

DEC. 45 COM 7B.55
MATHILDENHÖHE DARMSTADT
(GERMANY) (C 1614)

MATHILDENHÖHE DARMSTADT

STATE OF CONSERVATION REPORT



Wissenschaftsstadt
Darmstadt



**STATE OF CONSERVATION REPORT OF THE “MATHILDENHÖHE DARMSTADT”
(GERMANY) (C 1614)**

In accordance with Decision 45 COM 7B.55 of the World Heritage Committee, the Federal State of Hesse and the City of Darmstadt in consultation with the State Party of Germany has produced a State of Conservation Report for the “Mathildenhöhe Darmstadt” World Heritage Site. As requested, this report is structured according to the format set out in Annex 13 of the Operational Guidelines (2023).

1. EXECUTIVE SUMMARY OF THE REPORT

Since the inscription of "Mathildenhöhe Darmstadt" on the World Heritage List, the State Party has implemented the following recommendations over the past years: a) development of a Conservation Management Plan, b) strengthening the link between the private owners and conservation services, c) ensuring an appropriate balance between development and conservation activities in budget allocations, and d) including in the interpretation and presentation of the different buildings of the property, the history of their conservation. These steps contribute to the protection, conservation, and communication of the property's value. The City of Darmstadt and the State of Hesse consider the recommendations in their daily work.

Response to the Decision 45 COM 7B.55 of the World Heritage Committee is summarized as follows:

**45 COM 7B.55, 4.
REQUESTS THE STATE PARTY TO PROVIDE UPDATES
ON THE IMPLEMENTATION OF ITS RECOMMENDATIONS
WITH REGARD TO THE FOLLOWING:**

- a) **DEVELOPING A CONSERVATION MANAGEMENT PLAN TO GUARANTEE A CONSISTENT CONSERVATION APPROACH AND STRATEGY FOR ALL BUILDINGS OF THE PROPERTY:**
The tools developed for the heritage management of "Mathildenhöhe Darmstadt" during its World Heritage nomination (Fundamental Inventory, and the Building Conservation and Maintenance Tool) were consolidated and expanded into the Conservation Management Plan following recommendations from ICOMOS. It outlines the principles of a unified and coherent conservation approach and strategy to guarantee the sustainable conservation of the property.
- b) **STRENGTHENING THE LINK BETWEEN PRIVATE OWNERS AND CONSERVATION SERVICES:**
Eight buildings are privately owned and require special coordination and collaboration with the conservation services. In the past three years, the relationship between private owners and conservation services has been expanded and strengthened. In order to provide appropriate advice and expert support for measures in terms of both quantity and quality, the City

of Darmstadt's monument protection authority increased its staff when the "Mathildenhöhe Darmstadt" was inscribed on the World Heritage List.

c) **ENSURING AN APPROPRIATE BALANCE BETWEEN DEVELOPMENT AND CONSERVATION ACTIVITIES IN BUDGET ALLOCATIONS:**

The City of Darmstadt and the State of Hesse continuously provide funding for the protection, conservation, and sustainable development of "Mathildenhöhe Darmstadt". The City of Darmstadt prioritises conservation measures. Of the former eight development projects listed in the master plan, only one project (a visitor centre in the buffer zone) is still being pursued.

d) **INCLUDING IN THE INTERPRETATION AND PRESENTATION OF THE DIFFERENT BUILDINGS OF THE PROPERTY, THE HISTORY OF THEIR CONSERVATION:**

In the past three years, the history of restoration efforts is integrated into outreach activities, including publications, exhibitions, and guided tours at the World Heritage Site, as part of ongoing restoration work.

**45 COM 7B.55, 5.
REITERATES ITS REQUEST TO THE STATE PARTY TO SUBMIT TO THE WORLD HERITAGE CENTRE THE NEW PROJECT DEVELOPED FOR THE RELOCATION OF THE VISITOR CENTRE, THE AMENDED BUILDING PLAN O32, AND DETAILED INFORMATION ON THE IMPACT OF VEHICULAR TRAFFIC ON SIGHTLINES TO AND FROM THE PROPERTY, INCLUDING ILLUSTRATIVE MATERIALS:**

On December 1st, 2023, the State Party provided the World Heritage Committee with updated information on the project proposal. The ICOMOS Technical Review from April 15th, 2024 confirmed that "the new location and reduction in volume will result in the visitor centre not having a major negative impact (does not dramatically affect) on the visual integrity of the main attributes of the property". Building Plan O 32 was amended as requested. The current mobility concept for "Mathildenhöhe Darmstadt" aims to prevent both visual and structural impairments to the characteristic sightlines within the site. Measures taken are underlined through illustrative materials. There are no other conservation issues nor any proposals which fall within the scope of paragraph 172.

2. **RESPONSE TO THE DECISION 45 COM 7B.55 OF THE WORLD HERITAGE COMMITTEE**

In Decision 45 COM 7B.55, the World Heritage Committee requests updated information on the implementation status of the recommendations stemming from Decision 44 COM 8B.18. Detailed responses are required for 45.COM 7B.55.4 and 45.COM 7B.55.5, which will be addressed below, paragraph by paragraph.

1. **HAVING EXAMINED DOCUMENT WHC/23/45. COM/7B**
2. **RECALLING DECISION 44 COM 8B.18, ADOPTED AT ITS EXTENDED 44TH SESSION (FUZHOU/ONLINE, 2021)**
3. **ACKNOWLEDGES THE POSITIVE STEPS UNDERTAKEN BY THE STATE PARTY TO RESOLVE THE ISSUES RAISED BY THE COMMITTEE AT THE TIME OF INSCRIPTION**
Regarding 2.1., 2.2., and 2.3. no answer required
4. **REQUESTS THE STATE PARTY TO PROVIDE UPDATES ON THE IMPLEMENTATION OF ITS RECOMMENDATIONS WITH REGARD TO THE FOLLOWING:**

RESPONSE TO PARAGRAPH 45 COM 7B.55, 4.

- a) **DEVELOPING A CONSERVATION MANAGEMENT PLAN TO GUARANTEE A CONSISTENT CONSERVATION APPROACH AND STRATEGY FOR ALL BUILDINGS OF THE PROPERTY**

In its evaluation report (2021), ICOMOS recommends the development of a Conservation Management Plan to ensure a consistent conservation approach and a coherent strategy for all buildings of the property. In recent years, various tools for the heritage management of "Mathildenhöhe Darmstadt" have been developed. These existing tools, which were developed parallel with the World Heritage nomination, were consolidated and expanded into the Conservation Management Plan following the recommendation from ICOMOS.

The Conservation Management Plan for "Mathildenhöhe Darmstadt" defines the structure of heritage management and serves as a common framework for all stakeholders, regardless of ownership or jurisdiction. It outlines the principles of a unified and coherent conservation strategy to guarantee the sustainable conservation of the property. The plan draws upon existing tools such as the statement of Outstanding Universal Value, the Fundamental Inventory, and the Building Conservation and Maintenance Tool, integrating them into a comprehensive heritage conservation concept. This integration ensures a unified, structured, and sustainable approach to the protection and care of the ensemble with its attributes.

As a modern management tool, the Conservation Management Plan em-

beds the principles of participation, transparency, accountability, fairness, and efficiency. Based on this approach, it ensures that all actors and stakeholders of the World Heritage Site "Mathildenhöhe Darmstadt" are involved early in key processes and decisions, and that a consistent conservation strategy for all buildings on the property is in place.

THE CONSERVATION MANAGEMENT PLAN FOR "MATHILDENHÖHE DARMSTADT" INCLUDES THE FOLLOWING MODULES:

– MODULE 1:

DESCRIPTION AND EVALUATION OF THE PROPERTY

Statement of Outstanding Universal Value (SOUV): The SOUV serves as the reference document for evaluating all projects within the property, its buffer zone, and wider setting. It outlines the values and attributes that need to be protected and preserved.

Fundamental Inventory: Since 2020, the Fundamental Inventory of the ensemble has provided a comprehensive historical and art-historical classification, as well as a heritage-based evaluation of the World Heritage Site "Mathildenhöhe Darmstadt" for all buildings. It presents the heritage values according to the Hessian Monument Protection Act (HDSchG), which serve as a source of information for the sites values and attributes, while also representing other values of local/national importance.

STRUCTURE OF THE FUNDAMENTAL INVENTORY

- Description of the construction and usage history
- Description of architecture, interior design, and landscaping
- Definition of heritage values and the contributing elements
- Compilation of construction phases, ownership, and chronology of conservation measures
- Selection of sources and literature

[SEE: [HTTPS://WHC.UNESCO.ORG/EN/LIST/1614/DOCUMENTS/](https://whc.unesco.org/en/list/1614/documents/): 1614-2326-SUPPLEMENTARY INFORMATION, PP. 297-654]

– MODULE 2:

CONSERVATION APPROACH

The conservation approach for the World Heritage Site is based on international principles and standards from ICOMOS, such as the *Venice Charter on the Conservation and Restoration of Monuments and Sites*, the *Washington Charter on Monument Conservation in Historic Cities and Towns*, and the *Nara Document on Authenticity*. Building on the description and evaluation of the property in the Fundamental Inventory, the unified assessment and conservation strategy allows for the systematic categorisation of the existing structures and their relevant historical layers and organises the heritage-based decision-making process. Key aspects include the artistic intention of the Darmstadt Artists' Colony, considering the further development of the ensemble, and the relevant historical layers for conservation:

ARTISTIC INTENTION OF THE DARMSTADT ARTISTS' COLONY AND THE DEVELOPMENT OF THE ENSEMBLE:

"Mathildenhöhe Darmstadt" is a significant milestone of the early 20th century. Due to its authentic historical function as an exhibition and educational and communication site, the ensemble has undergone a continuous process of architectural transformation through construction, demolition, and renovation activities. Changes are intrinsic to the site. This period includes not only the active years of the Darmstadt Artists' Colony until the start of World War I but also the subsequent history of the site. The bombings of Nazi Germany by the Allies marked a turning point, as Darmstadt and parts of "Mathildenhöhe Darmstadt" were destroyed in the bombing of 1944, an event that has since become ingrained in the collective memory of the City of Darmstadt. The post-war reconstruction represents another significant historical layer. After 1945, the "Mathildenhöhe Darmstadt" became an important cultural and intellectual centre for both the city and the Federal Republic of Germany. It deliberately continued the spirit and achievements of the Darmstadt Artists' Colony from the early 20th century. It is thanks to the post-war rebuilding efforts and the unique spirit of the time that "Mathildenhöhe Darmstadt" retained its significance as a *Gesamtkunstwerk* (total work of art), despite war damages. The World Heritage Site represents a century of collective effort to preserve and continually revitalize the site for future generations. The post-war interventions and the changes to the built fabric are an important addition to the historical stratigraphy of the property.

CHRONOLOGICAL LAYERS MODEL:

From a heritage perspective, it is a key task to examine the defining historical layers of the buildings during ongoing and future projects to assess their heritage values and consider them in the measures taken. Before any actions, thorough preliminary investigations and analyses are carried out according to the established standards of Hessian heritage conservation regulations. The compatibility of usage requirements with the buildings is assessed, and clear heritage guidelines and principles are defined. The results and findings of building research, as well as the heritage conservation objectives and requirements, are integrated into the overall concept for restorations. Conceptually, the Advisory Board is involved in the decision-making process, and the implementation is closely monitored by heritage authorities.

– MODULE 3:

BUILDING CONSERVATION AND MAINTENANCE TOOL

The Building Conservation and Maintenance Tool was developed alongside the World Heritage nomination and has been further developed in recent years based on the experiences and requirements of the site management. It serves as a central working tool for connecting all parties involved and ensures the high-quality, consistent implementation,

and documentation of all restoration and conservation measures on the individual buildings. As a key digital information and documentation tool, it also allows for continuous monitoring of "Mathildenhöhe Darmstadt" and early planning of necessary maintenance actions. Different administrative responsibilities and ownership relations are also considered, ensuring that a uniform and comprehensive documentation of all conservation measures and construction projects is available to all professionally involved parties. By linking to the Fundamental Inventory, immediate access to relevant information is ensured. The Building Conservation and Maintenance Tool is managed as a database, continuously updated, and is accessible to the relevant heritage institutions for professional statements, actions, building management, preventive care, maintenance, and repair. It serves as the central foundation for detailed maintenance management.

STRUCTURE OF THE BUILDING CONSERVATION AND MAINTENANCE TOOL

- Conservation Approach:
A holistic and strategically aligned conservation and restoration concept, in conjunction with regular and need-based monitoring of individual buildings.
- Operation and Management of the Property:
Strategic planning and early management of change processes. Through individual modules, a systematic monitoring and detailed maintenance management is established.
 - Monitoring (Maintenance and Supervision)
 - Cleaning
 - Care and Repair
 - Building Maintenance Planning, Budget Planning
(Lifecycle Planning)
- Documentation:
Comprehensive and standardised documentation of building research and all maintenance measures and results from monitoring in the Building Conservation and Maintenance Tool. Ensuring uniform and continuous oversight of all actions in a central database.

The three central modules of the Conservation Management Plan for "Mathildenhöhe Darmstadt" structurally and substantively ensure the implementation of the conservation strategy.

- Unified conservation and preservation approach
- Management of change and maintenance processes
- Concrete recommendations for action, considering the architectural and conservation-restoration challenges and sustainable safeguarding of the heritage qualities
- Early identification of the framework for action based on legal requirements and heritage conservation concepts
- Identification and networking of all actors and stakeholders
- Documentation of the restoration and conservation history

RESPONSE TO PARAGRAPH 45 COM 7B.55, 4.**b) STRENGTHENING THE LINK BETWEEN THE PRIVATE OWNERS AND CONSERVATION SERVICES**

Most objects (buildings, designed open spaces and works of art) of the UNESCO World Heritage Site "Mathildenhöhe Darmstadt" are owned by the City of Darmstadt or the State of Hesse. Direct exchange and coordination are ensured in the implementation and funding of necessary conservation measures within the framework of institutional cooperation between the responsible specialist departments, authorities, owners and users. Eight buildings of the World Heritage Site are privately owned and require special coordination and collaboration with the conservation services. Of these, the following buildings convey attributes of Outstanding Universal Value:

NAME OF THE PROPERTY (ADDRESS)	PARCEL NO.	OWNERSHIP STRUCTURE	RESPONSIBLE BODY	CURRENT USE
BEHRENS HOUSE Alexandraweg 17 (ID-No. 001, no. 7)	Tract 2 Parcel 78/4	Private	Owner	Residential building
SMALL GLÜCKERT HOUSE Alexandraweg 25 (ID-No. 001, no. 5)	Tract 2 Parcel 95/3	Private	Owner	Residential building
HABICH HOUSE Alexandraweg 27 (ID-No. 001, no. 4)	Tract 2 Parcel 96/1	Private	Owner	Residential building
KELLER HOUSE Alexandraweg 31 (ID-No. 001, no. 8)	Tract 2 Parcel 97/3	Private	Owner	Residential building
SUTTER HOUSE Olbrichweg 19 (ID-No. 001, no. 15)	Tract 2 Parcel 121/3	Private	Owner	Residential building
THREE HOUSE GROUP Stiftstr. 12, Prinz-Christians-Weg 2, 4 (ID-No. 002)	Tract 2 Parcels 11/1, 9/1 and 7/1	Private	Owner	Residential building
RUSSIAN ORTHODOX CHURCH OF ST. MARY MAGDALENE (RUSSIAN CHAPEL) Nikolaiweg 18 (ID-No. 001, no. 1)	Tract 2 Parcel 80	Russian Orthodox Diocese of the Orthodox Bishop	Owner	Religious use

TABLE Ownership structures

In the cooperation and relationship between private owners and conservation services, the Hessian Monument Protection Act (HDSchG) regulates the responsibilities and tasks of heritage protection and conservation (Sections 1, 2, 3, 5 and 8 HDSchG) [SEE [HTTPS://WHC.UNESCO.ORG/EN/LIST/1614/DOCUMENTS](https://whc.unesco.org/en/list/1614/documents): ANNEXES, HESSIAN MONUMENT PROTECTION ACT, PP. 306–313]. Furthermore, it provides the legal requirements and tools necessary for the comprehensive conservation of cultural monuments (Sections 18–20 HDSchG). Based on this legal framework, the responsible monument protection authorities of the city and federal state have established various measures. These strengthen the connection to the private owners and ensure needs-based advice and funding for conservation measures:

– PROFESSIONAL SUPPORT

Advice and support of measures are provided by the expert in charge at the Hessian State Office for Monuments and Sites, which is the responsible specialist authority, and by the lower monument protection authority of the City of Darmstadt as the responsible approval authority. In the case of overarching issues concerning the World Heritage Site, the responsible World Heritage consultant from the Hessian State Office for Monuments and Sites is involved. Regular meetings are held to ensure that the relevant parties are informed and can coordinate their work at an early stage. Measures taken by private owners are prioritised as needed.

– IMPROVED STAFFING

In order to provide appropriate advice and expert support for measures in terms of both quantity and quality, the City of Darmstadt's monument protection authority increased its staff when the "Mathildenhöhe Darmstadt" was inscribed on the World Heritage List. The new position has a high level of expertise in the areas of construction technology and restoration and conservation technologies of historical surfaces of exposed concrete and artificial stone.

– FINANCIAL SUPPORT

The State of Hesse provides 8.7 million euros annually for the funding of monument-related restoration and conservation measures for cultural monuments in Hesse. Due to the prioritisation of monuments, measures that concern World Heritage sites are particularly promoted. The city's monument protection authority provides funds of 40,000 euros annually. In recent years, this funding has been used to finance 100% of the preliminary restoration investigations and expert reports for measures on privately owned buildings, as well as to support conservation measures up to 60%.

– CONSULTANCY AND SUPPORT WHEN APPLYING FOR THIRD-PARTY FUNDING

As part of more extensive projects, advice is provided at an early stage regarding private-sector funding agencies and foundations (German Foundation for Monument Protection, Wüstenrot Foundation, etc.) and current special programmes, for example the special monument protection programmes of the Federal Government Commissioner for Culture and the Media. The application process for funding programmes is supported in terms of technical expertise and content.

– TAX ADVANTAGES FOR CONSERVATION MEASURES AT CULTURAL MONUMENTS

There are tax advantages for owners of listed buildings in Hesse. These tax advantages apply to owner-occupiers and investors. The responsible tax authority supports the conservation of listed properties with the depreciation for wear and tear (*Absetzung für Abnutzung AfA*). This provides for tax recognition of up to 100% of the costs of repairs over a period of 10–12 years.

– MEASURES IMPLEMENTED

On this basis, in the past five years, it has been possible to successfully support and implement the heritage-compatible restoration of the following privately owned properties:

ID-NO. 001

- Russian Chapel (no. 1)
Restoration of the original carillon (2018/19)
- Habich House (no. 4)
Restoration of the interior doors, the facades and renewal of the roof covering (2018/19)
- Behrens House (no. 7)
Restoration of the facades and the roof (2022/23)
Restoration and conservation of the entrance portal (2023)

ID-NO. 002

- Three House Group, Blue House (no. 23)
Restoration and painting of the staircase windows and window grilles (2019)
Replacement of the railings and the paving of the balcony on the first floor (2021)
Renovation of the apartment on the second floor (2023/24)
- Three House Group, Corner House (no. 23)
Repair and restoration of the former kitchen door in the basement (2020)
Repair and restoration of the former windows in the basement (2023)

RESPONSE TO PARAGRAPH 45 COM 7B.55, 4.

c) ENSURING AN APPROPRIATE BALANCE BETWEEN DEVELOPMENT AND CONSERVATION ACTIVITIES IN BUDGET ALLOCATIONS

Since the inscription of the "Mathildenhöhe Darmstadt" on the World Heritage List, the development measures outlined in the Management Plan [SEE: [HTTPS://WHC.UNESCO.ORG/EN/LIST/1614/DOCUMENTS/](https://whc.unesco.org/en/list/1614/documents/): MANAGEMENT PLAN, CHAPTER 5.2.2: MASTER PLAN FOR "MATHILDENHÖHE DEVELOPMENT" 2018, PP. 95–103] have been critically reviewed and significantly reduced in line with the ICOMOS Evaluation Report (2021). Of the originally proposed eight projects, only the construction of the visitor centre in the buffer zone is still being pursued. Consequently, the nine conservation measures have been prioritised over development projects. To preserve and secure the attributes that convey the OUV of the World Heritage Site, the City of Darmstadt and the State of Hesse have undertaken extensive heritage-appropriate restorations on building of the "Mathildenhöhe Darmstadt" in recent years. Both the City of Darmstadt and the State of Hesse have continuously allocated funds for its protection, conservation, and sustainable development. The allocated budget for the World Heritage Site is in a balanced distribution between conservation and development measures, with a strong emphasis on prioritizing conservation activities.

The restoration measures already implemented are listed below:

ID-NO. 001

- Olbrich House (no. 3)
Total cost: approx. €1.7 million
- Large Glückert House (no. 6)
Total cost: approx. €2.0 million
- Deiters House (no. 9)
Total cost: approx. €0.4 million
- Exhibition Hall (no. 12)
Total cost: approx. €35 million
- Plane Tree Grove (no. 20)
Total cost: approx. €2 million

To ensure the adequate preservation of these attributes in the future, the city budget has earmarked annual maintenance funding equivalent to 1.5% of the building's value, guaranteeing the sustainable preservation of these attributes. The necessary financing for this is secured through public funds, including federal and state contributions. Additionally, third-party funds from foundations and private donations are available. In the past three years alone, substantial investments from both public and private sources have been made for ongoing building maintenance, park upkeep, and specific projects, such as essential building repairs and the restoration of sculptures in landscaped areas. The funding for fixed costs, as well as for investments and special projects, will continue with the same level of commitment in the future.

The eight new building projects for cultural use within the site and buffer zone outlined in the Management Plan have been significantly reduced. There are no new buildings planned within the core property, and plans for cultural additions on the eastern slope have been reduced substantially from 2,000 m² to 360 m² (see section 2.5). In development plan O 32.1, there is only one remaining building envelope for cultural use on Fiedlerweg within the buffer zone, aside from the one designated for the visitor centre. However, there are currently no additional plans for this site, meaning the visitor centre in the buffer zone remains the only project in development. These planning modifications have been funded by the city budget and supported by the State of Hesse. For the construction of the visitor centre, the Federal Ministry of Building has granted an urban development subsidy of 5 million euros under the "National Urban Development Projects" programme. Additionally, the Merck family has pledged a private donation of 3.5 million euros. With the completion of the visitor centre, the planned development measures will be concluded.

In the event of any changes, the State of Hesse will inform the WHC in accordance with Section 172 of the Operational Guidelines.

RESPONSE TO PARAGRAPH 45 COM 7B.55, 4.

d) INCLUDING IN THE INTERPRETATION AND PRESENTATION OF THE DIFFERENT BUILDINGS OF THE PROPERTY, THE HISTORY OF THEIR CONSERVATION

As part of the evaluation by ICOMOS in 2019/20, the State Party submitted detailed information on the conservation history of the individual buildings. Since 2021, these findings, along with more recent insights gained during restoration work, have formed the basis for conveying and presenting the World Heritage Site with its OUV and attributes.

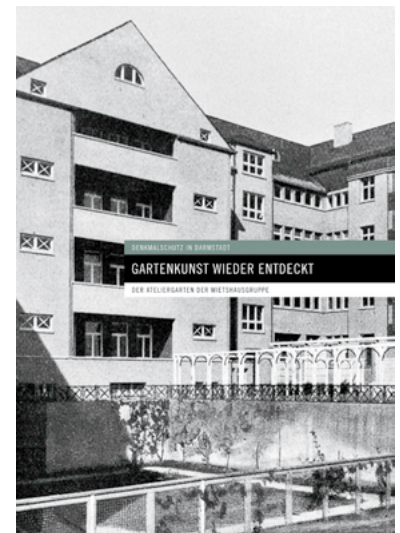
PUBLICATIONS

In the context of the World Heritage nomination, the Hessian State Office for Monuments and Sites intensively reviewed and re-evaluated the monuments at the "Mathildenhöhe Darmstadt". The results of this process have been available since February 2019 [SEE: <https://whc.unesco.org/en/list/1614/documents/1614-2326-supplementary-informationen>, pp. 297–654]. A German version is currently in preparation and will be published by the State Office for the Hessian State Office for Monuments and Sites.

Accompanying the ongoing restorations of the artists' houses, additional studies (building research, analysis of findings, etc.) were conducted. These results have been included in recent publications:

ID-NO. 001

- Studio Building [1914] and Studio Garden (no. 21)
Jennifer Verhoeven/Olaf Köhler, Gartenkunst wieder entdeckt. Der Ateliergarten der Mietshausgruppe, Darmstadt 2022 (= Denkmalschutz in Darmstadt). [SEE: https://www.darmstadt.de/fileadmin/dateistruktur2024/02_kultur/07_DENKMALSCHUTZ/VER%20C3%B6FFENTLICHUNGEN/BROSCH%20C3%BCREN/ATELIERGARTEN_BROSCHURE_2022.PDF]
- Large Glückert House (no. 6)
Jennifer Verhoeven/Olaf Köhler, Die Restaurierung am Großen Haus Glückert. Die Wiederentdeckung eines Schatzes auf der „Mathildenhöhe Darmstadt“. In: Denkmal Hessen, H. 2, 2023, pp. 36–45.
[SEE: <https://journals.ub.uni-heidelberg.de/index.php/dkhe/article/view/100914>]
- Behrens House (no. 7)
Jennifer Verhoeven/Olaf Köhler, Haus Behrens auf der "Mathildenhöhe Darmstadt". Restaurierung des repräsentativen Eingangsportals. In: Denkmal Hessen, H. 1, 2024, p. 56.
[SEE: <https://journals.ub.uni-heidelberg.de/index.php/dkhe/article/view/104733>]



12.1 Publication, *Gartenkunst wieder entdeckt*



12.2 Publication, *Restaurierung des repräsentativen Eingangsportals*

– EXHIBITIONS

Exhibitions on recent restorations were also developed at the “Mathildenhöhe Darmstadt” and communicate the conservation history.

ID-NO. 001 AND 002

World Heritage Site “Mathildenhöhe Darmstadt”

Exhibition 2022: On the occasion of the German World Heritage Day, the exhibition about the history of the “Mathildenhöhe Darmstadt”, its OUV and the World Heritage Convention was developed.

ID-NO. 001

- Studio Building [1914] and Studio Garden (no. 21)

Exhibition 2022: On the occasion of the German World Heritage Day, the exhibition about the history of the Studio Garden was opened: Monument Conservation and UNESCO World Heritage in Darmstadt: Garden Art Rediscovered: The Studio Garden of the Tenement Houses.

- Large Glückert House (no. 6)

Exhibition 2024: On the occasion of the World Heritage Festival 2024, the exhibition on the use and restoration history of the Large Glückert House was opened: Monument Conservation and UNESCO World Heritage in Darmstadt: Rediscovering a Total Work of Art: The Large Glückert House of the Darmstadt Artists’ Colony.

– GUIDED TOURS

Guided tours on the history and restoration of the Large Glückert House were offered on World Heritage Day in 2022, 2023, and 2024. Additionally, special tours of the renovated Exhibition Hall (without exhibition architecture) were offered several times, with a focus on the restoration work carried out and the conservation approach to the building fabric. Special tours for children were also conducted, such as on UNESCO World Heritage Day on June 3rd, 2024.

Upon request, special tours on specific topics, such as the repair and restoration of the Large Glückert House and the Deiters House, are offered. On regular tours, the Large Glückert House is part of the programme, including a visit and information on the conservation measures. These tours can also be provided in English, Spanish, and French upon request.



13.1 Exhibition, German World Heritage Day, 2022

FIGURE 14.1

Exhibition, Studio Building [1914] and Studio Garden, 2022

[PAGE 14]

FIGURE 14.2

Exhibition, Large Glückert House, 2024

[PAGE 14]



14.1 Exhibition, Garden Art Rediscovered: The Studio Garden of the Tenement Houses, 2022



14.2 Exhibition, Rediscovering a Total Work of Art: The Large Glückert House of the Darmstadt Artists' Colony, 2024

RESPONSE TO PARAGRAPH 45 COM 7B.55, 5.

REITERATES ITS REQUEST TO THE STATE PARTY TO SUBMIT TO THE WORLD HERITAGE CENTRE THE NEW PROJECT DEVELOPED FOR THE RELOCATION OF THE VISITOR CENTRE, THE AMENDED BUILDING PLAN 032, AND DETAILED INFORMATION ON THE IMPACT OF VEHICULAR TRAFFIC ON SIGHTLINES TO AND FROM THE PROPERTY, INCLUDING ILLUSTRATIVE MATERIALS;

NEW PROJECT DEVELOPED FOR THE RELOCATION OF THE VISITOR CENTRE

On December 1st, 2023, the State Party submitted the document "'Mathildenhöhe Darmstadt': Relocation of the planned visitor centre into the Buffer Zone (2023)" to the World Heritage Centre, providing updated information on the planning status of the visitor centre and Building Plan O 32.1. On April 15th, 2024, the State Party was informed that the ICOMOS technical review confirmed that "the new location and reduction in volume will result in the visitor centre not having a major negative impact (does not dramatically affect) on the visual integrity of the main attributes of the property". ICOMOS's additional recommendations were carefully considered by the City of Darmstadt and the State of Hesse, and the requested information was provided as follows:

SITE PLAN

Visitor centre and existing ensemble, 2024

[PAGE 16]

– ICOMOS RECOMMENDATIONS

Consider reducing the height of the visitor centre (by removing an upper floor) to align with the volume parameters approved by ICOMOS in 2021. Increasing the floor count could alter perceptions and potentially negatively impact the attributes conveying the Outstanding Universal Value (OUV) of the World Heritage property.

Find ways to compensate for the area of the removed floor within the further development of the eastern slope, aimed at additional cultural uses.

– RESPONSE

Regarding the recommendation to find ways to compensate for the area of the removed floor within further development of the eastern slope aimed at additional cultural uses:

The visitor centre's height of +187.83 m and its entrance height of +174.50 m (first floor level) were determined through an interdepartmental process that rigorously assessed all factors, including:

- Impact on the site's visual integrity and OUV
- Monument conservation
- Environmental protection
- Planning regulations, including accessibility

The established entrance height allows for integration of the building into the natural topography, complementing the historic ensemble without negatively affecting sightlines and the site's key attributes. This height and its reduced footprint also minimise the environmental impact and ensures accessibility from both the east and west.

SITE PLAN VISITOR CENTRE AND EXISTING ENSEMBLE



16.1 Marte.Marte Architekten ZT GmbH, 2024

Following the defined height, the number of floors was critically reviewed. The City of Darmstadt and the State of Hesse, in collaboration with the Advisory Board (which includes ICOMOS Germany), concluded that the proposed three floors have no adverse effect on existing sightlines or attributes that convey the OUV. The planned visitor centre remains well below the parapet height of the Studio Building [1914] at +189.58 m. Positioned within the vegetation on the eastern slope, the three-storey structure does not significantly disrupt sightlines or the defining attributes of the property.

Thus, the consolidation of functions essential for the effective communication of the property's significance (arrival, interpretation of the site's OUV, and the World Heritage concept) is maintained, limiting the development footprint to the minimal area required for the visitor centre on the eastern slope, even in consideration of environmental protection and sustainability. By concentrating these functions into a three-storey structure, further building dispersal on the eastern slope is avoided, mitigating any potential overdevelopment that could negatively impact the site.

– ICOMOS RECOMMENDATIONS

Further development of the project along the eastern slope with an indication of estimated construction volumes and height parameters related to additional cultural uses of this territory. The presented material covers this issue minimally, but announces it.

– RESPONSE

The second designated building site in Building Plan O 32.1 is reserved for cultural use, thereby excluding residential development in the future. Currently, there are no plans for an additional building along the eastern slope. In the event of any changes, the City of Darmstadt and the State of Hesse will inform the WHC early in accordance with Section 172 of the Operational Guidelines. With the reduction of the building site area and the accompanying limitation on further construction, no cumulative effects on the eastern slope that could impair the Outstanding Universal Value are anticipated.

In the Technical Review conducted by ICOMOS in April 2024, it was noted that the heights of the visitor centre, the Studio Building [1914], and the surrounding buildings had not been depicted. Accordingly, a table below provides the building heights of the surrounding structures in relation to the visitor centre, along with a site section showing the detailed building heights of the visitor centre and the Studio Building [1914].

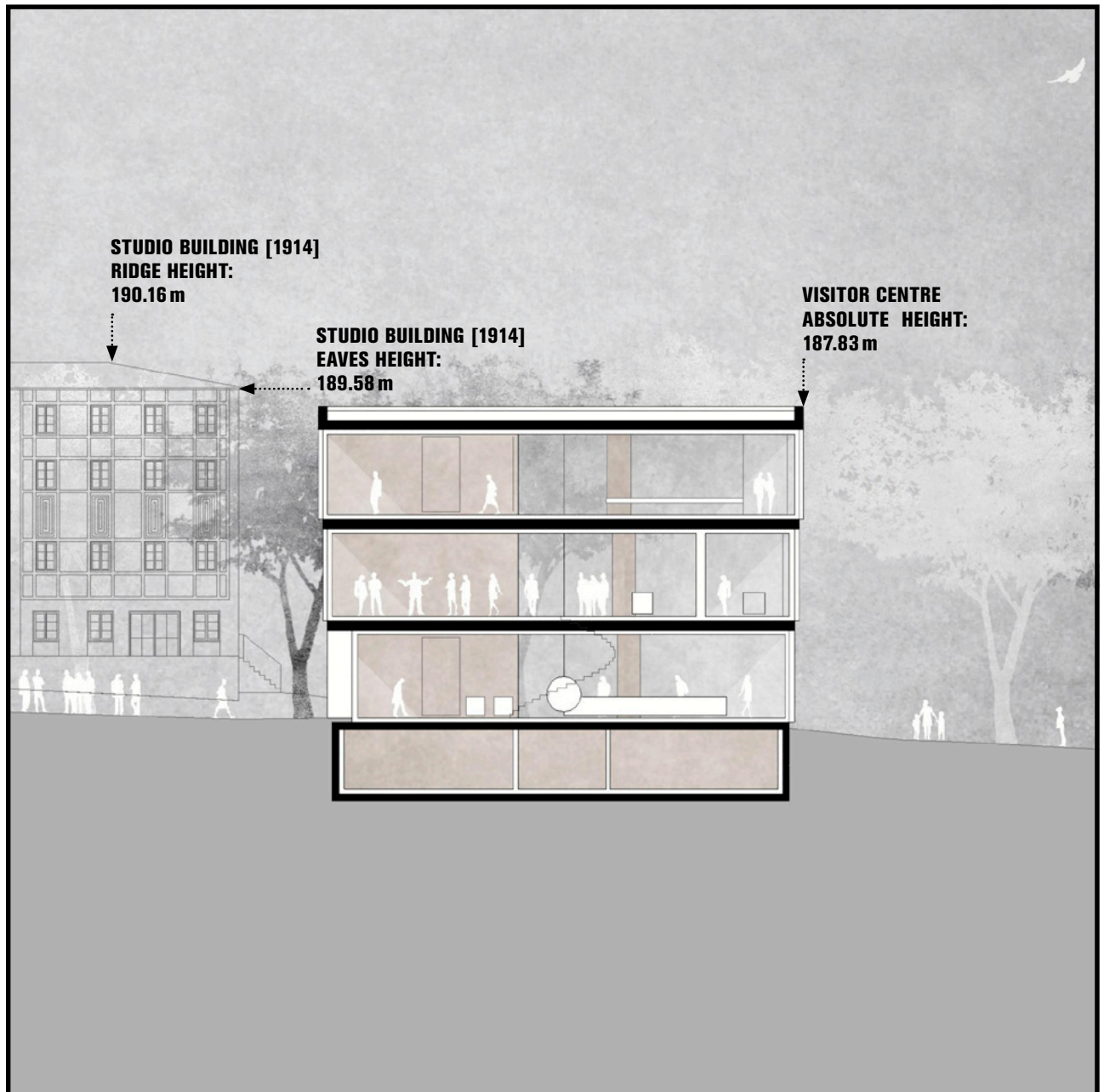
SITE SECTION

Visitor centre and Studio Building [1914],
Building Heights
[PAGE 18]

TABLE

Building heights of the surrounding
structures in relation to the visitor centre
[PAGE 19]

SITE SECTION VISITOR CENTRE AND STUDIO BUILDING [1914], BUILDING HEIGHTS



18.1 Marte.Marte Architekten ZT GmbH, 2024

CONCLUSION

The planned visitor centre remains well below the parapet height of the Studio Building [1914] at +189.58 m and the majority of the surrounding buildings.

NAME OF THE PROPERTY (ID-NO.)	BUILDING HEIGHT	COMPARISON TO VC
WEDDING TOWER Olbrichweg 11 (ID-No. 001, no. 13)	225.0 m	taller than VC
EXHIBITION HALL Sabaisplatz 1 (ID-No. 001, no. 12)	202.2 m	taller than VC
UPPER HESSIAN HOUSE Olbrichweg 15 (ID-No. 001, no. 14)	191.2 m	taller than VC
STUDIO BUILDING [1914] Olbrichweg 10 (ID-No. 001, no. 21)	190.2 m	taller than VC
SCULPTOR STUDIOS Olbrichweg 13A (ID-No. 001, no. 10)	188.7 m	taller than VC
ERNST LUDWIG HOUSE Olbrichweg 13A (ID-No. 001, no. 2)	188.1 m	taller than VC
SUTTER HOUSE Olbrichweg 19 (ID-No. 001, no. 15)	187.0 m	80 cm smaller than VC

TABLE Building heights of the surrounding structures in relation to the visitor centre

– INTEGRATION IN THE TERRAIN AND VEGETATION, MITIGATION OF DENSIFICATION, IMPACT ON SIGHTLINES

The visitor centre planned in the buffer zone will blend into the sloping terrain and the vegetation of the eastern slope so that the sightlines from the east to the property, including the Exhibition Hall, the Wedding Tower, the Ernst Ludwig House (Artists' Colony Museum), the Upper Hessian House, the Sutter House and the Studio Building [1914] will remain undisturbed. In terms of urban planning, it respects the dominance of the ensemble with its "city crown". The eastern slope will be used for cultural purposes, whereby the mature trees will be largely preserved and the open spaces will be used as public green areas. In addition, the new location of the visitor centre will not contribute to a structural densification within the property.

The sightlines and visual connections (close and distant views from and to the property) mapped in the management plan will not be compromised; the intended open-space design will strengthen the visual connections to the Studio Building [1914], including the Studio Garden.

AERIAL VIEW

Location of the visitor centre and integration in the terrain and vegetation

[PAGE 20]

FIGURE 21.1

Terrain and vegetation on the eastern slope, current situation

FIGURE 21.2

Integration of the visitor centre in the terrain and vegetation, visualisation

[PAGE 21]

AERIAL VIEW LOCATION OF THE VISITOR CENTRE AND INTEGRATION IN THE TERRAIN AND VEGETATION

20.1 Surveying Office of the City of Darmstadt, 2020

FIGURE TERRAIN AND VEGETATION ON THE EASTERN SLOPE, CURRENT SITUATION (2024)**21.1** World Heritage Office, Site Management, 2024**FIGURE INTEGRATION OF THE VISITOR CENTRE IN THE TERRAIN AND VEGETATION, VISUALISATION****21.2** Marte.Marte Architekten ZT GmbH, Feldkirch, 2024

CONCLUSION

Positioned within the vegetation on the eastern slope, the three-storey structure does not significantly disrupt sightlines or the defining attributes of the property.

AMENDED BUILDING PLAN O 32.1

The World Heritage Centre and ICOMOS were informed by December 1st, 2023 about the procedural status and update to Building Plan O 32.1. The redesign of the visitor centre, as requested by ICOMOS in 2021, required a partial amendment to Building Plan O 32 in the area of the eastern slope. Building Plan O 32.1 therefore replaces a section of Building Plan O 32 for the eastern slope. It was developed to establish building rights for the new location of the visitor centre.

The recommendations from the World Heritage Centre and ICOMOS were adopted and implemented to protect the integrity of the World Heritage Site:

- Shift building footprints to the buffer zone
- Reduce building mass
- Reduce space allocated for cultural use
- Decrease vehicle traffic and increase pedestrian traffic
- Consider visual sightlines to and from the World Heritage Site

The scope of Building Plan O 32.1 covers an area of 0.9 hectares, including the city land on the eastern slope of "Mathildenhöhe Darmstadt" and the adjoining road section of Olbrichweg. The planning area borders the south side of properties along Fiedlerweg and the grounds of Darmstadt University of Applied Sciences to the north, Fiedlerweg and the property at Fiedlerweg 14 to the east, properties south of Olbrichweg in the south and southwest within Building Plan O 27 "Mathildenhöhe Süd", and the World Heritage Site with its Exhibition Hall to the west.

While Building Plan O 32 previously allowed for building areas of approximately 900 m² for the visitor centre and approximately 2,000 m² for cultural uses, concerns from ICOMOS regarding an increase in developed space on the eastern slope led to a reduction in building areas in favour of expanded public green spaces and landscape planning. Building Plan O 32.1 allocates around 400 m² for the visitor centre and 360 m² for additional cultural uses. The open spaces are designated as public green areas, with tree stock preserved as much as possible.

To prevent disproportionate building heights that could impact the visual integrity of the ensemble along Olbrichweg, the maximum building heights are secured by the Building Plan O 32.1. A maximum height of 189.50 m above sea level was set for the visitor centre and 185.50 m for supplementary cultural use, making the visitor centre lower than the Studio Building [1914]. To counteract development pressure in the buffer zone on the eastern slope, the land has been designated for community needs – specifically buildings and facilities serving cultural purposes. This designation legally secures the construction of the visitor centre for the World Heritage Site. The cultural annex buildings presented in the management plan were reduced from 2,000 m² to 360 m²

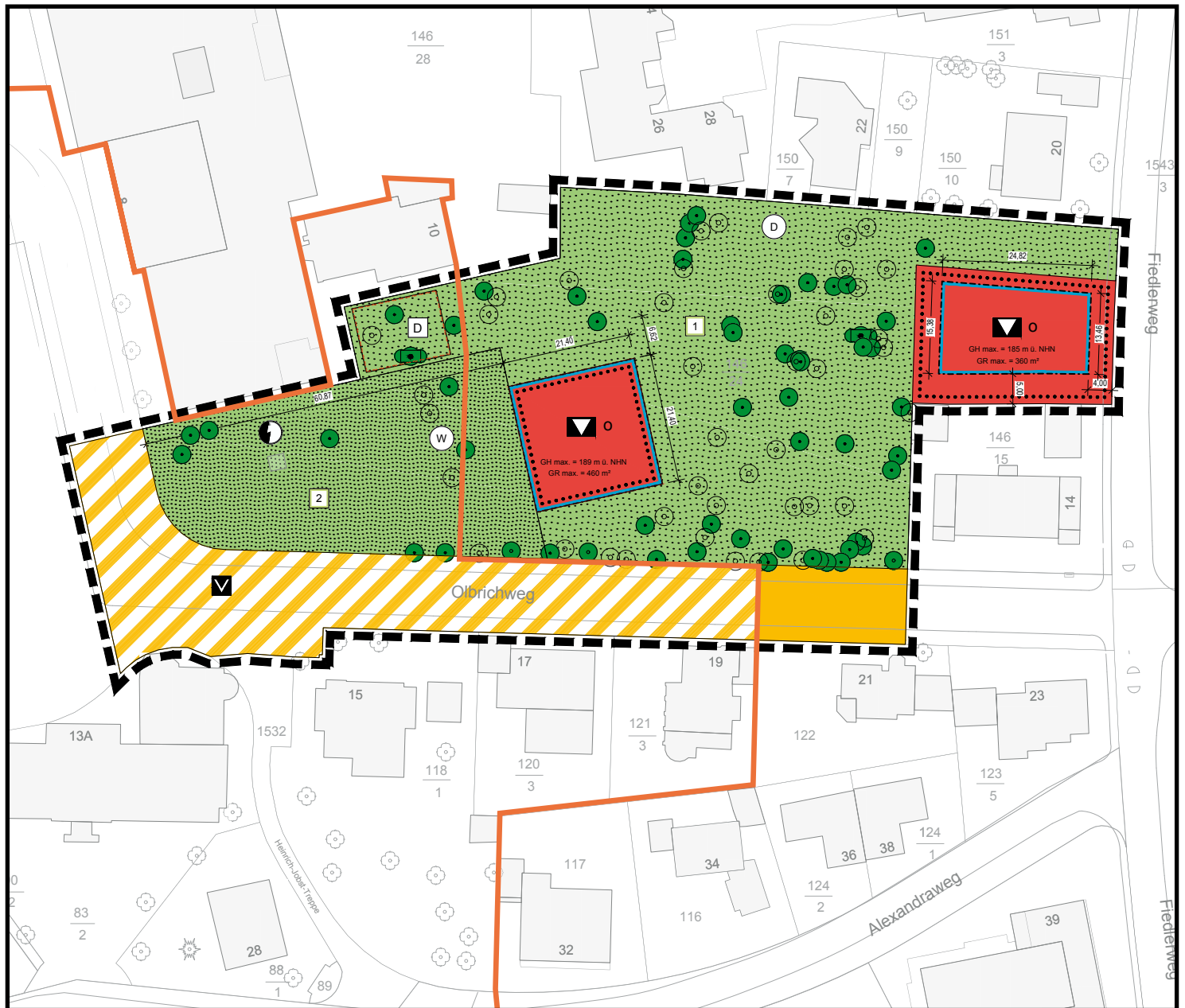
[SEE: [HTTPS://WHC.UNESCO.ORG/EN/LIST/1614/DOCUMENTS/](https://whc.unesco.org/en/list/1614/documents/): MANAGEMENT PLAN, CHAPTER 5.2.2: MASTER PLAN FOR "MATHILDENHÖHE DEVELOPMENT" 2018, PP. 95–103].

MAP 01

Amended Building Plan O 32.1

[PAGE 23]

MAP 01 AMENDED BUILDING PLAN O 32.1



- PROPERTY**
4.98 ha (ID-No. 001: 4.82 ha, ID-No. 002: 0.16 ha)
- BOUNDARIES OF THE SCOPE OF APPLICATION**
O 32.1 – Mathildenhöhe Information Centre

- PUBLIC TRAFFIC AREAS**
- TRAFFIC-CALMED AREA**

- PUBLIC GREEN AREA**
Park (I), Forecourt of the visitor center (II)
- DEVELOPMENT AREA FOR CULTURAL USE**
Section 9, paragraph 1, no. 5 BauGB

SCALE 1:1000

0m 10m 20m 30m 40m 50m



Only one additional building footprint remains for cultural use along Fiedlerweg. This provision is especially important to ensure that residential development is ruled out in the future. There are no further planning projects for this area. ICOMOS is mistaken in its Technical Report from April 2024, where it asserts that this is the largest planning project in Hesse. With the reduction in building footprint areas, no cumulative effects on the eastern slope that could impair the OUV are anticipated. Designating a traffic area with a special purpose – pedestrian-friendly zone – will enhance the quality of stay and give priority to pedestrians. The level, sidewalk-free layout allows visitors to experience the historical context of the World Heritage Site as they enter.

Building Plan O 32.1 reached its planning maturity with the completion of the public display phase at the end of October 2024. It will become legally binding following the resolution by the city council (spring 2025). Consequently, the buffer zone on the eastern slope will have a legal protective instrument in place.

DETAILED INFORMATION ON THE IMPACT OF VEHICULAR TRAFFIC ON SIGHTLINES TO AND FROM THE PROPERTY, INCLUDING ILLUSTRATIVE MATERIALS

– ICOMOS ADDITIONAL INFORMATION REQUEST

Provide additional data on the traffic infrastructure in connection with the transfer of the visitor centre to the buffer zone and “detailed information on the impact of vehicular traffic on sightlines to and from the property” as requests the World Heritage Committee in Decision 45 COM 7D.55.

Congestion and overloading of the property by vehicle traffic is prevented by the mobility concept. The current mobility concept for the “Mathildenhöhe Darmstadt” pursues the central goal of preventing both visual and structural impairments of the characteristic sightlines within the property. Several measures play a key role in this, addressing both individual motorized traffic and coach traffic aiming at a sustainable reduction in traffic on the property.

The introduction of resident parking zones directs visitors of the property to designated parking areas around the “Mathildenhöhe Darmstadt”, reducing visitor parking within the site. These measures protect the characteristic sightlines and preserve the visual quality of the property from disruptive parked vehicles. Alexandraweg, with its important sightlines within the property, has additionally been designated a pedestrian zone to protect the heritage-listed mosaic pavement and ensure the visual integrity. Photo analyses comparing the previous and current situations illustrate how successfully these measures achieve the mobility concept’s objectives of enabling unrestricted appreciation of the site’s attributes and preserving culturally significant sightlines.

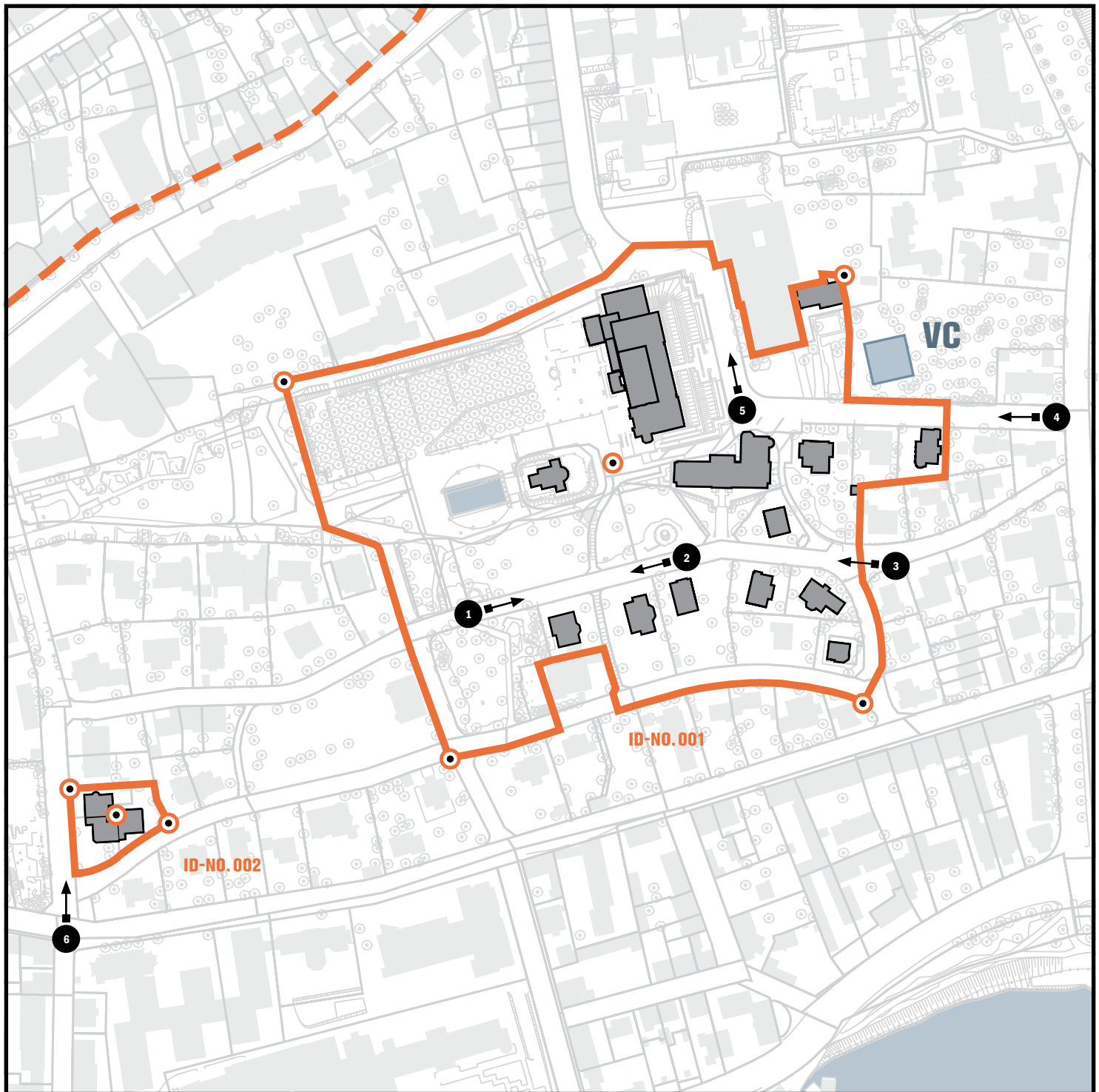
MAP 02

Comparative Photo Analysis
[PAGE 25]

FIGURES 26.1–27.6

Comparative Photo Analysis
[PAGE 26–27]

MAP 02 OVERVIEW, COMPARATIVE PHOTO ANALYSIS



- PROPERTY**
5.37 ha (ID-No. 001: 5.21 ha, ID-No. 002: 0.16 ha)
- BUFFER ZONE**
76.54 ha

NR.

POINT OF VIEW, COMPARATIVE PHOTO ANALYSIS
number of photo location picture taken from



LOCATION VISITOR CENTRE
(2024)

SCALE 1:2800



POINTS OF VIEW, COMPARATIVE PHOTO ANALYSIS



26.1 Photo locaton no. 1, Alexandraweg 2024



26.2 Photo locaton no. 1, Alexandraweg 2019



26.3 Photo locaton no. 2, Alexandraweg 2024



26.4 Photo locaton no. 2, Alexandraweg 2019



26.5 Photo locaton no. 3, Alexandraweg 2024



26.6 Photo locaton no. 3, Alexandraweg 2019

POINTS OF VIEW, COMPARATIVE PHOTO ANALYSIS



27.1 Photo locaton no. 4, Olbrichweg 2024



27.2 Photo locaton no. 4, Olbrichweg 2019



27.3 Photo locaton no. 5, Olbrichweg 2024



27.4 Photo locaton no. 5, Olbrichweg 2019



27.5 Photo locaton no. 6, Stiftstraße 2024



27.6 Photo locaton no. 6, Stiftstraße 2019

Furthermore, there has been success in largely reducing long-term coach and private vehicle traffic within the World Heritage Site. Currently, designated stopping areas exist for boarding and alighting, but centralized parking management and redirection to parking lots such as the central coach parking lot at Bürgerpark/Nordbad will keep coach traffic away from the immediate vicinity of the World Heritage Site over the long term. Likewise, visitor car traffic is directed early to nearby parking garages outside the site (e.g., Schlossgarage, Justus-Liebig-Parkhaus) through appropriate visitor guidance. This creates a significant positive effect on the sightlines and allows for an uninterrupted appreciation of the property’s attributes.

The installation of over 35 bike racks for around 70 bicycles and designated cargo bike parking spaces within the buffer zone provides a clear incentive to use bicycles as an alternative mode of transportation. Furthermore, parking spaces within the property have been converted into bicycle parking for a total of 11 bicycles and 4 cargo bikes. Additionally, several main streets have been equipped with bike lanes, ensuring safe and comfortable access for cyclists from across the city. These measures help preserve the calm, visual atmosphere of the “Mathildenhöhe Darmstadt”. At the same time, the shift to bicycle and pedestrian traffic supports the region’s environmental goals, making the historic area more sustainably accessible for residents and visitors. The bicycle parking infrastructure within the buffer zone also prevents bicycle parking within the property.

After the inscription of the “Mathildenhöhe Darmstadt” on the World Heritage List, a temporary service, the so-called World Heritage Shuttle, was introduced from August 2021 to September 2022. This was a free transport service connecting Darmstadt’s city centre, East Station, and the World Heritage Site. Since then, the bus connection for “Mathildenhöhe Darmstadt” has been integrated into the city’s regular bus network, allowing guests to reach the property with bus lines “F” and “FM” from the main railway station via the city centre. The “FM” line even connects “Mathildenhöhe Darmstadt” with the UNESCO World Heritage Site “Messel Pit Fossil Site”.



28.1 Parking management, 2022/4

MAP 03

Pedestrian access and bicycle parking
[PAGE 29]

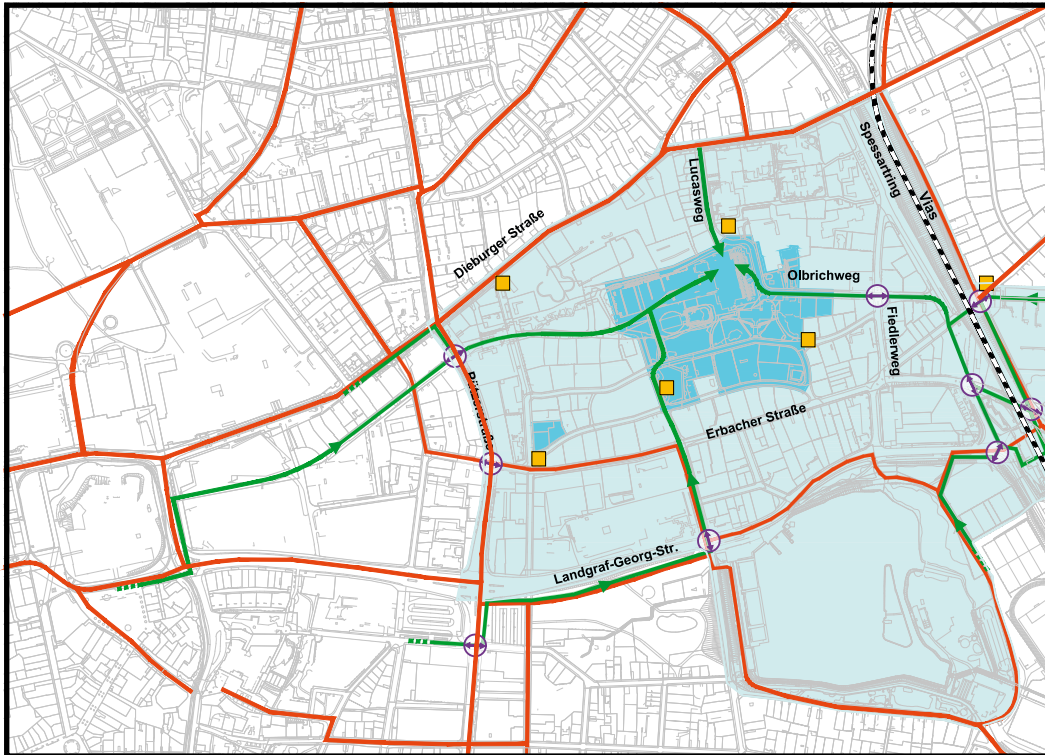


28.2 Bicycle parking, 2024

MAP 04

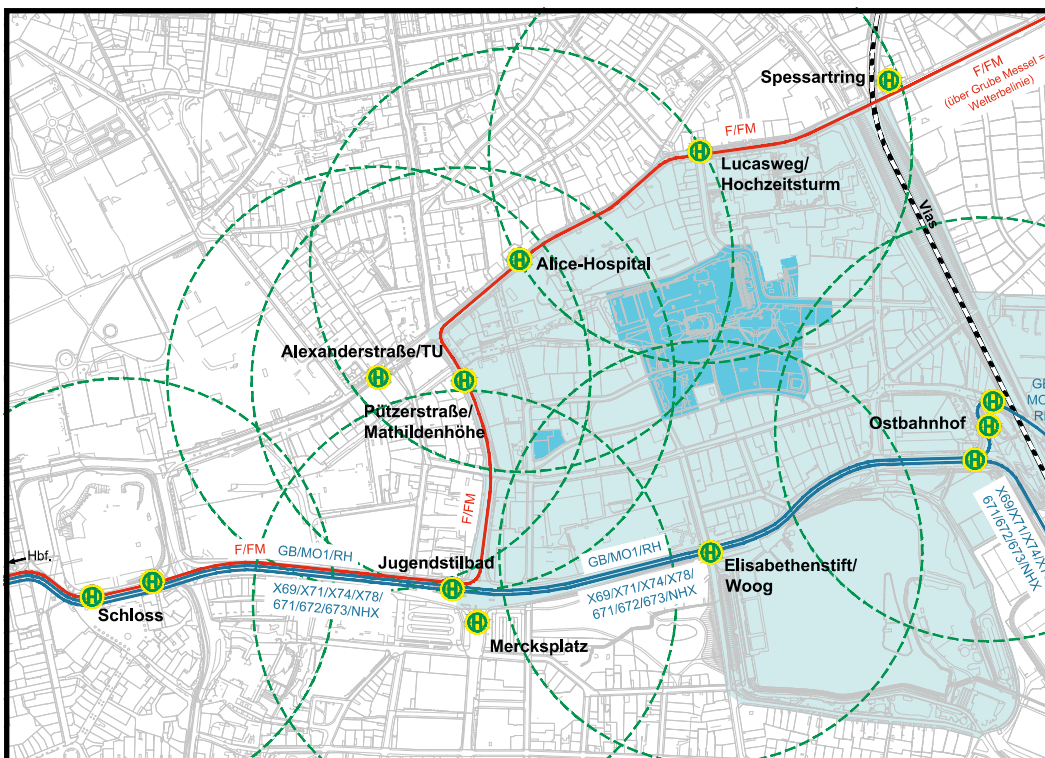
Public transport stops in the vicinity
[PAGE 29]

MAP 03 PEDESTRIAN ACCESS AND BICYCLE PARKING



29.1 Mobility Concept "Mathildenhöhe Darmstadt", 2024

MAP 04 PUBLIC TRANSPORT STOPS IN THE VICINITY



29.2 Mobility Concept "Mathildenhöhe Darmstadt", 2024

3. OTHER CURRENT CONSERVATION ISSUES IDENTIFIED BY THE STATE PARTY WHICH MAY HAVE AN IMPACT ON THE PROPERTY'S OUTSTANDING UNIVERSAL VALUE

No current conservation issues were identified.

4. IN CONFORMITY WITH PARAGRAPH 172 OF THE OPERATIONAL GUIDELINES, DESCRIBE ANY POTENTIAL MAJOR RESTORATIONS, ALTERATIONS AND/OR NEW CONSTRUCTION(S) INTENDED WITHIN THE PROPERTY, THE BUFFER ZONE(S) AND/OR CORRIDORS OR OTHER AREAS, WHERE SUCH DEVELOPMENTS MAY AFFECT THE OUTSTANDING UNIVERSAL VALUE OF THE PROPERTY, INCLUDING AUTHENTICITY AND INTEGRITY.

At the time of writing no proposals which fall within the scope of paragraph 172 have been brought forward which require notification to the World Heritage Committee.

5. PUBLIC ACCESS TO THE STATE OF CONSERVATION REPORT

The City of Darmstadt, the State of Hesse and the State Party of Germany agree that the full State of Conservation Report will be uploaded to the World Heritage Centre's State of Conservation Information System.

6. SIGNATURE OF THE AUTHORITY

Dr. Gabriele König,
Site Management "Mathildenhöhe Darmstadt", City of Darmstadt

MATHILDENHÖHE DARMSTADT (GERMANY) (C 1614)

State of Conservation Report

Darmstadt, November 2024

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