outside the nominated property.

Authenticity

The authenticity of the nominated property's location and setting is largely intact: most of the elements of the property remain in their original settings.

The authenticity of form and design is apparently high for most buildings, such as the Wedding Tower, the Large Glückert House and the Small Glückert House. These buildings were restored and reconstructed according to the original plans. Inscriptions and reliefs in the Plane Tree Grove remain in their authentic form and design.

The authenticity of materials and substance is observed in many of the buildings and objects within the designed landscapes. The use and function of the buildings, fountains and gardens remain as originally intended.

The authenticity of the spirit and feeling of the property is manifested in the careful post-Second World War restorations and reconstructions, as well as in the more recently added elements such as the Ernst Ludwig Fountain, built in 1958-59. This also reflected the recasting of Darmstadt after the war as a city of culture and science, with Mathildenhöhe as its "city crown."

ICOMOS notes that Keller House, Olbrich House and Habich House (component ID-No. 001), as well as the Three House Group (component ID-No. 002), particularly the Grey House, have undergone major changes and suffered great losses of authenticity. However, planning morphology/parcels of these areas have been preserved. A new low-rise modernist villa was built behind the Behrens House, on its southern boundary, where historically was a green space.

ICOMOS considers that the post-war interventions and changes to the built fabric are an addition to the historical stratigraphy of the nominated property, even if they do not contribute to the proposed Outstanding Universal Value.

ICOMOS considers that despite some local losses and changes, the nominated property appears to be authentic to an adequate degree. This is supported by the additional information submitted by the State Party in response to the Interim Report that added the history of interventions for each element within the nominated property, with detailed documentary and illustrative materials on restorations and reconstructions, including the state of conservation before and after interventions.

In conclusion, ICOMOS considers that the conditions of integrity and authenticity have been met but that the proposed visitor centre would seriously undermine the integrity of the nominated property and it needs to be relocated outside its boundaries.

Evaluation of the proposed justification for inscription

The comparative analysis presented in the nomination dossier justifies consideration of the nominated property for the World Heritage List. Both criteria (ii) and (iv) have been demonstrated.

ICOMOS considers that the conditions of integrity and authenticity have been met but the proposed visitor centre would seriously undermine the integrity of the nominated property and it should be relocated outside the nominated property.

Attributes

Key attributes include the overall spatial plan, the progressive architecture and the designed urban landscape. In particular, they include the exhibition buildings, studio buildings and artists' houses representing contemporary spatial art with a goal-driven commercial focus; the Wedding Tower, as an iconic building representing progressive pioneering modern architecture; the Russian Chapel; the designed landscapes and artworks, Garden Pavilion and Lily Basin; the Plane Tree Grove, including sculptures, inscriptions and fountains; and the pathways and roads.

ICOMOS considers that the attributes have been properly identified and the proposed justification for inscription is satisfactory.

4 Conservation measures and monitoring

Conservation measures

All conservation interventions are examined and monitored by the authorities at the Federal State of Hesse (the Hessian State Office for Monuments and Sites) and the City of Darmstadt (lower monument protection authority). Interventions are guided by the Building Maintenance Catalogue and the Park Maintenance Programme.

Within this framework, there are currently two ongoing restoration projects and one project in the planning stage. The restoration of the Exhibition Hall started in 2012 and is due to be completed in 2020. The restoration project for Olbrich House started in 2018 and is due to be completed in 2019. The restoration project for the Large Glückert House is currently in the planning stage.

ICOMOS notes the need to adopt a clearly defined conservation strategy in order to avoid inconsistent conservation approaches, such as the simultaneous use of "renewal," "renovation" and "restoration" activities in a given intervention programme.

In addition, ICOMOS notes technical concerns regarding current conservation interventions. These include the possible impact of ongoing works at the Exhibition Hall by the use of reinforced concrete on the authenticity, integrity and structural stability of the adjacent Wedding Tower; the state of conservation of the wall on the east side of the Plane Tree Grove; the cracking of the Bacchus Fountain alcove and the hidden water infiltration, which requires elimination of the historical public toilet in the forecourt of the Wedding Tower; and the loss of original detailing and fittings, such as the Wedding Tower's doors and handles, which conveyed the spirit of the age, or "Zeitgeist", being replaced by mundane versions.

ICOMOS notes the need to strengthen the coordination and collaboration between the private owners and the conservation services, particularly with regards to any alterations or other interventions in interiors and parts of the buildings that are inaccessible to the public.

ICOMOS considers that a conservation management plan is needed to guarantee a consistent conservation approach and strategy for all buildings of the nominated property, including the privately owned one and to ensure sustainable conservation for the whole series.

Monitoring

The monitoring programme addresses the main features and attributes of the nominated property: spatial plan, experimental buildings, sculptures and designed landscapes. It aims to monitor the state of conservation and the proposed Outstanding Universal Value of the property, particularly with regard to the factors that affect the property and the buffer zone. These include urban development and environmental dynamics – the latter including climate change, aridity, weather-related influences and frost – as well as natural disasters (such as fire, lightning and earthquakes), vandalism, and increases in the number of visitors.

ICOMOS notes that the key indicators for the monitoring system in the nomination dossier and the management plan are general and not measurable. ICOMOS considers that the State Party should consider the revision of the monitoring indicators in order to have more detailed measurable indicators and linked to the

identified attributes supporting the proposed Outstanding Universal Value. In addition, these indicators should include the privately owned buildings, with regards to possible changes and alterations to their interiors.

Streamlining the monitoring system with the Periodic Reporting questionnaire is also advisable.

ICOMOS considers that the property is in a good state of conservation. However, ICOMOS considers that a conservation management plan is needed to guarantee a consistent conservation approach and strategy for all buildings of the nominated property. Monitoring indicators would benefit from a clearer link with the attributes and their affecting factors. Synergies with the Periodic Reporting questionnaire is advisable.

5 Protection and management

Documentation

An inventory of the buildings and other elements of the property was created by the Hessian State Office for Monuments and Sites in 2017-18. This database includes 68 buildings and 45 small monuments, designed structures and landscape elements. A complementary publication, *Topography of Monuments*, was published in 1994.

Since 2018 the municipality has maintained and updated a digital Building Maintenance Catalogue for the property. Records of the property are kept in relevant departments, archives and the university in Hesse and Mathildenhöhe Darmstadt.

Legal protection

The serial nominated property, including its buildings, designed landscapes and art works, is defined as cultural monument and protected by the Hessian Act on the Protection and Conservation of Monuments (HDSchG) of 28 November 2016. It is protected as an ensemble by virtue of Section 2, paragraph 3 HDSchG.

All development activities in the buffer zone are regulated by the following plans and statutes: German Federal Building Code (BauGB); Hessian State Development Plan (LEP 2000, amended 2013); South Hessian Regional Plan/ Regional Land-Use Plan (2010); land-use plan of 01/04/2006, based on the provisions of Section 5 of the Federal Building Code (BauGB); and local building plans. The latter include Mathildenhöhe South, since 2015; Mathildenhöhe North-West (decision on disclosure (public participation) planned for the first half of 2020); Mathildenhöhe East (2nd public participation completed on 31 January 2020); Elisabethentstift (Proceedings planned for 2020–21); and Landgraf-Georg-Strasse / Erbacher Strasse (Proceedings planned for 2020–21).

ICOMOS has noted in its Interim Report that there is no clear explanation of how World Heritage terminology, such as “buffer zone,” corresponds to the national protection tools. In addition, the boundaries of the serial nominated property and the buffer zone are not included in the urban regulation instruments, such as the land-use plan and local plans. The State Party submitted an overall explanation on the existing legislation levels (national, federal, state and municipal), together with comments on the Hessian Act on the Protection and Conservation of Monuments.

ICOMOS has noted that, according to Section 18 of the Hessian Act on the Protection and Conservation of Monuments, modifications to cultural monuments are permitted, subject to approval. ICOMOS recommends that the State Party ensures extra care in applying Section 18 for interventions within the nominated property.

ICOMOS has recommended in its Interim Report the development and approval of local building plans that are necessary for urban regulation in the buffer zone and the legal consolidation of the sightlines in the Regional Plan. The State Party provided additional information clarifying that the said laws are either in the process of drafting or in the process of being approved, as explained earlier and that during the approval process a development freeze is imposed.

Management system

The property is managed with close coordination between the owners and the relevant departments of the City of Darmstadt and the Federal State of Hesse. The management structure consists of the owners; the lower monument protection authority; the central specialist authority (Hessian State Office for Monuments and Sites); the Department of Urban Planning and the Department of Building Control; the Department of Culture; the owner-operated municipal enterprise Darmstädter Stadtentwicklungs GmbH (Urban Development Company Darmstadt [DSE]); and press and public relations representatives and economic and tourism promotion bodies.

An independent monument advisory board was established in accordance with the Hessian Act on the Protection and Conservation of Monuments (HDSchG). Its mandate is the protection of the property and its proposed Outstanding Universal Value.

The Hessian State Office for Monuments and Sites is responsible for keeping the Hessian Register of Monuments, dealing with issues of conservation restorations and approvals, coordinating the scientific analysis of monuments, and developing methodological principles for their conservation and restoration.

If the nomination of the property to the World Heritage List is successful, a joint steering group will be formed by representatives of ICOMOS Germany (monitor); Hessian State Office for Monuments and Sites;

municipal sites management; lower monument protection authority of the City of Darmstadt; cultural institutions; and owners and users, including private owners, the Darmstadt University of Applied Sciences and the Russian Chapel. The steering group will be advised by the advisory boards and commissions and will meet once a year.

A Management Plan was created for the World Heritage nomination between 2015 and 2018. It outlines the management structure and the basic principles for planning and action as well as the threats and preventive protection measures. In addition, it defines monitoring and quality control measures and mediation for possible conflicts. The Management Plan also outlines the human and financial resources for the management of the property.

A "Master Plan for Mathildenhöhe Development" was developed in 2016-17 as part of the World Heritage nomination. Its objective is to conserve the ensemble as a depiction of the world's first permanent building exhibition, and to *"sustainably further develop and invigorate it as an international cultural centre"*.

ICOMOS considers that priority should be given to conservation and that the "Master for Mathildenhöhe Development" should be revised within the framework of a conservation management plan for the nominated property.

ICOMOS notes the need to strengthen the links between private owners and conservation services in order to improve control over the state of conservation of the property, as well as technical and financial assistance for any required interventions.

ICOMOS also notes that an adequate budget is allocated to the nominated property. However, the most significant budget item is for development projects, mainly for the eastern slope and the proposed visitor centre, which could lead to urbanization pressures for the property.

Visitor management

The serial nominated property contains various facilities for visitors as well as different ways for visitors to receive information and communications, including publications, guided tours and exhibitions. Facilities include museums, an observation tower, a park and other green spaces, hotels, and links to transportation; as well, the Russian Chapel offers church services and tours.

Most building interiors can be visited, but the Small Glückert House, Berhens House and Three House Group are accessible only by special arrangement.

As mentioned under integrity, a visitor centre for the property is planned by the City of Darmstadt. Construction is scheduled to begin in 2020. This centre would seriously undermine the integrity of the nominated

property and it should be relocated outside the nominated property.

The process of nominating the property has prompted municipal activities centred on presenting the property to potential visitors. A medium-term, broad-based programme of education and information has been developed by the City of Darmstadt to identify concepts and establish policies, including collaboration with national and international networks.

ICOMOS noted in the Interim Report the need for a detailed visitor management strategy for the property, including an assessment of carrying capacity, a means to monitor and control visitor numbers, and a procedure to enable visitors to access privately owned buildings within the property.

The State Party submitted additional information clarifying that the City of Darmstadt is currently preparing a detailed visitor management strategy, which includes: visitor guidance, carrying capacity with maps showing the adopted mobility concept, monitoring and control, and special events (accessibility to privately owned buildings).

ICOMOS commends the State Party for the detailed information submitted in response to the Interim Report on the conservation history of each building and recommends that the State Party includes this information in the interpretation and presentation of the property to the public.

Community involvement

The public was informed about the development of the nomination process and will continue to be informed.

Evaluation of the effectiveness of the protection and management of nominated property

Legal protection of the nominated property is generally adequate. Regarding interventions within the nominated property, it is recommended that a very cautious approach be taken when applying Section 18 of the Hessian Act on the Protection and Conservation of Monuments.

The management system currently in place is largely adequate. The links between private owners and conservation services need to be strengthened, however, and technical and financial assistance for interventions should be ensured. The budget allocated to the nominated property should reflect an appropriate balance between conservation and development activities at this historic site. A conservation management plan is needed to guarantee a consistent conservation approach and strategy for all buildings of the nominated property.

An improved visitor management strategy is currently being developed.

ICOMOS considers that the protection and management of the property are generally adequate. Nonetheless, a number of improvements are recommended to better protect and manage the property.

6 Conclusion

Mathildenhöhe Darmstadt offers a testimony of early modern architecture, urban planning and designed urban landscapes in a relatively compact area. The Darmstadt Artists' Colony represented a semi-utopian community of artists whose pioneering visions for living and working environments can be considered a forerunner of architectural Modernism.

The comparative analysis justifies consideration of this property for the World Heritage List.

The justification of criteria (ii) and (iv) signal the nominated property's Outstanding Universal Value.

The revised boundaries of the nominated property and the buffer zone are adequate.

The additional information on the conservation history of each building within the nominated property, which were submitted by the State Party in response to the Interim Report confirms the conditions of integrity and authenticity.

However, the proposed location for the visitor centre is inadequate and would impact the integrity of the property should the State Party decides to go ahead with its construction.

Vehicular traffic and parking within the property should be carefully monitored and controlled with the growth of visitors' numbers.

Current conservation activities do not have a clearly defined conservation strategy and have technical concerns, and the monitoring system is insufficient. A conservation management plan is needed to ensure the consistency of conservation approach for all interventions within the nominated property, and private owners should be given the opportunity to receive conservation advices and services if needed.

The legal protection and management of the property are generally adequate. Nonetheless, a number of improvements are recommended to better protect and manage the property.

Section 18 of the Hessian Act on the Protection and Conservation of Monuments should be applied with caution.

7 Recommendations

Recommendations with respect to inscription

ICOMOS recommends that the nomination of Mathildenhöhe Darmstadt, Germany, be **referred back** to the State Party in order to allow it to:

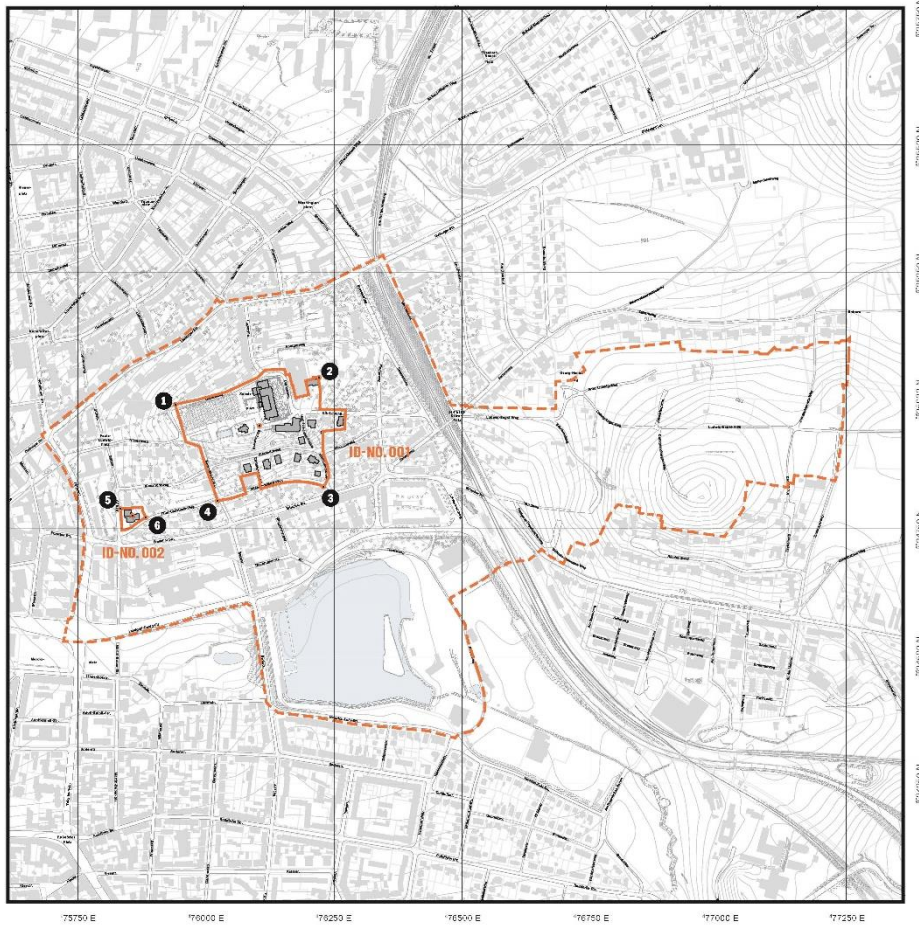
- Relocate the proposed visitor centre outside the boundaries of the property with careful consideration to the property's integrity regarding sightlines and vehicular traffic impact.

Additional recommendations

ICOMOS further recommends that the State Party give consideration to the following:

- a) Developing a conservation management plan to guarantee a consistent conservation approach and strategy for all buildings of the nominated property,
- b) Strengthening the link between the private owners and conservation services,
- c) Ensuring an appropriate balance between development and conservation activities in budget allocations,
- d) Including in the interpretation and presentation of the different buildings of the property the history of their conservation;

TOPOGRAPHIC MAP BOUNDARIES OF THE PROPERTY AND ITS BUFFER ZONE



PROPERTY
5.37 ha (ID-No. 001: 5.21 ha, ID-No. 002: 0.16 ha)

BUFFER ZONE
76.54 ha

ID-NO. 001 UTM-Zone 32, E 476500 N 724950
ID-NO. 002 UTM-Zone 32, E 475850 N 7247750

ID	UTM-Zone 32	
1	E 475940	N 724990
2	E 476220	N 725020
3	E 476330	N 724830
4	E 476220	N 724800
5	E 475850	N 724790
6	E 475880	N 724775



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Revised map showing the boundaries of the nominated property (February 2020)