

Spatial Planning Documents that Foster Conservation of Cultural Heritage. Example of Kuldiga

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Abstract. Urban construction is a continuous process. Plans and concepts get changed, but the idea of homogeneous development is crucial, it should go together with the surrounding processes. The Development Strategy of Kuldiga is: "... to conserve its unique cultural heritage – the complex of old town and nature...", as it is put in the Development Programme of Kuldiga [1]. The task of the development planning is to create a homogeneous environment in the old town of Kuldiga by providing economical use of resources, respect for local traditions and good use of land.

Key words: planning, function, cultural heritage, conservation/preservation

LAND USE PLANS

It is possible to work out solutions of conservation of historic centres in different planning documents and one of them is the Land Use Plan. The town Planner T. Voivonen has precisely put the role of an architect in the process of planning: "He has got the role not only of generally known and recognized "designer" and "planner", but he is also a "politician", "social engineer", "urbanist" and "agitator" [3].

The new Land Use Plan of Kuldiga was worked out and came into force in 2002, (Fig. 2). The areas of future development and protection have been worked out in the Plan. Specific rules and building regulations have been worked out for the historic centre of Kuldiga – for the State Urban Monument "The Historic Centre of Kuldiga" and its area of protection, as well as for the protected area of the city.

The state protected culture objects, their protection zones and rules have been included in the Land Use Plan (Fig. 3).

In order to change the Building Regulations, use or put specific rules for construction, amendments to the Land Use Plan are important in Kuldiga and other cities of Latvia like Cēsis, Dobele, and Talsi. In 2007 when amendments were made for the Land Use Plan of the Kuldiga historic centre, the specific building areas (Fig. 4) were worked out with separate strict building regulations for each area.

Amendments to the Land Use Plan in 2010 provided the more detailed requirements for restoration of houses in the Kuldiga historic centre, alongside with some pictures of these requirements, so that designers and inhabitants could understand them better, e.g., drawings of window profiles, parts of cornices, etc.

HISTORY OF CONSERVATION OF CULTURAL HERITAGE OF KULDIGA

The cultural heritage of Kuldiga has been purposefully protected since 1969 when the Regulations on the State Protected Area and Building Regulations Area in Historic Cities of Latvian SSR were passed, describing the State building protected areas and borders in Kuldiga, Cēsis and Riga [2] (Fig. 1).

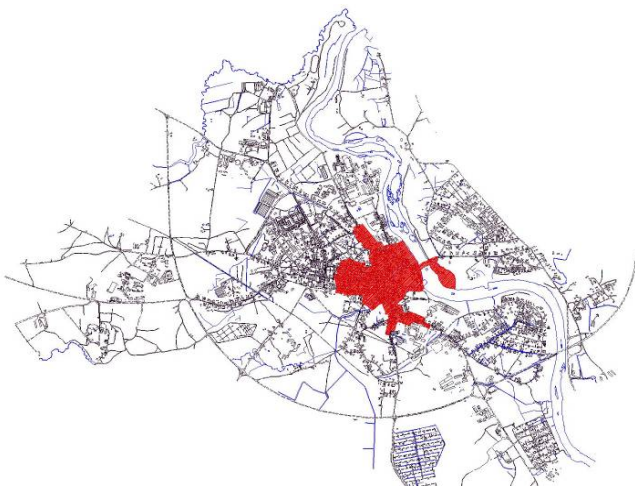


Fig. 1. Protected area of the Kuldiga historic centre, as established in – 1969 [2].

After confirmation of these Regulations, the historic buildings were properly treated in planning documents, and the further degradation of these areas, that was planned according to the General Plan passed in 1948, was stopped. The General Plan of the town, which was passed in 1974, determined the main urban building accents outside the historic centre and the administrative center was transferred to a newly developed area. Such urban building concept allowed having modern buildings outside the historic centre, but the central part could have inconsistent building arrangements.

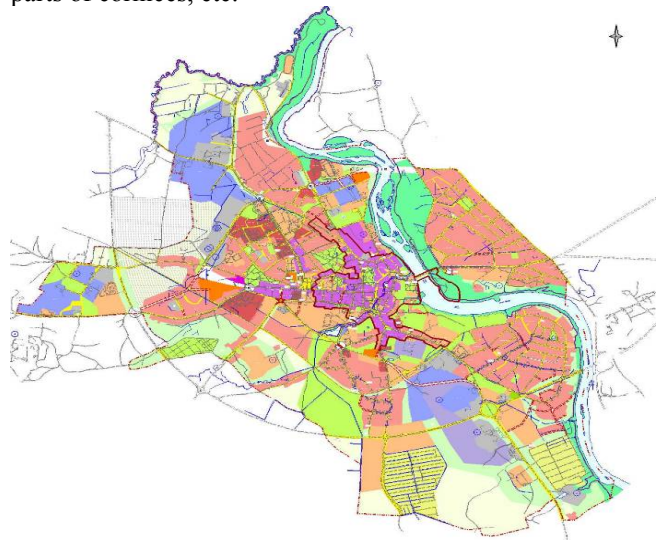


Fig. 2. Map of the planned and allowed land use in Kuldiga. The red line marks the borders of the historic centre [4].

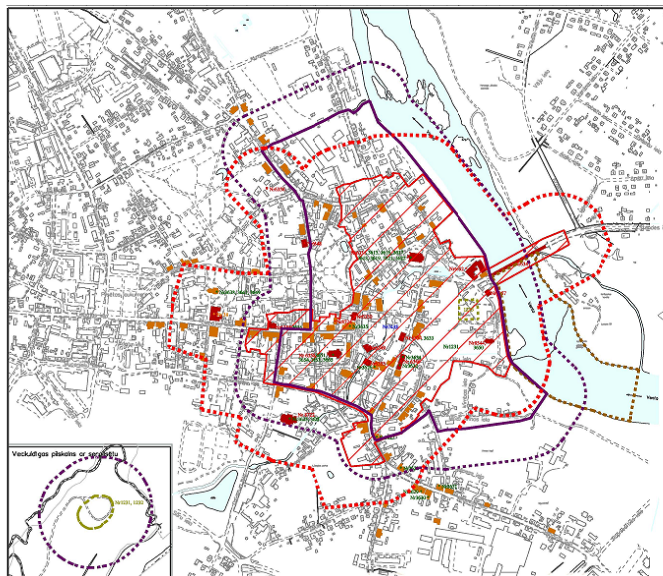


Fig. 3. The Plan of the State Inspection for Monument Protection of the protected areas in the Kuldīga historic centre [5] The red line – Kuldīga historic centre – State protected urban monument; The violet line– Old town of Kuldīga – State protected archeological monument; Spots in red – State protected architecture monuments; Spots in brown – local monuments of culture and art.

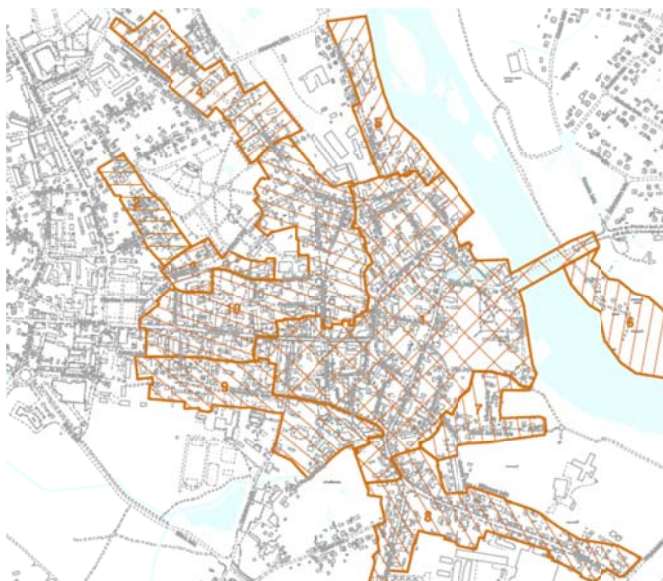


Fig. 4. Zones of historic construction of Kuldīga [5]

THE HISTORIC CENTRE IN BUILDING REGULATIONS

The Building Regulations are a part of the Land Use Plan where it is possible to establish requirements for maintenance, preservation, and restoration of historic buildings. Rules of preservation and restoration of streets and public spaces of the historic centre of the early 20th century are set in the Building Regulations of the Kuldīga historic centre. “The Kuldīga Old Town preserves and in places where it is gone, restores the existing network of streets and squares thus filling the empty spaces in the urban construction. The historic building setback is a part of urban monument. It is prohibited to set a park, square or parking place where destruction of buildings has

occurred, the building should be restored in its historic place,” state the Building Regulations of Kuldīga [5].

Every city is establishing its trends, priorities and main tasks of development. Preservation, research, development of the Kuldīga historic centre is one of the main priorities of the development of Kuldīga [1]. Possibilities for real estate development are restricted in the Old Town, because it is allowed to build new buildings on their exact historic places and sizes according to the Building Regulations of Kuldīga. The place of a historic building has to be established according to the historic maps, probing of foundations, archeological research and other methods. The historic size should be established from historic pictures and archived documents. If developers or the Construction Board do not find such materials, the building can be built on its historic spot, but the size should comply with the surrounding style and character.

When building or restoring houses, the Building Regulations of Kuldīga should be followed, as they define very important building parameters for preservation of the historic centre:

- “basic types of construction;
- street space in building regulations;
- roof covers and roof constructions;
- external walls, facades;
- doors, gates;
- windows;
- additional parts;
- fences;
- advertising;
- painting”[5].

It is set in the Building Regulations that the use of modern materials – like metal roofs, plastic or aluminum window frames, plastic or metal finish of buildings, etc., is prohibited in the public space and yards of the historic centre. The concept of the city in this field of construction of the historic centre is clear – the character of the public space is created in style and shape of the early 20th century. The urban street analysis has been carried out to set the already finished street building facades, to work out regulations of the building area and to establish new places for buildings in the historic centre (Fig. 5).

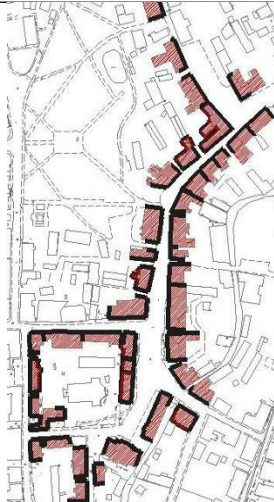


Fig. 5. Analysis of the urban street space [6]

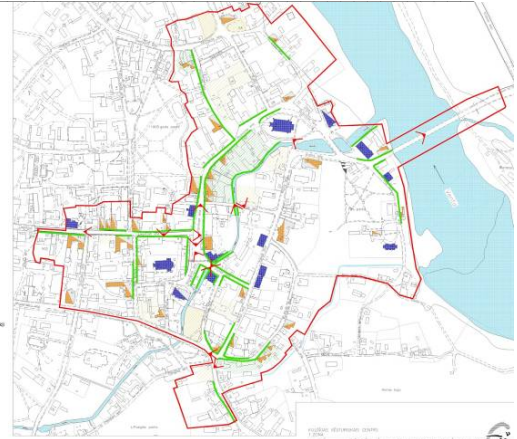


Fig. 7. Protected and for future reconstruction planned building areas of the historic centre of Kuldiga [7].



Fig. 6. The green structures and public spaces of Kuldiga [5].

The Building Regulations have set rules for public backyards to preserve and restore not only the street space but also yards that are a part of values of Kuldiga – the gallery type of barns and other buildings. Public yards are considered to be historically important places that give special character to the historic centre of Kuldiga. Public back-yards are placed on the map of the Land Use Plan “The Green Structures and Public Spaces of Kuldiga” (Fig. 6).

PLACES TO REBUILD HISTORIC BUILDINGS

The inventory of buildings in the urban monument territory was drawn up in 2009 (according to the InterSAVE methodology) and the Kuldiga Building Register was made marking the areas where historic buildings should be renewed and where green areas should be arranged (Fig. 7).

This kind of research has not been done in historic building protection areas of the Kuldiga municipality (areas outlined on the Land Use Plan). Therefore, when an application for construction is submitted, the Council has to decide whether the historic size should be restored or a green area should be arranged. We have such an example at the crossing of Alunana and 1905 Streets (their historic names are Teatra and Ventspils Streets), which had been destroyed during the World War II. Historically, these buildings had been built as a closed quarter (Fig. 8), together with the street perspective (Fig. 9).



Fig. 8. Corner of Alunāna and 1905 Streets, early 20th century [8]



Fig. 9. The destroyed building on 1905 Street, , early 20th century [8]

In order to change the historic size nowadays, the real estate borders of the private property and the present solution of the crossing should be changed (Fig. 11). It would improve the urban space and visually cover the scenic view of the street, where a modern white brick three-storey building had been built during the Soviet period, as it disarranges the urban structure (it was built without consideration of the structure and size of the historic building, materials and shape characteristic for the historic centre, Fig. 10).



Fig. 10. The present situation – urban building changes after the World War II at the corner of 1905 and Alunana Streets [13].

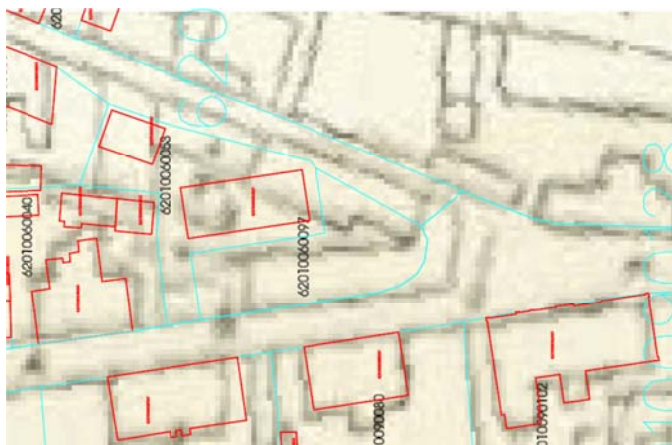


Fig. 11. The red line shows the present buildings, the black line – historic buildings (1913 map of Kuldīga) and the blue line – the present boundaries of parcels [11].

In order to avoid discussions of sizes for each construction application and to make decisions on the lost elements and parts of building and planning in places where destruction has occurred because of a war or reconstruction, to strengthen spatial homogeneity of the historic centre and to increase its architectural expressiveness, it is necessary to have a common plan which is binding and integrated into the Land Use Plan to restore the structure of buildings of the historic centre.

FUNCTION

A very important precondition of the development planning is definition of functions of the historic centre. The Land Use Plan shows places and functions, which are not suitable for the historic centre, such as production areas and garages. Such an

example of production or craftsmen area in the historic centre is a company SIA Kuldīgas Metālcehs on 9 Mucenieku Street – a producer of hammered metal and metal parts: lanterns, benches, decorations. The Land Use Plan allows mixed living, social and business area in future and it says that this production unit, as an inadequate production place, can operate until the change of owners and is not allowed to expand. The local community objects to the noise and vibrations. There had been soap factories in the historic centre as well; there had been vodka production, later dairy in this building, but not just metal works (Fig. 12). These, surely, had been outskirts of the town once.



Fig. 12. 9 Mucenieku Street, a shop in the front of the building [13]



Fig. 13. Inner yard of 9 Mucenieku Street [13]

For the production unit on 9 Mucenieku Street to develop and expand, it should offer not only metal works (noise and vibration, according to neighbors), but it should become a craftsmen's workshop for educating local people and children, informing and showing old traditions to tourists. In this case, this enterprise could be adapted as a craftsmen workshop and it could fit into the historic centre. It is necessary to replan the inner yard of the enterprise to have some space for public activities and move the production deeper into the yard, where there are no windows facing the surrounding buildings. Then such a use could go together with the main target of Kuldīga's development – to become a town of unique and popular products and services where products with high added value of woodworks, metal works, and craftsmen are produced [9].

This should be the way to analyse the present functions of the historic centre by trying to find the appropriate development possibilities. If there are no possibilities to incorporate it into the historic environment by content or scenic values, only then demolishing should be considered.

If the function of the building that does not correspond to the requirements of the historic centre has to be changed, the planning should be done in advance and new offers should be worked out for the building not to stay empty. Otherwise, the change would not give the expected result.

The administrative buildings functionally fit well in the historic centre and increase the level of quality and prestige of the old town. Trading places, as well as service and care centres, are good examples for the functions that are welcome in the historic centre. Such buildings or areas should be developed according to the cultural recreation and tourism functions of the historic centre. The municipality can allow cultural establishments to be placed in buildings of the historic centre, such as a cultural centre, a library and a concert hall inside the historic complex of a synagogue, a sports school and a swimming pool in the historic German Society House, etc. The historically built Town Hall and schools have retained their original function and it is important to have them like that in the future. The Land Use Plan allows the mixed use of functions in the historic centre, including social, business and residential functions. The purpose of such type of use is to have the historic centre live, and the only possibility for this is to have residential houses which express the essence of the historic centre. Therefore, it is important to refurbish the historic buildings according to the present day needs – to install facilities and insulation, to replan the house according to needs of a family. The level of comfort inside should be high enough to compensate other everyday needs of the historic centre.

TRANSPORT ORGANISATION

An important aspect of the Land Use Plan is to have good solutions for transport in the historic centre. The transport network – streets and squares, is one of the most important architectural elements that shape the spatial structure of the city. The basic task of the traffic arrangement is to unload the historic centre from transit traffic by organizing a system of an inner circle of existing streets, streets surrounding the historic centre and parking spaces. The task is to develop the historic centre for pedestrians as a priority and to limit traffic there. Streets of the inner quarters have big significance in serving business and recreation areas, including pedestrian areas. The Land Use Plan envisages building and reconstruction of streets of the inner blocks of the historic centre to improve the service and accessibility of the pedestrian area, as well as to preserve and develop Liepāja Street as the main pedestrian pathway and organise new pedestrian paths to connect it with the old bridge, the castle area and the river Venta bank, thus decreasing the speed for cars in the historic centre. A complex approach to planning the inner blocks area should be used

when designing the streets, taking into consideration their historic and architectonic value.

DETAILED PLAN

Solutions of the Land Use Plan are specified by detailed plans of each particular block. Such detailed plans for the Kuldīga historic centre are worked out for combined land use proposals, as well as for building streets of the inner blocks. The detailed plan is worked out on the basis of a thorough historic research (historic plans of the town, pictures, archeological research data). See the reconstruction drawing of the detailed plan for land use in Figure 14 [10].

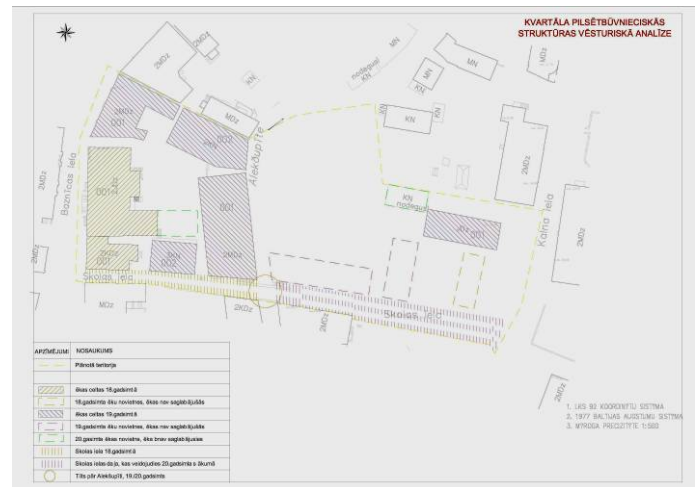


Fig. 14. Urban analyses of destroyed buildings in the Skolas Street block [10].

The question of restoring a building or a street is solved when analysing the historic development of a block. The requirements to the size of the building are worked out in the detailed plan – height, number of stories, type of building, parking places, etc. For example, the Detailed Plan of the green area of Skolas Street envisages restoration of historic buildings, see Figure 15 [11].



Fig. 15. Three-dimensional model how to renew the Skolas Street block [11].

CONCEPTS FOR URBAN CONSTRUCTION

Some concepts of developing the historic centre of Kuldīga in a single style have been worked out and approved by the municipality, thus becoming compulsory for every planner who designs buildings in the historic centre of Kuldīga.

The Concept of Reconstruction of Streets and Squares of the Kuldīga Historic Centre and Construction of the River Alekšupīte Promenade has been worked out and passed in 2008 [16]. This concept includes a historic research, suggestions for street surfacing, as well as plans for adjusting street surfacing to modern requirements, design for green areas, lighting and traffic. Historic photos have been studied and types of different historic pavements analysed in the historic centre in the early 20th century. The data on strengthening Kuldīga streets in the early 20th century, which is the period when the urban environment was restored according to the rules and concepts, show that most of the streets were covered with cobble stones, some covered with gravel, broken bricks, and two streets were covered with bitumen and asphalt. These data have been used to work out a single concept of pavements for the historic centre. [17]

Colour Concepts of the Kuldīga Historic Centre, within the framework of the research “Inventarisation of the Kuldīga Historic Centre” worked out in 2009. The reconstruction scheme for colors and paints for a special time period has been worked out after researching layers of paints of each house in the centre. The plane of the most characteristic paints and colors of each period are shown in the cartogram that gives a visual idea about the image of the historic centre at that time (there are 5 periods). [7] The urban environment designers have to look at this material – the historic situation depiction on the card, in the context with the existing situation in-situ – with the already refurbished and painted houses - and have to design homogeneous coloring of historic buildings which is historically justified.

Restoration of Urban and Historic Sizes. The research “Inventarisation of the Kuldīga Historic Centre” (worked out for urban monuments) shows the areas where historic buildings should be rebuilt, but such places should be analysed for all areas of the historic construction and a specific binding plan for restoration of the historic buildings should be worked out.

CONCLUSIONS

In order to develop the historic environment of Kuldīga under uniform and historically based criteria and for the planning documents to illustrate the planned development, it is necessary to work out specific issues in strategic and planning documents:

- To work out a binding map in the Land Use Plan, with places where historic volumes should be restored, and not to look at each place separately when a building proposal is submitted;
- To create a three dimensional model for the historic center that allows to see all situations in order to make a decision

on the size and style of each separate place (especially in the areas where there are no data about the buildings);

- To work out the functional use plan of separate blocks by inviting different specialists or by organising brain-storming competitions for functional development of a separate block – like an inner yard of the Metropole Hotel and buildings up to Kalna Street, the Skolas Street block, etc.

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Jana Jākobsone. Kultūrvēsturiskā mantojuma saglabāšanas veicinoši teritorijas plānošanas dokumenti. Kuldīgas piemērs.

Kultūrvēsturiskā mantojuma saglabāšanas veicinoši teritorijas plānošanas dokumenti. Kuldīgas piemērs. Pilsēt būvniecība ir nepārtraukts process. Plāni un koncepcijas tiek mainītas, bet būtiska ir vienota attīstības ideja, kas saskaņota ar apkārt notiekošajiem procesiem. Kuldīgas attīstības stratēģija ir „saglabāt tās vienreizējo kultūrvēsturisko mantojumu – vecpilsētas un dabas kompleksu..”, teikts Kuldīgas pilsētas attīstības programmā [1]. Attīstības plānošanas mērķis ir izveidot Kuldīgas vecpilsētā harmonisku vidi, nodrošinot resursu taupību, vietējo tradīciju respektēšanu un racionālu teritorijas izmantošanu. Stratēģiskai un telpiskai plānošanai ne tikai jāpastiprina Kuldīgas vecpilsētas ansambļa vienotība un izteiksmība, bet arī jāsakārto vecpilsētas funkcijas un jāceļ tās prestižs. Vecpilsētai ar tās kultūras pieminekļiem un īpatnējo vidi būtu jātop par pilsētas reprezentācijas, kultūras un rekreācijas centru. Lai šo mērķi īstenotu, nepieciešams vecpilsētas attīstības un apsaimniekošanas plāns, kurā detalizēti norādīta rīcība plāna īstenošanai, finansējums, atbildības un izvērtēšanas mehānisms. Šāda plāna izstrādāšanā nepieciešama vietējās un starptautiskās sabiedrības līdzdalība. Nepieciešama vēsturiskās vides un pieminekļu sargātāju un sabiedrības uzskatu konsolidācija par vecpilsētas atjaunošanas mērķiem, līdzekļiem un risinājumiem. Rakstā Analizēta esošā attīstības programma, teritorijas plānojums, būvnoteikumi, detālplānojumi, pilsēt būvnieciskās koncepcijas. Pēc minēto aspektu izvērtēšanas, lai Kuldīgas vecpilsētā vēsturiskās vides attīstīšana notiktu pēc vienotiem un vēsturiski pamatotiem kritērijiem un lai plānošanas dokumenti būtu plānotās attīstības ilustrējoši, doti secinājumi Kuldīgas vietējo stratēģisko un plānošanas dokumentu papildināšanai, detalizācija.

Яна Яковсоне. Документы планирования территорий, способствующие сохранению культурно-исторического наследия. Пример города Кулдиги.

Городское строительство является непрерывным процессом. Планы и концепции меняются, но важное значение имеет единая идея развития, которая согласуется с окружающей действительностью. Стратегия развития Кулдиги "...сохранить ее уникальное культурное наследие – комплекс старого города и природы...", говорится в программе развития Кулдиги [1]. Планирование развития направлено на создание гармоничной среды старого города Кулдиги, что обеспечивает сохранение ресурсов, уважение местных традиций и рациональное использование территории. Стратегическое и пространственное планирование не только укрепляет единство и выразительность ансамбля старого города Кулдиги, но и организует функции старого города и повышает его престиж. Старый город с его памятниками культуры и специфической средой должен стать городским центром репрезентации, культуры и рекреации. Для достижения этой цели требуется план развития и управления старого города, который детально указывает действия реализации плана, финансирования, механизм отчетности и оценки. Развитие такого плана требует местного и международного участия. Обязательна консолидация мнений охранных организаций среды и исторических памятников и общества о целях, ресурсах и решениях восстановления старого города. Эта статья представляет текущую программу развития, территориальный план, строительные нормы, подробные планы, концепции городского строительства. После оценки указанных аспектов представлены выводы для дополнения местной стратегии и документов планирования Кулдиги, чтобы развитие исторической среды в старом городе Кулдиги происходило бы по единым и исторически оправданным критериям и что бы документы планирования отражали запланированное развитие.