

WHC Nomination Documentation

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SITE NAME ("TITLE") The Historic Centre (Old Town) of Tallinn

DATE OF INSCRIPTION ("SUBJECT") 6/12/1997

STATE PARTY ("AUTHOR") ESTONIA

CRITERIA ("KEY WORDS") C (ii)(iv)

DECISION OF THE WORLD HERITAGE COMMITTEE:
21st Session

The Committee decided to inscribe this property on the basis of criteria (ii) and (iv), considering that Tallinn is an outstanding and exceptionally complete and well preserved example of a medieval northern European trading city that retains the salient features of this unique form of economic and social community to a remarkable degree.

BRIEF DESCRIPTION:

The origins of Tallinn date back to the 13th century, when a castle was founded by the crusading knights of the Teutonic Order. It developed as a major centre of the Hanseatic League, and its wealth is demonstrated by the opulence of the public buildings (its churches in particular) and the domestic architecture of the merchants' houses, which have survived to a remarkable degree despite the ravages of fire and war in the intervening centuries.

1.b. State, province or region: City of Tallinn, Estonia

1.d Exact location: Long. 24°44'20" E - Lat. 56°26'13"

WORLD HERITAGE CONVENTION

C. 822

NOMINATION OF PROPERTIES FOR INCLUSION ON
THE WORLD HERITAGE LIST

OLD TOWN OF TALLINN



TALLINN, 1996

Contents

1. Main Text
2. Appendix
 - Appendix 1. Maps
 - Appendix 2. History
 - Appendix 3. Description
 - Appendix 4. List of slides and photographs
 - Appendix 5. Public awareness
 - Appendix 6. Bibliography
 - Appendix 7. State of preservation/ conservation. Diagnosis
 - Appendix 8. History of preservation/ conservation
 - Appendix 9. Incentives
 - Appendix 10. Outline cultural values protection concept
 - Appendix 11. Authorization

1. Specific location

- a) Country **Eesti Vabariik – Republic of Estonia**
- b) State, Province or Region **City of Tallinn, Estonia**
- c) Name of property **Tallinna vanalinn – Historical centre (Old Town) of Tallinn**
- c) Exact location on map and indication of geographical coordinates **Centre of the City of Tallinn, on the south coast of the Gulf of Finland in the Baltic Sea.
Geographical coordinates: 56°26'13" north latitude, 24°44'20" eastern longitude. Location indicated on maps of Estonia and of Tallinn. It comprises the area bordered by Mere puiestee, Estonia puiestee, Vabaduse väljak, Kaarli puiestee, Kopli tänav and Põhja puiestee. See Appendix 1.**
- e) Maps and plans **See Appendix 1**

2. Juridical data

- a) Owner **A variety of forms of property are represented in the Old Town of Tallinn: state, municipal and private property. In accordance with the Republic of Estonia Fundamentals of Property Reform Act of 13 June 1991 the form of ownership is changing in the historical centre of Tallinn. This involves large-scale restitution of state and municipal property to its former owners, including to the church, as well as privatization of individual buildings and flats for privatization securities.
The main owners in the Old Town of Tallinn are: Republic of Estonia (government buildings, most of the land), City of Tallinn, Estonian Evangelical Lutheran Church, Estonian Apostolic Orthodox Church, Catholic Church, private individuals, private companies, etc.**
- b) Legal status **The site seeking inclusion in the World Heritage List is situated within the **Old Town of Tallinn conservation area** (see App. 1), protected in its integrity by the **Old Town of Tallinn Conservation Area Statutes** enforced by the Republic of Estonia government decree No 81 of 27 February 1995 enacted on the basis of the Republic of Estonia Conservation Act (adopted in 1994). Articles 27–**

30, Part 5, of the Conservation Area Statutes define a **regulation zone** (see App. 1) around the conservation area where only the height and scale of buildings is regulated. Of the buildings and structures within the site boundaries many are protected as individual immovable monuments, a large proportion of the conservation area (see App. 1). For application and effect of laws see 4c).

c) Responsible national agency

Riigi Muinsuskaitseamet (Republic of Estonia Central Board of Antiquities), Uus 18, EE-0001 Tallinn, tel. (372) 641 1263, fax (372) 641 1268

d) Collaborating national agencies and organizations

Tallinna Linnavalikogu (Tallinn City Council)
Tallinn Linnavalitsus (Tallinn City Government),
comprising:
Tallinna Muinsuskaitseamet (City of Tallinn Heritage Preservation Department),
tel. (372 2) 44 50 13, fax (372 2) 44 18 64
Tallinna Linnaplaneerimise Amet (Tallinn City Planning Department)
Tallinn Kesklinna Linnaosa Valitsus (City of Tallinn Central Borough Government)

Eesti Muinsuskaitse Selts (Estonian Heritage Society)
ICOMOS-i Eesti Rahvuskomitee (ICOMOS Estonian National Committee)
Eesti Arhitektide Liit (Union of Estonian Architects)

3. Identification

a) History

See Appendix 2

b) Description

See Appendix 3

c) Photographic and / or cinematographic documentation

See Appendix 4

d) Public awareness See Appendix 5

e) Bibliography See Appendix 6

**4. State of
preservation /
conservation**

a) Diagnosis See Appendix 7

b) History of
preservation /
conservation See Appendix 8

c) Means for
preservation /
conservation

Regeneration and restoration activity in the Old Town of Tallinn is financed by the state, the City of Tallinn, private companies and individuals. At present the main initiative and most means are provided by private capital. This activity is directed and guided by the Central Board of Antiquities, which gives or withholds consent to architectural history special conditions for the implementation of restoration and conservation work in Old Town buildings to orders by developers, issues restoration permits, gives permission to begin work on site and approves or withholds approval of completed buildings for use. Only companies having obtained a license issued by the Board of Antiquities are permitted to carry out designing, building and restoration in the conservation area. Owing to the confusion caused by transition to market economy, combined with thorough changes in the legal setup, building surveillance no longer functions properly, but attempts are being made to improve the situation.

Only the most important and urgent conservation work (such as reinforcement of the town wall) is financed from municipal and state resources. Not always the best ways and methods have been used to regenerate the Old Town or to raise finances for its preservation. So, there is still no efficient system of incentives and penalties, and flats and premises in the Old Town are being rented or sold into private ownership for a fraction of their market value. It remains to be hoped that inclusion of Tallinn in the World Heritage List will help highlight and find solutions to these drawbacks. See App. 9.

d) Management plans Work at the regeneration of the Old Town of Tallinn has traditions going back a couple of decades. The first regeneration plan of the whole Old Town area was endorsed in 1971. When the Republic of Estonia was reestablished in 1991, the political, social and property relations in the country were cardinally changed and the after-effects of the change are still felt today. No long-term regeneration plans as they existed in 1966–1990 have been drawn up for the nearest decades. The prospect of getting Tallinn included in the World Heritage List, however, has helped to restore awareness of the importance of planning.

Work in that direction began in 1988 when the Soviet Union, of which Estonia was then a part, ratified the World Heritage Convention (1972). Drafting of a new state building law and building rules for Tallinn was begun in 1988. The provisional building rules for Tallinn were finally approved on 1 July 1993 and the Planning and Building Law on 14 June 1965, to replace the former Soviet document, Building Norms and Regulations. On 1 December 1994 the Tallinn City Council decided that work should be started at working out a new master plan for Tallinn. This work proceeds in two parallel lines – strategic general plan and traditional general plan. The latter is a new method introduced with technical assistance by the Canadian City Planning Institute. In 1994–95 a group of volunteers drew up a Tallinn Tourism Development Plan in which the main attention lies on the Old Town and preservation of its cultural heritage. That plan is now in the final stage of discussion in the City government. Conservationists hope to find allies and sponsors in the tourist industry.

Work at an integrated urban life development strategic plan for which an outline cultural heritage preservation concept was written by the City of Tallinn Heritage Preservation Department (see App. 10), was started by the City Government in 1995. The strategic plan is being prepared by a number of wide-based working groups. Officials of both the Central Board of Antiquities and the City of Tallinn Heritage Preservation Department, as well as people from various spheres of culture are represented in the cultural values preservation working group.

The initial phase of preparations for a traditional master

plan was launched by the City Government in 1966. This plan is not going to cover the Old Town, but will cover areas in its immediate vicinity. Tasks still to be undertaken include drawing up special building rules for the Old Town conservation area, with the main emphasis on conservation, as well as local plans for Old Town blocks which suffered in the war. The expediency of a special law on the protection of the Old Town conservation area has been discussed with members of parliament.

The number of **City of Tallinn Heritage Preservation Department staff** involved in the preservation of the Old Town of Tallinn conservation area is seven: head, three leading specialists and three specialists in the sphere of architecture, archaeology and art monuments.

Of the **Central Board of Antiquities staff** two specialists are directly and eight specialists indirectly (through their work with the whole country's monuments) involved in the preservation of the Old Town of Tallinn conservation area.

5. Justification for inclusion in the World Heritage List

a) Cultural property

ii) The Castle of Toompea and the Hanseatic town at its foot were in the 13th–16th centuries among the remotest and most powerful outposts of civilization in the North–Eastern part of Europe. It is a well–preserved ensemble in the chain of trading towns on the Baltic Sea coasts established in the process of the colonization of eastern lands. The international art culture formed as a result of the crossing of various very different impulses, from the Cistercians and the Dominicans to the Teutonic Order and the traditions of the Hanseatic League, is a mosaic piece in the general picture of the art and architecture scene of Northern Europe.

iv) It is the best preserved medieval town in Northern Europe, a unique example of the co–existence of a seat of feudal landlords and a Hanseatic centre in the shelter of a common system of walls and fortifications.

An ensemble of mostly authentic buildings constituting an urban structure formed in the 13th–14th centuries – a radial street network, town wall, ecclesiastic and monastic ensembles, a characteristic skyline visible from a great distance on the sea and on the main land routes.

Side by side with Gothic features also Renaissance, baroque and classicist architecture is represented, each new century adding its own original message to the overall picture, the result being an integrity unspoiled either by the industrial Gründertum or the modern post-industrial society. Walking in the streets of Tallinn one feels surrounded by genuine, venerable history, amid walls laid by the local masons, portals hewn by Estonian stone cutters, the churches and citizens' houses designed by citizens of the Hanseatic League.

v) A typical urban structure formed in the 13th–14th centuries, the original push having been given by influences originating in Lübeck, Visby and other North German and Scandinavian centres. Its development has been spontaneous and analogous with that of many other Hanseatic towns. As a joint effect of the local circumstances and local building materials, it acquired a number of characteristic traits, whose influence and distribution area reach beyond Estonia into the neighbouring countries. It is the most eloquent example of Estonia's medieval building traditions and school of building as well as its most compact surviving example, one of the first Gothic towns in continental Northern Europe.

Signed on behalf of the Republic of Estonia



Jaak Tamm

Mayor of Tallinn

17 June 1996

Maps. Tallinna vanalinn – Historical centre (Old Town) of Tallinn

1. Map of Estonia. Scale 1: 100,000
2. Map of Tallinn. Scale 1:20,000
3. Map of Tallinn. Scale 1:5,000
4. Old Town of Tallinn. Scale 1:2,000. Architectural values
5. Old Town of Tallinn. Scale 1:2,000. Architectural monuments
5. Old Town of Tallinn. Scale 1:2,000. Ownership

History. Tallinna vanalinn – Historical centre (Old Town) of Tallinn

The history of Tallinn goes back nearly a thousand years. Archaeologists have proved that a fort on the limestone plateau of Toompea (47 m), a trading post at its foot as well as the harbour were in use since the 10th–11th century. As Baltic trade began to expand rapidly in the 12th–13th centuries, the place, then known as *Lyndanise* (Ger. *Reval*, Lat. *Revalia*, Russ. *Kolyvan*), came into the orbit of international interests. In 1219 Tallinn was occupied by troops of King Waldemar II of Denmark who fortified themselves on Toompea and also built the first church. In 1226–27 Tallinn was under special jurisdiction directly subordinated to the Pope. In 1227–1238 it belonged to the crusading order of Sword Brethren. During their rule the original settlement was divided into two parts: the fortress (*castrum*) and the lower town (*suburbum*). In 1230 the Order invited 200 German merchants of Gotland to settle in Tallinn. They built a church dedicated to St. Nicholas at Toompea's foot and established a trading station. Besides that core there was also an Estonian settlement near the location of the present Town Hall, a Scandinavian settlement in the neighbourhood of St. Olaf's church and a Russian trading station.

The first mention of *civitas Revaliensis* dates back to 1237. The Dominicans founded in it St. Catherine's monastery and the Cistercians St. Michael's nunnery. In 1248 the community adopted the Lübeck charter. As a typical centre of German colonial expansion towards the east Tallinn quickly approached the league of German Hanseatic towns. As its urban functions became established, a street network characteristic of Baltic trading towns was formed, along with its structure of quarters and properties based on private land ownership. In 1310 the building of the town wall was begun, and new lands were added to the town's territory, as a result of which Tallinn became nearly twice as large as before. The municipal authorities organized the building of a sewage system and pavement of streets. In 1346 Tallinn and North Estonia were handed over to the Teutonic Order and by its mediation to the Livonian Order. The castle of Toompea was built, one of the most powerful fortified structures in the Baltic Sea area.

The fall of Visby in its 1361 sacking by King Waldemar IV Atterdag of Denmark significantly increased the importance of its former sister. Side by side with Riga, Tallinn grew into an important centre in the trade with the East. In 1410 the House of the Great Guild was erected, and in 1414 a new Town Hall. All important churches were reconstructed, and the number of population increased to 5,000–6,000. The time of thriving Hanseatic culture began, in which the street scene was formed of high-gabled merchant houses lined one beside the other. Their *diele-dornse* ground floor was used as the living quarters and the upper floors as granaries and warehouses. Each property was like a fortress. The formerly wooden town was now rebuilt in stone. And although the local masons did not have at their disposal resources of red brick as they did in Lübeck, Wismar and Stralsund, but only local grey limestone, the houses were brought alive by means

of portals, porch stones and columns hewn out of this stone by the local stone cutters. In art the orientation was taken towards Lübeck, the town which gave Tallinn the main altar of St. Nicholas' church, made by H. Rode, the altar of the Holy Ghost Church by B. Notke, as well as a *Danse macabre* painting by the same artist. The painting, on display in St. Anthony's chapel of St. Nicholas' church, is the biggest surviving *Danse macabre* composition in Europe. Renaissance arrived in Tallinn surprisingly early, in the first quarter of the 16th century.

In 1561 the town was taken under the Swedish crown. The House of the Black Heads was rebuilt in the spirit of Dutch Mannerism (A. Passer, 1597–1600), and gradually the town began to acquire the cheerful decorative appearance characteristic of Danzig, Antwerp and other North European trading towns. The 17th century left Tallinn a legacy of several particularly stylish buildings influenced by Dutch Palladianism (28 Pikk Street, at present the location of the Swedish embassy), and Toompea was built up in the Swedish period as a baroque town in its own rights. Under the supervision of the leading Swedish fortification engineers (E. Dahlberg and others), the building of a major belt of bastions around the town was begun in the 17th century.

In 1710 the town surrendered to Russian troops under the command Tsar Peter I. After nearly half a century of stagnation the town was awakened to new life in the 1760s when reconstruction of the old Order castle into a new provincial government office was completed under the supervision of J. Schultz, an immigrant from Jena. At the beginning of the 19th century the earlier version of Classicism with elements of the baroque was ousted by mature Classicism oriented towards international high styles. The Kaulbarges' town residence at 8 Kohtu Street, whose antique temple facade still dominates the city, was erected on the edge of Toompea by the Berlin architect C.L. Engel who later became known as the builder of White Helsinki. Around the middle of the 19th century Classicism was replaced by historicism, comprising trends such as Neogothicism, Neo-Renaissance and others, contributing to the development of Tallinn into the singular museum of styles as we know it today.

The 20th century has been of relatively little importance for the Old Town of Tallinn. Thanks to the exceptionally well preserved town walls, churches, monasteries, merchants' houses, the prevailing effect is still that of the Middle Ages. The Gothic style is evident at almost every step. Thanks to the deepening understanding ever since the 1920s of the architectural, historical and environmental value of the Old Town as a unique architectural ensemble, the proportion of new buildings in the town is small and any reconstruction in it has since decades ago been under the surveillance of institutions charged with architectural preservation.

The worst damage to the town was in the air raid of 1944. St. Nicholas' church and the quarters surrounding it were destroyed, a total of 11 percent of the historical centre. Some buildings representing the "Stalinist" style of architecture were put up

in some of the gaps. This, however, was done with a sense for measure and scale characteristic of the Estonians' conservative frame of mind (such as the Sõprus cinema and three houses with functionalist facades (including the House of Writers). As a result of thorough research and lengthy restoration work St. Nicholas' church was built up from ruins and turned into a museum of old art and a concert hall. The area in the neighbourhood of the church is still unhoused (archaeological excavations have been carried out on part of the territory), and plays the role of a green refuge in the heart of the stone town.

Description. Tallinna vanalinn – Historical centre (Old Town) of Tallinn

Tallinn, a town situated on the south coast of the Gulf of Finland, has been known since centuries ago as a gateway of trade with the East. For centuries it has been symbolized by the sharp points of its church steeples, and its powerful town wall. Even today, everybody arriving in Tallinn is astonished by its 13th-century street network and squares, as well as its genuine medieval atmosphere which speaks a silent but persuasive language in the unique rhythm of quarters, buildings and courtyards. Of the 120 hectare territory of the historical centre of Tallinn the tightly built up Old Town takes up 35 hectares, and the surrounding area of former bastions has been turned into a 85-hectare green belt. Of the total territory of the conservation area 44.5 percent is under buildings, 23.5 percent are streets and squares and 47 percent greenery. The number of historical ensembles within the perimeter of the town wall is 456, each made up of a main building and auxiliary buildings.

Whether one approaches Tallinn by land or by sea, the most prominent feature in its skyline is the nearly 47 m limestone bank of Toompea – the former centre of Danish royal power, and later an Order castle, residence of the bishops of Estonia and a feudal town. In the west, the archaic and powerful castle wall together with the 35 m Tall Hermann tower, a characteristic feature of German Order architecture, and the miniature corner tower of Pilsticker presents a sight of exceptional grandeur. In the centre of Toompea stands the episcopal cathedral dedicated to the birth of the Virgin Mary.

Beneath the castle lies the lower town of Hanseatic merchants and artisans, as stony as it is fortified. The wall surrounding the town is more than 15 m in height in places, and over half the original 8 gates, 11 advance defence towers and 27 wall towers are still intact today – 26 towers in all. In the Place of the Towers in the north-western part of the Old Town the towers with their red tile pavilion roofs stand one beside the other. At the west and the north corners there are two mighty early 16th century cannon towers, known by their popular names of Kiek in de Kök (Peep into the Kitchen) and Fat Margarete.

Two monastic complexes lie within the town walls – the Dominicans' St. Catherine's monastery and the Cistercians' St. Michael's nunnery. Even today, the former of the two is separated from the fabric of the town and forms a genuine centre inspiring spiritual concentration (a museum). This is seconded by three large medieval churches – St. Nicholas' (restored after the air raid of 1944), St. Olaf's and the Holy Ghost Church of Tallinn's non-German congregation, also dubbing as a hospital church and the Town Hall Chapel. The first-mentioned churches, both typical basilical nave churches known to the Estonians under the names of Niguliste and Oleviste, strike one by the height of their vaults and a relatively ascetic and precise geometry of form in what is called the Tallinn school of

building. In the Middle Ages Oleviste, at present 128 m high, had one of the loftiest steeples in Europe – 159 m. Unique works of art have been preserved in the interior of the churches, both from the 15th century Hanseatic period as well as the Swedish rule of the 17th century.

What, however, most influences the appearance of the Old Town of Tallinn today is the Hanseatic town itself with its urban structure formed after the example of Lübeck and Visby – winding narrow streets fit only for pedestrians, high gables of merchants' houses and gangways leading into shady courtyards. Tallinn's oldest street names, known from written records, are "goods merchants' street" (*vicus institoris*, the present Kullasepa, Goldsmiths', Street) from 1327, as well as Rüütli (Knight) Street, and Pühavaimu (Holy Ghost) Street. The property structure formed in the 13th–14th centuries on the basis of private land ownership has come down to our days almost unaffected either by the period of late 19th century capitalism or the wars and social cataclysms of the present century.

Each property is like a fortress. Even today, it is separated from the neighbours by a high perimeter wall. Compared with other Hanseatic towns the houses in Tallinn are big, with a winch beam high on the gable. Tallinn was called the granary of Northern Europe – grain was stored over the winter on the upper warehouse floors and sold in spring when the prices were high. The merchant was the old-established master of the Lower Town and also the houses were built after his face – crude walls laid of chunks of limestone were covered with uneven trowel plaster, producing interesting play of light and shadow, depending on the weather and the season. The limestone walls of Tallinn do not have the effect of smooth geometrical surfaces but of a voluminous mass which makes the stone town a parallel, as it were, to the surrounding Nordic countryside. Later art styles: 16th century Renaissance, Swedish baroque and buildings born of the spirit of 19th century classical ideals and the practice of a variety of revival styles, are woven into this prevailing Gothic texture like pearls in the merchant's wife's festive day necklace.

Tallinn does not strike one so much with the intensity of its artistic aspirations and height of ambitions as indeed by the multitude of architectural monuments from different centuries and the richness of physically existing built substance. Walking in the streets of Tallinn one feels like in a museum. It is because a hundred years ago when Riga and many other old towns round the Baltic Sea were deprived of their historical appearance, Tallinn was a relatively poor and out-of-the-way place. Not just the most important monuments of the town were saved by time and changes but urban space as a whole. In the monasteries, churches, citizens' houses and courtyards of Tallinn one can still feel the breath of centuries. The town is original and its houses are genuine.

List of slides and photographs. Tallinna vanalinn – Historical centre (Old Town) of Tallinn

1. View of Old Town roofs. In the middle, steeple of Pühavaimu (Holy Spirit) church, on the right, Oleviste church
2. Oleviste church spire against the sea.
3. Castle of Toompea. Aerial view
4. Castle of Toompea. View of the west wall
5. Toompea. Houses perched at the edge of the bank
6. Paks Margareeta (Fat Margarete) cannon-tower
7. Town wall with towers at the west side of the Old Town
8. Section of town wall with Meggede and Kiek in de Kök towers
9. Dominican monastery, founded 1246. View of the cloister
10. Dominican monastery, view of courtyard beside St. Catherine's church
11. Niguliste church. View from the south
12. Niguliste church. View down the nave towards the main altar
13. Niguliste church. Altar by Hermen Rode
14. Niguliste church. North hall with 17th–18th century chapels
15. Town Hall. View from the north
16. Town Hall. The big, or the citizens', hall
17. Cenotaph to Hans Pawels on a wall of St. Mary's chapel of Oleviste church, 1518–21
18. House of the Black Heads. Facade by Arent Passer, 1597–1600
19. House of the Great Guild
20. Kolm õde, The Three Sisters group of Hanseatic houses in Pikk Street
21. View of Vanaturukael. In the centre, Pakkhoone, a 17th century warehouse
22. Merchant's house at 29 Lai Street. View of the diele
23. Pühavaimu Street. In the background back wall of the House of the Black Heads with wide Renaissance windows
24. Tolli Street. Baroque and Classicist features side by side with Gothic ones
25. Belt of Swedish period bastions (17th century) round the Old Town

Public awareness. Tallinna vanalinn – Historical centre (Old Town) of Tallinn

The Old Town of Tallinn is the most popular and best known architectural monument in Estonia. It is a monument unique from the point of view of both international and national culture, and in the past few decades, problems of its conservation and restoration have been under the widest public scrutiny. During the years of the political and social depression in the Soviet period the Old Town and its monuments played an important role in the preservation of national identity and continuity of national culture. The Old Town of Tallinn is known and valued by every Estonian – it is a peculiar symbol and measure of their national feeling and the nation's past, of which both professional literature and the press continue to be rich sources of information. Scientific literature and tourist guidebooks about it have been continually published.

Throughout the Soviet period, the Old Town of Tallinn, Estonia's most important cultural monument which retained a distinctly non-Russian character, served as a moral support to the Estonian nation. Preservation of its monuments became a matter of honour and respect, so also the institution of the Old Town of Tallinn conservation area, the first such in the Soviet Union, was interpreted as a political act which received all-round support by the people. At the same time, institution of the conservation area also helped highlight the Old Town in a new way, and made people better see its intrinsic values, and ushered in public discussion of the value of the Old Town in the press.

A local studies circle uniting students and enthusiasts of history of different ages and educational levels has been regularly meeting in Tallinn since 1963. A movement of children and young people, Kodulinn, which first began in 1975, was registered as a youth club in 1986 and retains its popularity today. It teaches children to take care of their home town in out-of-school hours and see its cultural values. In the last years of Soviet rule, numerous heritage circles and clubs were set up. In the late 1980s, when pro-independence sentiments became very strong, also the role of historical preservation gained in importance, and the clubs united to set up the nation-wide Estonian Heritage Society. One of the first public discussions in the freer climate touched upon issues of town planning and restoration in Tallinn, whereas the main issue was not whether to restore, but how to restore. In 1991 the publication of a pre-war serial, *Vana Tallinn (Old Tallinn)*, was resumed. Containing articles and papers on the history of Tallinn, it is brought out by the Tallinn City Government.

A major role in propagating the historical value of the Old Town is played by the Old Town Days organized regularly since 1980. As a rule, it is a week-long festival with an extensive programme of various scholarly, cultural and commercial events. The Days, which usually stretch over a week at the beginning of June, on the sunniest periods of the year, bring large numbers of people into the Old Town.

People come from near and far, in order to listen to concerts, see theatrical performances, buy handicraft and art objects, etc. The Old Town Days feature a conference which in the period of Soviet rule turned into a forum of democratic ideas. Today the conferences have become more academic in character but their popularity as such is growing.

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State of preservation / conservation. Diagnosis. Tallinna vanalinn – Historical centre (Old Town) of Tallinn

The Old Town of Tallinn forms an integral conservation area in which most of the buildings and structures are historically well preserved. By today about a hundred houses in the Old Town have been restored. The indisputable criterion by which conservation and restoration has been guided is its scientific level (all the respective activity has taken place under strict control by conservation specialists). The main problem besides poor survival of traditional handicraft skills (stone cutting, wood carving) has been shortage of high-quality conservation materials and insufficient information about them, a problem requiring the most rapid solution in the near future.

Comparatively much attention has been paid to general issues of urban planning. The Old Town of Tallinn was the first town in the Soviet Union to be declared a conservation area in 1966. An inventory focussing on architectural history was carried out of all the buildings in the Old Town, and the data were used as a basis for the Tallinn City Government to enact, in 1971, an Old Town regeneration plan. This triggered work at drawing up five-year regeneration schedules, followed by quarter by quarter regeneration proposals. As a result, regeneration of quarter No 25 situated at the back of the Town Hall was effected, and extensive restoration of several other Lower Town quarters was begun. In 1983 an earlier central Tallinn development plan, which also covered the Old Town, was updated. Immediately afterwards a still more detailed plan, the so-called Old Town regeneration plan, was worked out, envisaging activity up to 1990. Many of the underlying principles of the regeneration plan have not lost their actuality today. At the same time, the most recent years have brought a change in the sphere of property relations which has compelled researchers to launch preparations for the drafting of a new strategic plan for the Old Town as a whole.

Side by side with academic treatment of conservation problems and solution of complex urban planning issues, one of the most serious burdens of the past decades is the technical condition of some of the buildings. Due to limited resources (partly also to the lack of clearly defined obligations and responsibilities), the preservation of a number of houses in the Old Town has come to a critical point where rather cardinal decisions in terms of scientific restoration are required. If traces of social entropy in the shape of crumbling plaster and creaky door hinges have begun to disappear from the town, then the avalanche of work left undone over the past fifty years is still tremendously high – from elementary roof repair to the painstaking conservation of ceiling beam decorations and paintings on plaster. Also in this context, the issue of the use of conservation agents and the knowhow of their application is of a high priority.

In the past few years, however, big changes have become noticeable in the urban

environment. Scaffolding and protective netting can be seen everywhere. Streets are being paved once again. Back yards are being brought to new life. The Old Town has become a mirror of positive changes in the Estonian society. Buildings are acquiring new owners.

New cafés, shops and travel agencies open to the public one after another. Tallinn is again breathing in the same rhythm with other towns around the Baltic Sea. The worries and delights of conservation people in Tallinn once again resemble those of Visby, Stockholm's Gamla Stan and others. At the same time there are additional worries caused by the legacy of the occupation period and the somewhat anarchical nature of the transition period.

In contrast to what could be feared a few years ago Tallinn is not going to be turned into a closed city-type commercial, banking and administrative centre. Big capital looks for more favourable opportunities for operation than those offered by the Old Town with its narrow and winding streets (and strict traffic control, side by side with restrictions imposed by conservation rules). Also the traditional conservatism of the people of Tallinn, besides respective legislation, is a guarantee against the invasion into the historical city centre and its immediate vicinity of hotel complexes and other major enterprises connected with the tourist industry.

So the Old Town of Tallinn today seems to have many of the preconditions required to remain a relatively peaceful centre away from the hurry and flurry of high life and the world at large. In the years of Gründertum and economic growth, both in the period of early capitalism in the 2nd half of the 19th century and the modern post-industrial society created in the aftermath of World War II, Tallinn has remained a kind of backwater. The Old Town of Tallinn has all the preconditions to be turned into a refuge both in social terms and as an abode, an area in which the growing needs of the tourist industry are in a suitable harmony with those of the businesses, cultural institutions and the nearly 5,000 people who regard the Old Town as their home. These are of course only preliminary wishes and prognostications. As we know, we are at the beginning of a major period of change.

History of preservation / conservation. Tallinna vanalinn – Historical centre (Old Town) of Tallinn

The history of conservation in Tallinn goes back to the last decades of the 19th century. Georg Dehio, a renowned art historian and one of the pillars of contemporary conservation philosophy, was born in Tallinn. Tallinn with its authentic archaic atmosphere served as a source of inspiration also to W. Neumann, professor of architecture at Riga University. Several houses in Tallinn were restored under Neumann's supervision at the beginning of this century. The most important of these is the House of the Blackheads, whose restoration offers us a vivid example of the contradictions between idea and philosophy on the one hand and their practical implementation on the other hand. Neumann seems to be a simultaneous embodiment of both John Ruskin and Eugen Viollet le Duc. As historian and author of the first lengthy historical survey of the art monuments of Tallinn he stood for historical truth and its preservation, while as a creative architect he seems to have wanted to change what existed, to create his own vision of the past at the expense of authenticity.

In 1891 a Built Monuments Protection Committee was called into existence by the Tallinn municipal council, but no enactments pertaining to conservation were issued during the years of Russian imperial rule. By today, three or even four generations of restorers have followed in Neumann's footsteps in Tallinn. Understanding of historical architecture has deepened, but alas, the dilemma, to conserve or to restore, is as alive as ever. Restoration philosophy has been a subject of constant discussion. In the 1920s E. Kühnert, involved in the restoration of St. Olaf's Guild House and the Dominican Monastery, excelled for his thorough knowledge and high opinion of the local character and building materials. In the 1930s the academic trend corresponding to the high level of art history teaching at Tartu University came to the fore (the main truths being formulated by Sten Karling and Armin Tuulse, later professors of Stockholm University). In the Republic of Estonia, the first Cultural Values Protection Law was adopted in 1923 and amended in 1925 and 1936.

In the years following World War II restoration became one of the footholds of national culture. Like elsewhere in Eastern Europe, conservation was a form of passive resistance to the Soviet regime. When a scientific restoration workshop was set up in 1950 it provided work and also a kind of shelter to several scholars of international renown, authors of numerous monographic books on the architecture of Tallinn and the Baltic area in general: Helmi Üprus, Villem Raam, who were later joined by Mai Lumiste, Rein Zobel and others. The prevailing approach, both on the level of ideas and their material implementation, was cautious, respecting the built heritage in its original form. The best examples of the restoration work of those days in Tallinn are St. Nicholas' church, the Town Hall, the Kiek in de Kök cannon tower, the town wall.

After World War II the first list of cultural monuments, including numerous buildings in the Old Town of Tallinn, was drawn up in 1947. Under Soviet domination, conservation in Estonia was regulated by the Estonian SSR Historical and Architectural Monuments Protection Law.

In 1966 the Old Town of Tallinn was made a conservation area with respective Statutes based on the effective law. It was the first such in the Soviet Union and it created preconditions for the protection of the Old Town in its integrity. The Statutes established a special regime and regeneration methodology to be observed in the conservation area. Responsibility for enforcement of the Statutes was laid on the Inspectorate for Architectural Monuments under the City of Tallinn Soviet of Working People's Deputies Executive Committee Architecture and Planning Department. Guided by the 1966 Statutes, the Old Town could be effectively protected for 29 years.

In the 1960s, an inventory focussing on the architectural history of the Old Town was made, covering all its quarters, properties, buildings and parts of buildings. Literally every house was explored from the cellars to the attic and every little detail was entered into a respective form, as well as measured and photographed. The conservation area was 105 hectares in territory and included Toompea, the Lower Town and the belt of bastions surrounding the two, a total of 480 historical properties. 128 isolated buildings in the Old Town were additionally entered into the republic-wide list of protected monuments in 1973. The guiding document in solving philosophical and methodical issues of restoration was the Charter of Venice.

Tallinn was one of the first cities in the Soviet Union opened for foreign visitors in the 1960s. In 1980 the city hosted the yachting regatta of the Moscow Olympic Games. Cooperation with Polish restoration companies considerably expanded the possibilities of conservation work, up to that time mostly limited to research and designing, and as a result, more and more ambitious tasks could be confronted. Instead of isolated buildings attention now turned to whole quarters. The notion of complex restoration moved to the fore. In reality it meant preference of the ensemble principle and outward effect to the earlier conservationist approach. As a result the reconstructive trend gradually began to gain ground in restoration. As compared with some other East European centres, however, such approach did not persist very long, nor did it have very far-reaching results. Both the Tallinn Inspectorate and the Restoration Council, a consultative body consisting of several scholars with a North European reputation, supported an approach laying emphasis on documented values. In the Soviet period practical restoration was laid on a state institution which in different periods was known under different names – one of the best known if these is KRPI, State Cultural Monuments Design Institute.

A new Republic of Estonian Conservation Act was enforced in 1994. Its Article 4 defines a conservation area as an aggregate of monuments. The regime to be observed in the conservation area and its regulation zone and the principles of

regeneration and restoration in them are regulated by the Old Town of Tallinn Conservation Area Statutes endorsed by the Republic of Estonia government on 27 February 1995. By that enactment the territory of the conservation area was extended to 118 hectares. See App. 1. That document transferred responsibility for the protection of the Old Town to the State. Unfortunately, the document did not meet all expectations, and by today new amended Statutes of the Old Town of Tallinn conservation area have been drafted. The new draft returns responsibility for the preservation of cultural heritage to the City of Tallinn. Until the endorsement of the amended Statutes, the body responsible for conservation issues in Tallinn is the Republic of Estonia Central Board of Antiquities.

Incentives

To promote restoration of buildings with a cultural heritage value and display of interiors to the public, the City of Tallinn Heritage Preservation Department has addressed to the city government proposals for the introduction of a system of incentives and penalties for owners and occupants.

Incentives for owners and occupants

It must always be born in mind that any incentives can only be applied at the expense of someone else. So a comprehensive system of incentives can only be enacted by legislative bodies, the parliament or the city council. The Tallinn City Government and the Central Tallinn governor can only take measures to amplify the effect of existing laws and decrees. The following is a list of such measures:

Incentives for owners and occupants

1. Public praise of those who have been correct in their dealings with the official bodies and have produced good results in terms of restoration.
2. Public reproof of those who have started building or restoration work in violation of the rules, with no appropriate permission. There are several kinds of violations, the most widespread of them being building without valid drawings or a building permit. Even the smallest violations should be criticized.
3. Consistency in the punishment to violators, i.e. no violation should go without critical mention and punishment.
4. Punishment (a fine) should be almost automatic, carried out by a special body, e.g. the City Government's legal affairs department. Failure to impose a punishment as a result of pressure on the inspector or the lawyer must be excluded. The mechanism of punishment must be clear and simple, with everything proceeding smoothly and irreversibly from the moment the violation is reported by the inspector.
5. Registry of all licenses issued by the Central Board of Antiquities to carry out work in Tallinn with the Tallinn Building Inspectorate. With the present system building is sometimes erroneously begun upon the issue of a Central Board of Antiquities restoration license.
6. Registry of all licenses issued by borough governments with the Tallinn Building Inspectorate. It must become clear to builders in Tallinn that no building or restoration work can be started in Tallinn without a valid building permit.

After executive bodies have legislatively been charged with introducing measures of indirect promotion of restoration, the following measures could be considered:

1. Rent reduction in municipal and state houses.
2. Waiver of building right fee on state and municipal lands.
3. Tax reduction on private lands
4. Long-term low-interest loans for occupants of built monuments on condition conservation and restoration work is carried out.
5. Cancellation of loans after completion of restoration projects and approval by conservation specialists.

All easements should only become applicable AFTER the completion of restoration work or step by step.

All easements and restrictions should be very precisely defined in the rental, building right, land use and other contracts. The contract should be worded to make any easements directly dependable on strict observation of the contracts, laws and regulations, and fines to be applied almost automatically in the case of violations.

It is a problem today that nearly all occupants of lands and premises in the Old Town are granted easements irrespective of their conduct and willingness to abide by the law, and the easements are no longer retrievable. Both the city and the state have been extremely open-handed in sharing out easements, but such open-handedness has not always justified itself.

**Preparation for a strategic master plan of Tallinn
Outline Cultural Values Protection Concept**

Ordered by: Tallinn City Government:

Drawn up by: City of Tallinn Heritage Preservation Department.

SITUATION

The main tourist attraction of the whole of Estonia is situated in Tallinn – its Old Town which is exceptionally well preserved. Besides the Old Town there are a number of important architectural, art and cultural monuments and archaeological sites also in other parts of the city.

KEY ISSUES

1. To draw up and enact a new Old Town of Tallinn zoning plan, with the focus on conservation.
2. To find resources to put the Old Town quickly in order (walls, houses, yards, streets, lighting, technical networks), as tourism may become one of the key branches of Tallinn's economy.
3. To identify for listing integral wooden houses areas (blocks) in Tallinn, because as a result of privatization mass-scale self-styled building can be expected in the near future.

AIMS.

1. To increase the role of preventive propaganda in all media channels. Such propaganda should be directed above all at house owners, builders, architects, brokers, officials, politicians, and particularly young people.
2. To increase the efficiency and strictness of control and surveillance, in cooperation with the building inspectorate, the police, the public health service, the rescue service, licensing committees, the bodies issuing work and residential permits, and the taxation department.
3. To leave as large a proportion of monuments in state and municipal ownership as possible, or, as the last resort, to privatize them to non-profit foundations.
4. To dictate precise conservation obligations to private owners of built monuments.

5. To grant loan, taxation and rent easements and prizes (both by the state and the municipality) to those owners who observe conservation obligations. To work out respective regulatory documents.
6. To draw up a schedule for archaeological excavations, as such excavations cannot be carried out speedily and simultaneously at several sites in Estonia.
7. To ensure the training of conservation specialists.
8. To ensure constant work to producers of materials required in restoration, in order to keep the enterprises alive, and at the same time to maintain the prices of restoration within the local residents' means.
9. To retain flats in the Old Town and other historical areas, because cultural heritage is the best protected by a stable residential environment and a populations 'with roots'.

SUMMARY

Services to tourists and restoration are expected to provide a lot of jobs to people of various spheres of life. The appearance of the Old Town and the other architectural, art and cultural monuments and the uses given to them will largely shape the reputation of both Tallinn and the whole of Estonia on the international arena.

In the conditions of limited resources improvement of the Old Town's appearance could be declared a priority contributing to the development of the city.

ADDITIONAL INFORMATION

5. Justification for inclusion in the world heritage list

a) Cultural property

(i) reasons for which the property is

considered to meet

one or more of the

World Heritage

criteria with, as

appropriate, a

comparative

evaluation of the

property in relation to

properties of a similar

type.

and

(ii) evaluation of the

property's present

state of preservation

as compared with

similar properties

elsewhere

Statement: Tallinn old town is a monument to the town architecture of the middle ages, which in its earlier stages of development stimulated and influenced the development of urban culture both near and far, and which has retained a degree of authenticity and integrity rarely found in the Baltic Sea region. Having escaped not only the ravages of fire and siege but also extensive redesigns, demolitions and redevelopments, Tallinn old town's authenticity and integrity are now threatened by a building boom precipitated by the new economic conditions. It should therefore fulfil the criteria outlined in 24.a) (ii), (iv) and (v) of the "Operational Guidelines" (page 7.).

24.a) (ii): Tallinn, which sprung up on the shores of the Gulf of Finland, was from the 13th to the 16th centuries one of the most far-flung outposts of Western civilisation in northern and north eastern Europe. Influencing the development of urban culture in the surrounding region, Tallinn mediated and helped spread the building traditions of the orders of mendicant friars, the Teutonic Order and the Hanseatic League. Thanks to the unlimited limestone reserves on which it is built Tallinn became a predominantly stone-built town quite early in its history, (timber construction was totally banned at the end of the 14th century) and hence also an exporter of stone architecture to regions where timber constructions still preponderated.

Of the region's largest towns: Stockholm, Visby, Riga, Tallinn, Pskov, Novgorod, stone architecture dominated in the first four, and limestone, in addition to Tallinn, also in Visby. The development of the latter halted in the 14th century and Tallinn took her place, and, although Stockholm and Riga had in many ways more important roles to play at the time, fate has been considerably less kind regarding their historic inheritance. If we view the towns of northern Germany as the source for

ADDITIONAL INFORMATION

5. Justification for inclusion in the world heritage list (continued)
- a) Cultural property
- (i) reasons for which the property is considered to meet one or more of the World Heritage criteria with, as appropriate, a comparative evaluation of the property in relation to properties of a similar type.
- and
- (ii) evaluation of the property's present state of preservation as compared with similar properties elsewhere
- 24.a) (iv), (v): Tallinn was part of the Hanseatic world, and is a town with a documented history reaching back to the 13th century and remarkably well preserved urban structure and buildings. It is a rare example of the contiguous coexistence of the sovereign's residence (Toompea Citadel) and the Hanseatic merchants' quarter. The town has suffered little from fires and warfare, and the long term economic slump of later centuries did not permit the execution of any intensive construction activities.
- The majority of the buildings of the old town, of which the oldest date back to the 13th century, originate from the 14th - 16th centuries. Although later centuries have added new architectural features from every style period, and modifications of their own, these have hardly ever completely replaced the original.
- The basic town structure and street layout, dating from the town's establishment, all the dominant features such as the town hall, all the sacred buildings and guildhalls, a large number of private houses and an essential proportion of the city wall and its bastions, which encompasses the old town and makes it like a world apart, have survived. The superb town silhouette, which can be seen from a distance from almost any angle, is also a noteworthy feature. Due to its limestone base, the strong lime mortar used in supporting walls and the use of coniferous timbers, the old constructions are in relatively good repair. It has been possible to preserve the old town quite effectively thanks to the protected status awarded it in 1966, and by avoiding damaging planning decisions, it has even been possible to carry out limited restoration works to good effect.
- There are no middle age towns as well preserved as Tallinn in the neighbouring countries of Russia and Finland. There is hardly anything remaining of the original street layout in Pskov and Novgorod, the town

ADDITIONAL INFORMATION

5. Justification for inclusion in the world heritage list
(continued)

then elsewhere, only isolated fragments of town wall have usually survived (Stockholm, Riga, Lübeck, etc.). Riga, although already a little larger and more influential than Tallinn in the Middle ages, and later also architecturally more opulent, has also forfeited more in the course of extensive redevelopments and, unfortunately, also as a result of war damages. War damages have indeed affected other towns (Rostock, Gdansk, Pskov, Novgorod) to an altogether greater extent than they have Tallinn. All other historical Estonian towns (Tartu, Pärnu, Narva) have also suffered heavily in wars.

The future of Tallinn's preserved old town and the authenticity which it has retained is being threatened by a unmanageable, all-levelling, construction boom unleashed by an unprepared transition to a market economy.

(iii) indications as to the authenticity of the property

(iii) indications as to the authenticity of the property.

The street layout of Tallinn's old town dates mainly from the 13th century; the real estate structure, most of the buildings and the town wall and towers from the 14th-16th centuries, and the sacred buildings and more important public buildings from the 13th-15th centuries. In later centuries buildings have been modified and storeys added but generally these additions have not been further modified. Fire and war damages throughout the centuries have been minimal, and construction works in the old town relatively modest. Extensive reconstruction has been avoided in the old town which was awarded protected status in 1966. As a result of the exceptional coincidence of these and other factors, Tallinn's old town has retained its authenticity not only as a whole but also in its details.

Conservation Act

Chapter One General

Article 1. Objectives

The objective of the Conservation Act shall be to guarantee the conservation of cultural monuments (hereinafter: monuments) and to regulate relations arising in the organization of monument conservation.

Article 2. Monuments

A monument in the sense of this Act shall be an immovable or movable property or object, or parts or aggregates of such properties or objects connected with significant historical processes, events or persons or possessing historical, archaeological, architectural, urban planning history, technological history, artistic, scientific or other cultural value and which have been certified as monuments in the manner laid down by law.

Article 3. Kinds of Monuments

(1) A monument shall be movable or immovable in accordance with the division of properties into movable and immovable properties.

(2) The following properties or objects may be movable monuments:

- 1) works of figurative or applied art, historical objects and collections of such works or objects possessing an artistic or cultural value;
- 2) hidden treasure of special value;
- 3) machines and installations reflecting the development of science, engineering and production;
- 4) characteristic parts separated from immovable monuments.

(3) The following properties may be immovable monuments:

- 1) midden of prehistoric and medieval settlements, burial sites, places of cult, prehistoric forts, fields, roads and work places, underwater structures;

2) settlements and town centres and parts thereof possessing a historical layout, unique historical environment and architectural individuality;

3) ensembles and complexes of civil, industrial, defence and religious buildings having an architectural and/or historical value, together with works of figurative and applied art and parks and landscapes connected with them;

4) buildings and structures reflecting the development of science, engineering and production;

5) works of monumental art possessing an artistic and cultural value;

6) cemeteries, buildings, structures, monuments, sites (areas) and natural objects possessing historical value.

Article 4. Conservation Areas

Historical settlements and parts thereof as well as areas shaped jointly by natural and human activity which possess cultural value as a whole may be certified as conservation areas. A conservation area shall be a monument in the form of an aggregate of properties or objects.

Article 5. Ownership, Use and Disposition of Monuments

(1) This Act shall restrict the rights of the owner (occupant) of a monument to own, use and to dispose of the monument.

(2) The owner (occupant) shall have the right to turn to court for the defence of his rights or to solve litigation.

Article 6. Ban to Destroy or Damage a Monument or Its Sign

It shall be prohibited to destroy or damage a monument or its sign. The previous state of a damaged monument or its sign must be restored at the expense of the party having inflicted the damage. If the monument cannot be restored, damage must be compensated for in accordance with the law.

Chapter Two Organization of Conservation

Article 7. Bodies Organizing Conservation

Conservation shall be organized by the Ministry of Culture and Education, county

governments and local self-government bodies. The Ministry of Culture and Education shall organize conservation through the Central Board of Antiquities (hereinafter, Board of Antiquities).

Article 8. Board of Antiquities

(1) The Board of Antiquities shall be a structural unit of the Ministry of Culture and Education, charged with the following:

- 1) direction of conservation activity and implementation of state supervision;
- 2) identification of properties and objects with a cultural value, keeping records of the monuments, organization of their research, protection, use, conservation, restoration and repair, as well as collection, storage and distribution of respective information;
- 3) taking properties and objects with a cultural value under temporary protection, establishment of their correspondence to the definition of monument specified in Article 2 of this Act and drawing up of proposals for certifying them as monuments.

(2) The Board of Antiquities shall be entitled to give obligatory orders to immediately stop violations concerning monuments and to restore the previous situation.

(3) Affiliated to the Board of Antiquities shall be an Antiquities Council and conservation agents.

Article 9. Antiquities Council

(1) The Antiquities Council shall be an advisory body made up of experts from relevant institutions, including higher educational institutions, as well as representatives of non-profit organizations active in the field of cultural heritage conservation. The composition and statutes of the Antiquities Council shall be endorsed by the Minister of Culture and Education.

(2) The main task of the Antiquities Council shall be to give opinions on the certification of a property or object as monument, the order and terms of the use of and issues pertaining to the value of monuments.

Article 10. Conservation Agents

(1) Conservation agents (hereinafter: agents) shall be persons who have assumed the obligation to render assistance in the implementation of conservation.

(2) Agents shall check the condition of monuments in their area, inform the Board of Antiquities of hidden treasures of special value, of violations concerning conservation, and engage in explanatory work.

(3) Agents shall act on the basis of a certificate issued by the Board of Antiquities, if necessary also on the basis of a letter of credentials. The statutes of the agent shall be endorsed by the Board of Antiquities.

Article 11. Organization of Conservation in Counties

(1) County governments shall solve issues of conservation in the county in accordance with decrees of the Government and the Minister of Culture and Education, as well as their own statutes.

(2) Conservation work in counties shall be done by conservation surveillance workers carrying out tasks laid by this Act on the Board of Antiquities, to the extent and in the order established by the latter.

(3) The county government shall create conditions for the work of conservation surveillance workers in the county.

Article 12. Local Self-governments

(1) Local self-governments shall:

- 1) keep records of monuments in their territory;
- 2) in drawing up and endorsing territorial planning, land use and other projects, observe requirements of the conservation of immovable monuments and their protection zones (Article 26);
- 3) make suggestions on the certification of objects of cultural value as monuments;
- 4) check the work and research licences of those carrying out work connected with monuments;
- 5) check if the work being done at monuments and the respective drawings are endorsed by the Board of Antiquities;
- 6) inform the Board of Antiquities of violations in the sphere of conservation, of changes affecting monuments and of hidden treasure of special value;
- 7) stop work and any other activity endangering monuments or hidden treasure of special value;

8) in exercising their tasks and duties, observe other requirements resulting from this law.

(2) Local self-government bodies may exercise other state duties in matters of conservation, provided they result from a respective contract between the Board of Antiquities and the local council.

(3) Surveillance of the exercise of duties laid by this Act on local self-governments shall be carried out by the Board of Antiquities in accordance with the law.

Chapter Three

Certification as Monument

Article 13 Temporary Preservation

(1) The Board of Antiquities shall be entitled to take a property or object under temporary protection in order to establish its correspondence to the definition of monument.

(2) The taking of properties or objects under temporary protection shall be by a decision of the General Director of the Board of Antiquities, by which a temporary preservation regime shall be established. Copies of the decision shall be given to the owner (occupant) of the monument and the local self-government. The owner (occupant) shall give his signature as proof of his receipt of the copy.

(3) Restrictions defined in this Act shall be applied with respect to properties or objects taken under temporary protection.

(4) A property or object may be taken under temporary protection for a term of up to six months, except in the case quoted in Article 39 of this Act.

(5) If the property or object does not correspond to the definition of monument, the General Director of the Board of Antiquities shall terminate the temporary protection by his decision. Copies of the decision shall be sent to the owner (occupant) and the local self-government.

(6) In the case quoted in paragraph 5 of this Article the Board of Antiquities shall cover the cost of damages on the terms and in the order established by the Government.

Article 14. Certification as Monument

(1) If the correspondence of a property or object to the definition of monument has been established by the Board of Antiquities, it shall report it to the Minister of Culture and Education who shall issue a decree on the certification of the property or object as monument. Copies of the decree shall be sent to the owner (occupant) and the local self-government.

(2) A property or object certified as monument shall be protected in accordance with this Act.

Article 15. Deletion of a Monument

A monument shall be deleted if it has been destroyed or has lost its value as monument and its restoration or reconstruction is impossible. A decree shall be issued about the deletion of a monument by the Minister of Culture and Education in response to a respective Board of Antiquities report of which a copy shall be sent to the owner (occupant) and the local self-government.

Article 16. Certification as Conservation Area

(1) Certification as conservation area shall be by a Government decree indicating the boundaries of the conservation area, on the proposal of the Ministry of Culture and Education.

(2) Conservation area statutes by which the conservation regime is established according to restrictions resulting from this Act shall be endorsed by the Government.

Chapter Four

Guarantees of Monument Preservation by Owner.

Property Restrictions

Article 17. Owner's Obligations

The preservation of any monument shall be guaranteed by the owner who shall be obliged to:

- 1) take care of the monument,
- 2) observe the restrictions laid down in the conservation obligation sheet (Article 18);

3) immediately inform the Board of Antiquities and the local self-government of any changes causing harm to the monument, as well as of the passage of the monument out of his possession against his will;

4) grant access to the monument for purposes of inspection and study by the conservation surveillance worker or persons authorized by the Board of Antiquities at an agreed upon time;

5) grant the preservation and good maintenance of the monument,

6) to inform the Board of Antiquities in advance of the inheritance, burdening with limited property rights, rental, leasing or mortgaging of the monument.

Article 18 Conservation Obligation Sheet

(1) On the basis of the decree of certification as monument, the Board of Antiquities shall draw up a conservation obligation sheet, in which the owner's (occupant's) concrete obligations to guarantee the preservation of the monument shall be laid down.

(2) The conservation obligation sheet must carry the following data:

1) name of the monument, its location, dating, number, and time of certification as monument;

3) condition of the monument;

3) list of work to be done for the care of the monument;

4) concrete restrictions in the use of the monument (Article 25);

5) extent of the protection zone and the restrictions valid in it (Article 26).

(3) The conservation obligation sheet shall be drawn up in at least two copies, of which the owner (occupant) shall receive one and the Board of Antiquities the other one. The owner (occupant) shall sign all copies of the conservation obligation sheet. The owner (occupant) must observe the obligations laid on him by the conservation obligation sheet from the day of his signature of the conservation obligation sheet.

(4) If the protection zone of an immovable monument extends to a neighbouring immovable property, the conservation obligation sheet shall be made out also to the owner (occupant) of the neighbouring property.

(5) The Board of Antiquities shall inform the local self-government of the obligations laid on the owner (occupant) by the conservation obligation sheet.

Article 19. Passage of a Monument Out of Possession

(1) The contract on the alienation of a movable monument must be certified by a notary. The notary shall notify the Board of Antiquities of the alienation of the monument, at the alienator's expence.

(2) On the passage of a monument out of possession, the obligation of conservation shall pass on to the new owner or occupant whom the owner must inform of the existence of the monument.

(3) The conservation obligation sheet must be passed on to the party acquiring, or the new occupant of, the monument.

Article 20. Putting an Immovable Monument Into Storage

If conditions are lacking for the preservation of a movable monument and the owner (occupant) has not taken the necessary measures by an appointed time, the Board of Antiquities may organize the putting of the monument into storage until such time as the owner (occupant) grants the preservation of the monument as required.

Article 21. Requirement of the Preservation of an Aggregate of Properties or Objects

Movable monuments which constitute an aggregate of properties or objects shall be permitted to be alienated or bequeathed or separated at the division of a legacy only with the permission of the Board of Antiquities.

Article 22. Ban to Take a Movable Monument out of the Country

A movable monument may only be taken out of the country for a fixed period of time and with the permission of the Board of Antiquities.

Article 23. Restrictions of Use of a Movable Monument

Without the permission of the Board of Antiquities it shall be prohibited to:

1) remove a movable monument from an immovable monument to which it belongs by nature;

- 2) restore, conserve, repair or in any other way change the appearance of a monument;
- 3) use a monument in a way cardinally different from the original purpose, or to use it for the original purpose.

Article 24. Restrictions in the Use of an Immovable Monument

(1) Without the permission of the Board of Antiquities it shall be prohibited within the territory of the monument or its protection zone:

- 1) to till soil, erect buildings or structures, lay out roads, ditches, tracts etc., and to carry out earthworks and building work;
- 2) to plant, cut down, or root out plants.

(2) Without the permission of the Board of Antiquities it shall be prohibited to relocate, rebuild or build into, conserve, restore or repair, affix objects harming or changing the appearance of the monument, or in any other way change the appearance of the monument.

(3) By way of exception, permission may be granted by the Board of Antiquities for the relocation or change of appearance of an immovable monument after the study and recording of the monument, which shall be carried out at the expence of the party applying for the permission and under Board of Antiquities surveillance. The relocation or change of appearance of a monument shall require the consent of the local self-government.

Article 25. Determination of Restrictions

(1) Concrete restrictions of the use of the monument shall be defined by the Board of Antiquities in the conservation obligation sheet. Change and abrogation of restrictions shall take place in the same manner.

(2) The Board of Antiquities may alleviate restrictions as compared with those stipulated in Articles 23 and 24 of this Act.

Article 26. Protection Zone of an Immovable Monument

(1) A protection zone may be defined for the protection of an immovable monument, and the restrictions indicated in the conservation obligation sheet shall be applied to it. If no protection zone has been defined, the protection zone shall be a strip of land 50 m from the outer contour or limit of the monument.

(2) The local self-government shall be informed of the protection zone, its extent and the restrictions valid in it.

Article 27. Access to an Immovable Monument

(1) Everybody shall have free access to an immovable monument situated in the property owned by a corporate body.

(2) Everybody shall have free access to an immovable monument situated on the property of a private individual, from sunup to sundown, if the immovable property is not marked or surrounded by a limit.

(3) Everybody shall have free access to an immovable monument situated on the property of a private individual, according to Article 157 of the Property Act, on condition the property is marked and surrounded by a limit.

(4) The Board of Antiquities shall be entitled to limit access to an immovable monument, if this endangers the monument.

Article 28. Priority Right of Purchase

(1) The state shall have the priority right of purchase of a movable monument in case it is alienated. The implementation of the priority right of purchase shall be in the manner laid down in the Property Act.

(2) In the case of the alienation of a movable property the state and then the local self-government shall have the priority of purchase. The implementation of the priority right of purchase shall be carried out in the manner laid down in the Property Act.

(3) The state and the local self-government may relinquish their priority right of purchase in favour of a person capable of granting the preservation of the monument. The local self-government shall inform the Board of Antiquities of any transfer of the monument from one ownership to another.

(4) The state and the local self-government shall have no priority right of purchase if the monument is alienated to inheritors of the first circle.

Article 29. Compulsory Alienation of an Immovable Monument

If the owner gives no guarantee of the preservation of an immovable monument and refuses to observe the restrictions of use, does not permit the scientific study of the monument or denies access to the monument without good reason, the Government or the local self-government may alienate the immovable monument in general interest, without the consent of the owner, for a fair and immediate remuneration. The order of compulsory alienation shall be established by law.

Article 30. Supports and Benefits

(1) The owner (occupant) of a monument may receive funds from the state budget or the communal or town budget for the care, conservation or restoration of the monument. The procedure in which support is given from the state budget shall be established by the Government.

(2) Restrictions in the use of an immovable monument or an immovable property located in its protection zone shall be compensated for in accordance with the law, by reducing the taxation price of the land or exemption from paying the land tax. The owner (occupant) may receive substitute land from the state land reserve. The conditions and order of land replacement shall be established by the Government.

Chapter Five

Hidden Treasure of Special Value

Article 31. Hidden Treasure of Special Value

(1) Hidden treasure of special value shall be a natural or manmade object which does not have an owner or whose owner cannot be established, having a historical, scientific, artistic or other cultural value, and found in the ground, on its surface, in a manmade structure, water or sediments deposited in bodies of water.

(2) Hidden treasure of special value belongs to the state.

(3) Stipulations of Article 105 of the Property Act shall be applied if hidden treasure of special value is found.

Article 32. Certification of Hidden Treasure of Special Value as Monument

Hidden treasure of special value shall be declared as monument in accordance with Article 14 of this Act.

Article 33. Finder's Obligations

(1) The finder of an object named in Article 31.1 of this Act shall be obliged to preserve the place of the find as it was and immediately report the find to the Board of Antiquities and the local self-government.

(2) The find must be kept in the condition in which was it was found until it is handed over to the Board of Antiquities. It must not be damaged by means of cleaning, planting, breaking or in any other way, and no parts of it may be broken loose.

Article 34. Right to Remuneration

(1) The finder of an object named in Article 31.1 shall be entitled to remuneration equal to half the value of the object. The value of the object shall be determined by the Board of Antiquities, taking into account the opinion of the Heritage Council. The procedure of payment shall be established by the Government.

(2) Payment shall not be made to persons whose task it is to search for or excavate objects named in Article 31.1, as well as to study and carry out surveillance of the monument.

Chapter Six Study, Conservation, Restoration and Repair of Monuments

Article 35. Study of Monuments

(1) Any study of a monument involving change of the monument may only be carried out with the permission of the Board of Antiquities and the local self-government being informed. Programmes of such research must have Board of Antiquities consent.

(2) The owner of a monument shall be obliged to permit such study to be carried out if he receives compensation for the damages caused by that work.

(3) A written report of the study must be presented to the Board of Antiquities no later than six months after its completion. In case of study programmes extending to several years intermediate reports must be presented every year.

Article 36. Conservation, Restoration and Repair of Monuments

(1) Conservation, restoration and repair of monuments may only be carried out after drawings and if necessary under the surveillance of a specialist.

(2) Assignments and drawings for restoration, conservation and repair work of monuments, as well as of any work involving earthwork or building connected with monuments must have the consent of the Board of Antiquities.

(3) The Board of Antiquities shall be entitled to demand, before the beginning of work indicated in Section 2 of this Article, the implementation of archaeological excavations or other investigations at the customer's expense.

(4) Drawings for the conservation, restoration and repair of monuments may be drawn up and the said work be carried out only by individuals or companies possessing a respective licence.

Chapter Seven

Guaranteeing of the Protection of Monuments in Building and Other Work

Article 37. Terms for Carrying Out Work Endangering a Monument

(1) Building, land improvement, road and other work which can endanger a monument may be carried out with the permission of the Board of Antiquities on terms guaranteeing the survival of monuments.

(2) The applicant for such a permission shall be obliged to:

1) order and finance work preventing any possible damage to monuments and guarantee conditions necessary for the carrying out of such work;

2) inform contractors of the existence of the monument and of the restrictions connected with it.

(3) The contractor, or in case the obligation stated in Paragraph 2 of Section 2 above was not observed, the applicant for the permission, shall be responsible for the preservation of monuments during the work endangering them.

(4) In an immovable property where according to information known to the Board of Antiquities hidden treasure of hitherto unknown special value may be revealed, investigations for the establishment of the hidden treasure of special value must be carried out before the start of work. Such investigations shall be carried out at the applicant's expense.

Article 38. Interrupting Work

If in the course of work hidden treasure of special value or human bones are found from an immovable property, the contractor shall be obliged to interrupt work, preserve the site as it is and immediately inform the Board of Antiquities and the local self-government.

Article 39. Stopping of Work

(1) In case objects enumerated in Article 38 of this Act are found the Board of Antiquities shall have the right to stop work for a term of up to two weeks in order to establish the correspondence of the immovable property to the definition of monument.

(2) If an immovable property is certified as monument and the continuation of work is therefore excluded, damages thus caused shall be compensated for on terms and in the order established by the Government.

Article 40. Application for Permission to Erect a Building Damaging Visibility

(1) Persons wishing to erect a building which will obviously prevent the viewing of a monument, distort its proportions or damage the environment shaped through the formation or erection of the monument, must apply for a Board of Antiquities permission.

(2) If no permission has been applied for, the Board of Antiquities shall be entitled to stop work for two weeks. If any obstacles enumerated in Section one of this Article appear the builder must restore the previous condition.

**Article 41. Stopping of Activity
Going Against Conservation Requirements**

The Board of Antiquities and the local self-government shall be obliged to immediately stop all work and activity endangering a monument or in any other way being at variance with this Act.

**Chapter Eight
Recording of Monuments**

Article 42. Cultural Monuments Record

Data about monuments shall be entered into the state cultural monuments record kept by the Board of Antiquities.

Article 43. Marking of Monuments

Marking of monuments with notices of protection shall be organized by the Board of Antiquities.

Article 44. Data to be Entered into the Land Cadastre

The Land Department shall enter data on immovable monuments as presented by the Board of Antiquities into the land cadastre map.

**Chapter Nine
Concluding Articles**

Article 45. Responsibility

Persons guilty of the violation of this Act shall be held responsible for civil, penal or administrative offences in accordance with the law.

Article 46. Amendments to Earlier Acts

Article 47. Effect of the Act

(1) Lists of historical and cultural monuments of local importance endorsed by the executive bodies of local self-governments on the basis of the law on the Protection and Use of Historical and Cultural Monuments must be handed over to the Board of Antiquities within three months after this Act takes effect.

(2) Properties and objects of republic and local importance entered into lists of historical and cultural monuments on the basis of the law on the Protection and Use of Historical and Cultural Monuments must be revised and their correspondence to the definition of monument established within one year after this Act takes effect. The properties and objects in the list shall either be certified as monuments in the order laid down in Article 14.1 of this Act, or their protection shall be terminated. In case of termination stipulations of Article 13.5 of this Act shall be applied.

(3) The protection area of the Old Town of Tallinn as well as the protection areas of the historical centres of towns and settlements and the Rebala agricultural history reserve shall be conservation areas in accordance with Article 4 of this Act. Their statues must be brought into accordance with this Act within one year after this Act takes effect.

Article 48. Right to Issue Decrees

The Government of the Republic and the Minister of Culture and Education shall be entitled the right to issue decrees on the basis and for the implementation of this Act.

Chairman of the Riigikogu Ülo Nugis

16 April 1994
Tallinn

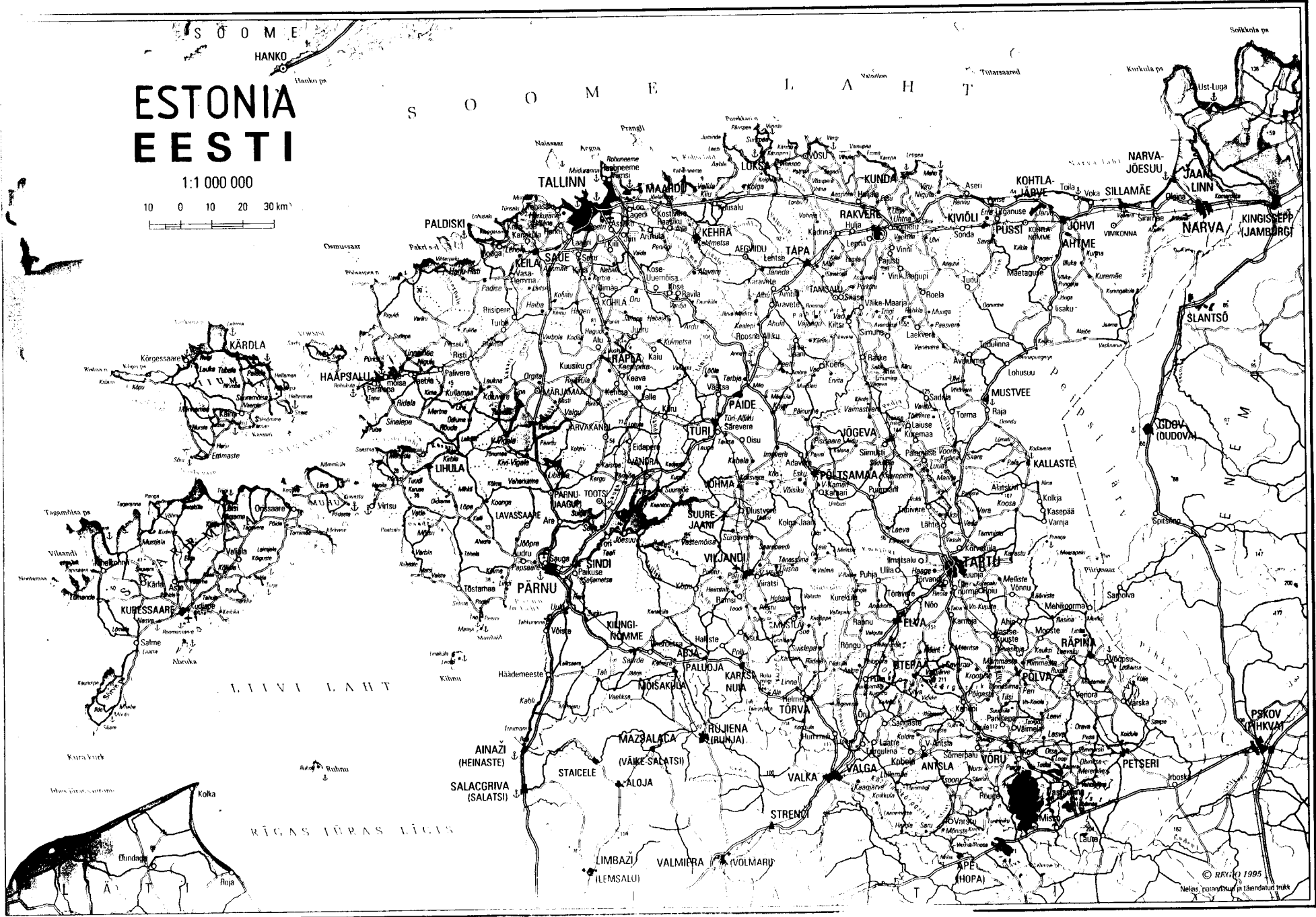
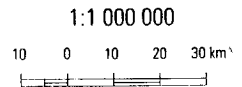
MAP OF TALLINN
SCALE 1:5000



BOUNDARIES
 OLD TOWN OF TALLINN CONSERVATION AREA
 NATIONAL ARCHAEOLOGICAL SITE
 LOCAL ARCHAEOLOGICAL SITE

S O O M E
HANKO
Hanko ps

ESTONIA EESTI





1. View of Old Town roofs. In the middle, steeple of Pühavaimu (Holy Spirit) church, on the right, Oleviste church



4. Castle of Toompea. View of the west wall



10. Dominican monastery, view of courtyard beside St. Catherine's church



7. Town wall with towers at the west side of the Old Town



11. Niguliste church. View from the south



15. Town Hall. View from the north



21. View of Vanaturukael. In the centre, Pakkhoone, a 17th century warehouse

WORLD HERITAGE LIST

Tallinn (Estonia)

No 822

Identification

<i>Nomination</i>	The historic centre (Old Town) of Tallinn
<i>Location</i>	City of Tallinn
<i>State Party</i>	Republic of Estonia
<i>Date</i>	19 July 1996

Justification by State Party

The Castle of Toompea and the Hanseatic town at its foot were among the most remote and most powerful outposts of civilization in the north-eastern part of Europe in the 13th-16th centuries. Tallinn is a well preserved ensemble in the chain of trading towns on the sea-coasts of the Baltic established in the process of colonizing the eastern lands. The international artistic culture resulting from the meeting of very diverse movements, from the Cistercians and Dominicans to the Teutonic Order and the traditions of the Hanseatic League, forms part of the mosaic of the overall artistic and architectural scene of northern Europe.

Criterion ii

Tallinn is the best preserved medieval town in northern Europe, a unique example of the coexistence of the seat of feudal overlords and a Hanseatic trading centre within the shelter of a common system of walls and fortifications. It is an ensemble of buildings that are largely authentic and which form an urban structure created in the 13th-14th centuries, with a radial street network, town walls, ecclesiastical and monastic complexes, and a characteristic skyline that is visible from a great distance from both the sea and the land approaches.

Criterion iv

Category of property

In terms of the categories of cultural property set out in Article 1 of the 1972 World Heritage Convention, Tallinn is a *group of buildings*. It conforms with the category of historic town defined in paragraph 27(ii) of the *Operational Guidelines* (1997).

History and Description

History

Archaeological investigations have shown that a fort on the limestone plateau of Toompea and a trading post and harbour at its foot, on the Viking route to *Miklagård* (Constantinople), have existed since the 10th-11th centuries. With the expansion of Baltic trade, the settlement known at that time as Lyndanise (Reval in German, Kolyvan in Russian) was occupied in 1219 by troops of Waldemar II of Denmark, who strengthened the fortifications on Toompea and built the first church.

After coming under direct Papal jurisdiction in 1226-27, the town was assigned to the crusading Order of the Brethren of the Sword (later to be merged with the Teutonic Order), who divided the settlement into two parts - the fortress (*castrum*) and the lower town (*suburbum*). In 1230 the Order invited two hundred German merchants from Gotland to Tallinn, where they settled around a new church dedicated to St Nicholas, alongside the existing Estonian, Scandinavian, and Russian trading posts. They were quickly followed by the Dominican and Cistercian Orders, who established the monasteries of St Catherine and St Michael respectively.

In 1248 Tallinn adopted the Lübeck statute, becoming a full member of the Hanseatic League in 1285, as a key station on the trade route between the Baltic lands and the interior of Russia. Its prosperity was reflected by its rapid growth in the 14th century: work began on the massive town wall in 1310, enclosing an area laid out according to the characteristic Baltic trading pattern with radiating streets. Along with the territory of northern Estonia the town was sold in 1345 to the Teutonic Order, who promptly sold it on to the Livonian Order, and it was the latter who were responsible for rebuilding the castle on Toompea as one of the strongest in the region.

With the fall of Visby in 1361 the importance of Tallinn, along with Riga, increased substantially. The 15th century saw the transformation of the town, with the construction of a new town hall and other public buildings and the rebuilding of the merchants' wooden houses in stone.

Despite the decline of the Hanseatic League from the 15th century, the commercial role of Tallinn survived and the town continued to be embellished with fine public and domestic buildings according to prevailing architectural taste. It was annexed by Sweden in 1561, and it was Swedish architects who were responsible for the reconstruction of the Toompea area after a disastrous fire in 1684 and for the addition of a system of bastions to the fortifications.

In 1710 the town surrendered to the troops of Tsar Peter I and entered into a half-century of commercial and cultural stagnation, but this came to an end when its role as a provincial administrative centre was confirmed, with the castle as its seat. Tallinn continued in this role, with relatively few but very

significant additions right up to the early years of the 20th century.

During World War II, when Tallinn was under German occupation after a short-lived period of Estonian independence between 1918 and 1940, the town was heavily bombed in 1944. The church of St Nicholas and the area around it suffered grave damage and destruction. The church was carefully reconstructed and now serves as a museum, with an open space around it. Buildings around the church, although constructed in the "Stalinist" style, respect the scale and proportions of the rest of the historic town.

Description

The Old Town of Tallinn covers 35ha of the 85ha enclosed by the fortifications, which define the conservation area that is proposed for inscription on the World Heritage List. Within this area, 44.5% is covered by buildings, 23.5% by streets and squares, and the remainder by green open spaces.

The most prominent feature of the town is the Toompea limestone hill. The western part is occupied by the castle, of which the 35m high tower known as "Long Hermann," two bastions, and the imposing walls, still rising to nearly 10m, survive on the western, northern, and eastern sides. Within the enceinte is the Cathedral, which is basically Gothic but has been extended and reconstructed on a number of occasions since the Middle Ages.

The lower town preserves to a remarkable extent the medieval urban fabric of narrow winding streets, many of which retain their medieval names, and fine public and burgher buildings. The distribution of building plots survives virtually intact from the 13th-14th centuries.

The Town Hall (1371-1404), which now houses the municipal museum, has been preserved with its medieval appearance. Around it, in Town Hall Square, there are some exceptionally well preserved burgher houses. These are high gabled structures in stone, the ground floors having been used for living quarters and the upper storeys as granaries and storehouses, many retaining their original projecting winch beams. Passage-ways through the buildings lead to courtyards, many of which contain simple functional buildings of the 18th and 19th centuries in stone or wood, a unique survival in northern Europe.

An outstanding structure is the House of the Great Guild (1410), on Pikk Street, which is a splendid example of Northern Gothic with fine vaulted ceilings and richly decorated columns. Other important buildings in this street are the House of the Brotherhood of Black Heads, rebuilt in the Dutch Mannerist style (1597-1600), and the former House of the Guild of St Olaf.

There are several medieval churches within the walls. The restored Church of St Nicholas (Niguliste) and the Church of St Olaf (Oleviste) are both in typical basilican form, with lofty vaulting and a precise geometry of form in what is recognized to be the distinctive Tallinn School. In the Middle Ages the spire of Oleviste was one of the highest in

Europe. The equally impressive Church of the Holy Spirit served the non-German inhabitants of Tallinn. There are two monastic complexes surviving within the walls - the Dominican monastery of St Catherine and the Cistercian nunnery of St Michael, which was characteristically sited away from the main urban complex.

The town defences have been preserved over large sections of their original length. Of the original eight gates, eleven outlying towers, and 27 wall bastions, 26 survive, and the sections of the wall itself still rise to over 15m in places. Particularly noteworthy are two massive artillery towers of the early 16th century, affectionately known to the inhabitants as "Kiek in de K ok" (Peep into the Kitchen) and "Fat Margaret" (the latter now houses the maritime museum).

Management and Protection

Legal status

The Old Town of Tallinn is an integral conservation area, statutes governing the extent and regulation of which were initially laid down in 1966; the area designated at that time included Toompea, the lower town, and a green belt of bastions around them. These provisions were endorsed by the Republic of Estonia in Decree No 81 of 27 February 1995, when the area was modified and extended and strong Conservation Statutes were promulgated. Any activity within the designated area must be approved, in accordance with Article 4 of the Republic of Estonia Conservation Act. There is also a large number of buildings within the area that are individually protected as immovable monuments. The designated conservation area is surrounded by a legally designated regulation zone, which constitutes an effective buffer zone, since the height and scale of buildings within it are controlled.

Ownership of properties within the conservation area is shared among a number of institutions (the Republic of Estonia, the City of Tallinn, the Estonian Evangelical Lutheran Church, and the Estonian Apostolic Orthodox Church) and private individuals and organizations. In accordance with the Republic of Estonia Fundamentals of Property Reform Act of 13 June 1991, a process of restitution of state and municipal property to its former owners (including church authorities) and the privatization of individual buildings is in progress.

Management

Management is the responsibility of individual owners, whether institutions or private citizens. Responsibility for the preservation of designated historic buildings and other structures is vested in the Republic of Estonia Central Board of Antiquities (Riigi Muinsuskaitseamet). This central body collaborates closely with the Tallinn City Council (Tallinna Linnavolikogu) and its Heritage Preservation and Planning Departments and with the Central Borough Government (Kesklinna Linnaosa Valitsus).

The first regeneration plan for the Old Town was approved in 1971. In 1988, when the former Soviet Union ratified the World Heritage Convention, work began on drafting a new state building law and building regulations for Tallinn, the former coming into effect in June 1995 and the latter in July 1993.

On 1 December 1994 the City Council decided that work should begin on a new master plan for the town, working at two levels - a strategic plan and a more traditional general plan (the latter with the aid of the Canadian Urban Planning Institute).

A Tourism Development Plan was drawn up in 1994-95 by a volunteer group, concentrating on the preservation of the heritage of the Old Town. This is in the final stages of discussion with the City administration.

The Tallinn Heritage Preservation Department was responsible for the outline preservation concept included in the integrated urban development strategic plan, work on which began in 1995. Work on the general master plan, which does not cover the Old Town but does affect its immediate surroundings, started the following year. The drafting of special regulations for the Old Town conservation area and local plans for those blocks that were badly damaged in World War II has not yet started.

Regeneration and reconstruction work is largely financed at the present time by private capital. This work is subject in principle to strict control by the Central Board, but the degree of surveillance and intervention has been affected adversely by the recent political and economic changes. Only the most important and urgent conservation work, such as that on the town walls, is funded from central and municipal resources.

Conservation and Authenticity

Conservation history

Conservation work began in Tallinn in the closing years of the 19th century, under the leadership of Georg Dehio and Walther Neumann. The latter, who was influenced by both Ruskin and Viollet-le-Duc and whose conservation philosophy has inspired successive generations of Estonian conservation architects, was responsible for work on a number of important buildings, in particular the House of the Black Heads.

Although a Built Monuments Protection Committee was created by the City Council as early as 1891, no byelaws or regulations were promulgated until the creation of the Republic of Estonia in 1918. The first Cultural Values Protection Law was passed in 1923 (amended in 1925 and 1936). During this period a number of major restoration projects were carried out, notably by E Kühnert on St Olaf's Guild House and the Dominican Monastery.

After World War II restoration and conservation projects were carried out partly as expressions of national identity in defiance of the Soviet regime. The scientific restoration workshop set up in 1950

was responsible for important work on, for example, the Church of St Nicholas, the Town Hall, the Kiek in de Kõk tower, and the town walls.

When the Old Town became a conservation area in 1966, it was the first in the Soviet Union. The comprehensive inventory of the architectural heritage of the Old Town carried out in the 1960s over an area of 105ha covered 480 individual buildings, of which 128 were designated as protected monuments in 1973.

The opening up of Tallinn to foreign visitors in the 1960s provided the incentive and the funding for more ambitious restoration and conservation programmes, extending now to entire city blocks rather than single buildings, as hitherto. There was a relatively short period when emphasis was placed on reconstruction, but this was soon abandoned in favour of the more traditional approach, based securely on the principles laid down in the Venice Charter, and this policy has continued to the present day.

Authenticity

As with any historic town centre that has been subject to the changing principles of conservation philosophy over a long period, and where a considerable area was severely damaged during World War II, Tallinn contains a proportion of buildings and other elements whose authenticity does not wholly conform with current perceptions and practices. It has, however, retained its medieval street plan, set out in the 13th century and unchanged since then, to a remarkable degree. This is well endowed with buildings of the 14th-16th centuries, making the townscape one of the finest examples of a medieval trading city.

Evaluation

Action by ICOMOS

To evaluate the cultural significance of Tallinn, ICOMOS consulted its International Committee on Historic Towns and Villages, and also a distinguished Swedish expert, who was responsible for coordinating the Council of Europe's Cultural Routes Project on the towns of the Hanseatic League. An ICOMOS mission visited Tallinn in October 1996 to report on its conservation and management.

Qualities

To quote the Council of Europe report, "Tallinn is one of the most well-preserved medieval towns in northern Europe." It is the most outstanding example of a Hanseatic League town during the major phase of this great trading organization, and forms an excellent counterpoint to Visby, which is the outstanding example of its earlier phase.

Of the six major northern towns of the Hanseatic League, Visby declined in the 14th century and Tallinn took its place. Stockholm and Riga were in some ways more important members of the League, but neither has retained its medieval features to the extent that Tallinn has, and Novgorod and Pskov

have fared even worse. From Tallinn, Hanseatic models of town planning and building methods spread widely into eastern and central Europe. It was also an important base for the mendicant orders to penetrate that region.

Comparative analysis

Over 220 towns in northern and eastern Europe were associated in some way with the powerful medieval group of trading towns known as the Hanseatic League. Of these, only two are comparable in their completeness and their authenticity with Tallinn according to the distinguished Norwegian medieval historian who assisted ICOMOS when Visby was inscribed on the World Heritage List in 1995 - Visby itself and Bruges (Belgium).

In addition to Visby, there are seven other Hanseatic towns on the World Heritage List - Goslar, Lübeck, and Quedlinburg (Germany), Vilnius (Lithuania), Bergen (Norway), Kraków (Poland), and Novgorod (Russia). Each of these may, however, be considered to have qualified for inscription on the basis of criteria additional to their qualities as medieval trading towns of the Hanseatic League.

ICOMOS recommendations for future action

ICOMOS is concerned by the comments made by the State Party in the nomination dossier regarding the impact on the heritage resulting from the entry of Estonia into the market economy and from the policy of restitution and privatization of property now in progress. However, it recognizes that inscription on the World Heritage List will be a positive force in strengthening protection and preservation of the cultural heritage of Tallinn, and that delay in doing so might cause irreparable damage to that heritage.

The regulation zone around the Conservation Area, which is nominated for inscription on the World Heritage List, includes some of the quarters around the Old Town, and in particular some of the wooden buildings of Kalamaja and the harbour district. ICOMOS recommends that consideration be given to the inclusion of the most significant part of this area in the nominated area.

The route of the peripheral relief road (which is much needed, since road traffic has more than doubled in the past six years) runs within the green belt of the Conservation Area. ICOMOS recommends that this route be reconsidered, so as to avoid encroachment upon the immediate environment of the potential World Heritage site.

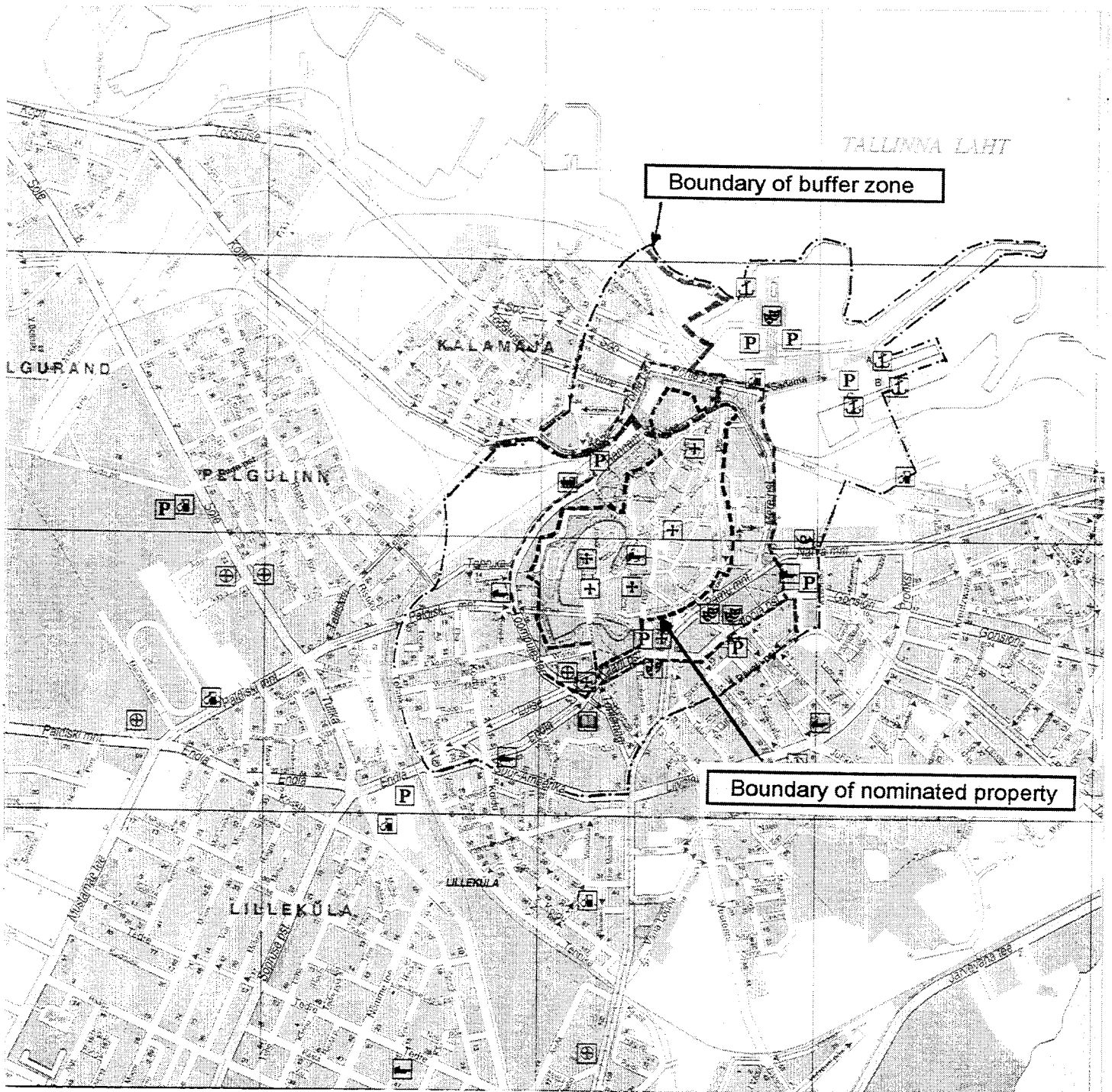
The policy of "reducing building density" within the Old Town by selective demolition of buildings of little intrinsic value needs to be applied with restraint, since this density is in itself an important factor in the historic townscape.

Recommendation

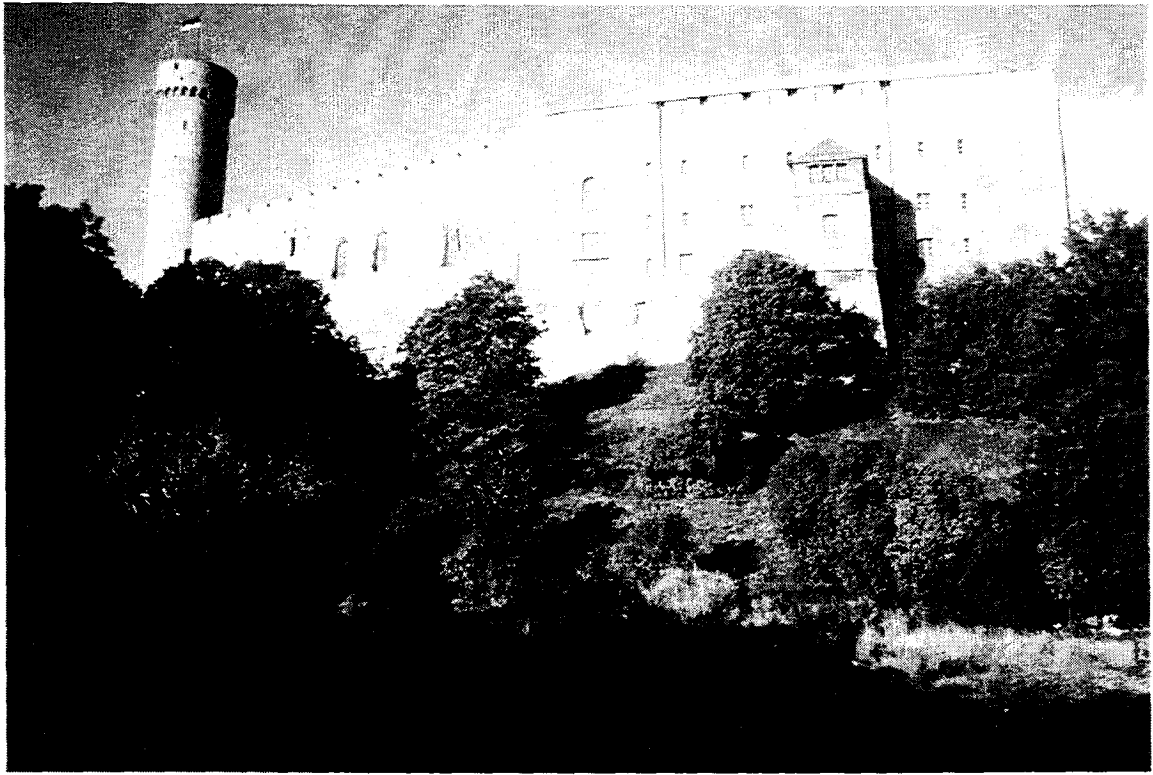
That this property be inscribed on the World Heritage List on the basis of *criteria ii and iv*:

Tallinn is an outstanding and exceptionally complete and well preserved example of a medieval northern European trading city that retains the salient features of this unique form of economic and social community to a remarkable degree.

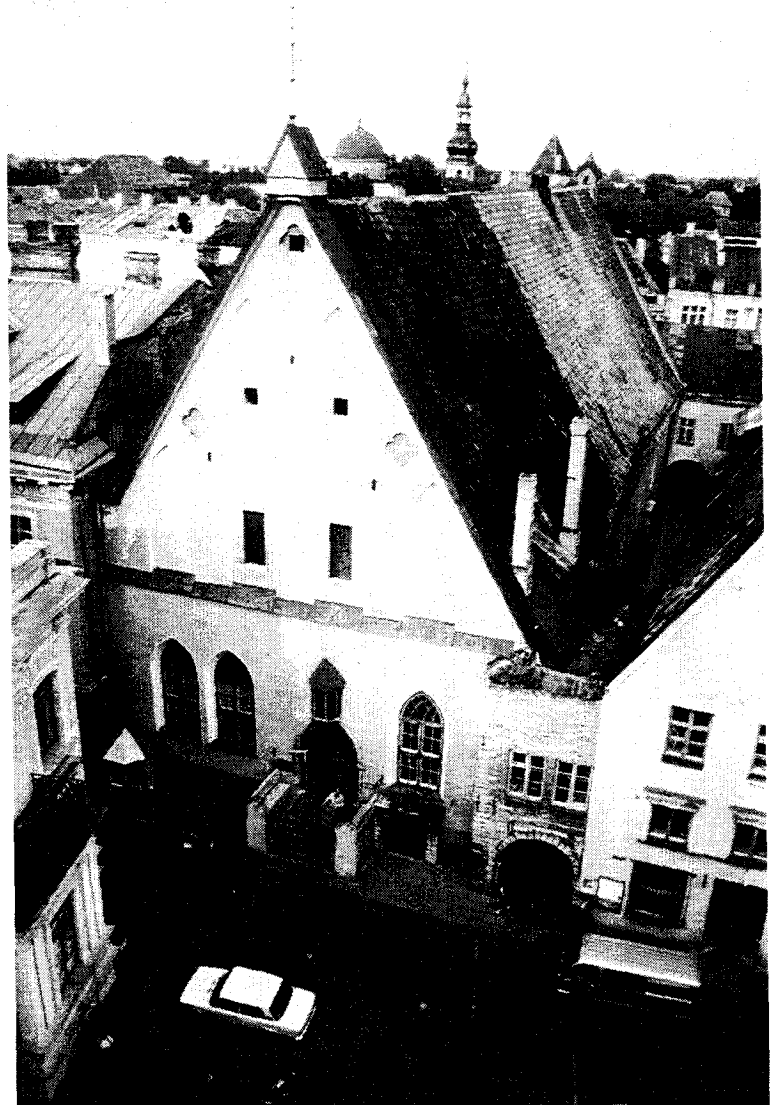
ICOMOS, September 1997



Tallinn :
Plan de la ville indiquant le centre historique proposé pour inscription et
la zone de protection (zone tampon) /
Map of the town, showing nominated historic core and protection area (buffer zone)



Tallinn :
Château de Toompea, vu de l'ouest /
Castle of Toompea, from the west



Tallinn :
Maison de la Grande Guilde /
The House of the Great Guild

LISTE DU PATRIMOINE MONDIAL

Tallin (Estonie)

N° 822

Identification

<i>Bien proposé</i>	Centre historique (Vieille Ville) de Tallin
<i>Lieu</i>	Ville de Tallin
<i>Etat Partie</i>	République d'Estonie
<i>Date</i>	19 juillet 1996

Justification émanant de l'Etat Partie

Aux 13^{ème} et 16^{ème} siècles, le château de Toompea et la cité hanséatique qui repose à ses pieds furent au nombre des avant-postes de civilisation les plus retirés et les plus puissants du nord-est de l'Europe. Tallin constitue un ensemble bien conservé parmi les nombreuses cités commerciales des côtes de la Baltique, dont le peuplement s'inscrivait dans le processus de colonisation des territoires de l'est. La culture artistique internationale issue de la convergence de courants très divers, des Cisterciens à l'Ordre teutonique en passant par les Dominicains ainsi que les traditions propres à la Ligue hanséatique, fait partie intégrante de la mosaïque composée par le contexte architectural et artistique général de l'Europe du Nord.

Critère ii

Tallin est la ville médiévale la mieux conservée de toute l'Europe du Nord et constitue un exemple unique de la coexistence d'un siège de seigneurs féodaux avec un centre de négoce hanséatique, protégés communément par un système de remparts et de fortifications. Cet ensemble d'édifices (pour la plupart authentiques) forme une structure urbaine, créée aux 13^{ème} et 14^{ème} siècles, composée d'un réseau de rues en étoile, de remparts protégeant la ville, de groupes monastiques et ecclésiastiques, et d'un profil caractéristique visible de très loin, que l'on arrive par la mer ou par la terre.

Critère iv

Catégorie de bien

En termes de catégories de biens culturels, telles qu'elles sont définies dans l'article premier de la Convention du Patrimoine mondial de 1972, Tallin est un ensemble. Ce groupe correspond à la catégorie de ville historique définie au paragraphe 27 (ii) des *Orientations devant guider la mise en oeuvre de la Convention du Patrimoine mondial* (1997).

Histoire et Description

Histoire

Les recherches archéologiques ont révélé l'existence, depuis les 10^{ème} et 11^{ème} siècles, d'un fort situé sur le plateau calcaire de Toompea, avec à ses pieds un centre de négoce et un port situés sur la route des Vikings à destination de *Miklagård* (Constantinople). Avec le développement du commerce dans la zone de la Baltique, le village alors connu sous le nom de « Lyndanise » (« Reval » en allemand, « Kolyvan » en russe) subit en 1219 l'occupation des troupes de Valdemar II du Danemark, souverain qui renforcera les fortifications autour de Toompea et construira la première église.

Après être tombée sous la juridiction papale directe en 1226-1227, la cité est cédée à l'Ordre des Croisés des « Frères de l'Épée » (réuni plus tard à l'Ordre teutonique) qui divise la colonie en deux parties : la forteresse (*castrum*) et la ville basse (*suburbum*). En 1230, cet Ordre invite deux cents marchands germaniques du Gothland à venir s'établir à Tallin. Le groupe s'installe alors autour d'une nouvelle église dédiée à Saint-Nicolas, à proximité des comptoirs commerciaux estoniens, scandinaves et russes. Il est rapidement suivi par les ordres des Dominicains et des Cisterciens qui fondent respectivement les monastères de Sainte-Catherine et de Saint-Michel.

En 1248, Tallin adopte le statut de Lübeck, devenant membre à part entière de la ligue hanséatique en 1285 : il s'agit alors d'un poste-clé sur la route commerciale séparant les pays baltes de la Russie intérieure. Au 14^{ème} siècle, sa rapide expansion traduit sa prospérité : des travaux commencent en 1310 sur l'imposant rempart de la ville, ceinturant un site disposé suivant la structure commerciale typique des pays baltes, avec des rues en étoile. En 1345, la ville est vendue à l'Ordre teutonique, en même temps que le territoire du nord de l'Estonie. Les chevaliers teutoniques la revendent aussitôt à l'Ordre Livonien, lequel se charge de la reconstruction du château de Toompea qui sera l'un des plus résistants de la région.

Lorsque Visby tombe en 1361, l'importance de Tallin s'accroît considérablement, en même temps que Riga. Le 15^{ème} siècle va servir de cadre à la transformation de la cité, avec la construction d'un nouvel hôtel de ville et d'autres édifices publics, ainsi que la reconstruction, en pierres, des maisons des marchands précédemment faites de bois.

Malgré le déclin de la ligue hanséatique à partir du 15^{ème} siècle, Tallin conserve son rôle commercial et la cité ne cesse de s'embellir grâce à de splendides édifices publics et privés bâtis suivant le courant architectural de l'époque. En 1561, la Suède annexe la ville et des architectes suédois sont chargés de reconstruire le site de Toompea (détruit en 1684 par un terrible incendie) et d'ajouter aux fortifications un système de bastions.

En 1710, capitulant devant les troupes du tsar Pierre 1er, la ville s'engage dans un demi-siècle de stagnation commerciale et culturelle. Cette période se termine lorsque la ville se voit confirmée dans son rôle de centre administratif provincial et le château devient son siège. Tallin perdure dans ce rôle et voit l'ajout d'un nombre relativement restreint de structures nouvelles (mais quelques unes de très grande importance cependant) jusqu'au début du 20ème siècle.

Pendant la Seconde Guerre mondiale, Tallin subit l'occupation allemande au terme d'une courte période d'indépendance estonienne entre 1918 et 1940, et subit de très nombreux bombardements en 1944. L'église Saint-Nicolas et le secteur qui l'entoure sont gravement endommagés, voire détruits. L'église sera soigneusement reconstruite et abrite à présent un musée ceint d'un espace ouvert. Bien qu'étant de style « stalinien », les édifices proches de l'église respectent l'échelle et les proportions du reste de la ville historique.

Description

La Vieille Ville de Tallin occupe 35 hectares sur les 85 qu'entourent les fortifications, lesquelles délimitent la zone de conservation faisant l'objet de la présente proposition d'inscription sur la Liste du Patrimoine mondial. 44,5 % de la superficie de cette zone sont occupés par des bâtiments, 23,5 % par des rues et des places, le reste étant aménagé en espaces verts.

La caractéristique la plus marquante de cette ville est la colline calcaire de Toompea. La partie ouest est occupée par le château dont la tour haute de 35 mètres porte le nom de « Grand Hermann » ; deux bastions, et d'imposants remparts s'élevant encore à près de 10 mètres, subsistent à l'ouest, au nord et à l'est. Dans l'enceinte se trouve la cathédrale de style fondamentalement gothique mais sujette, depuis le Moyen-Age, à de fréquents travaux d'agrandissement et de reconstruction.

La ville basse préserve remarquablement le tissu urbain médiéval constitué de rues étroites et sinueuses (dont beaucoup ont conservé leur nom de l'époque) ainsi que de superbes édifices publics et bourgeois. Depuis les 13ème et 14ème siècles, la répartition des quartiers d'habitation demeure pratiquement intacte.

L'Hôtel de Ville (1371-1404), qui abrite aujourd'hui le musée municipal, a conservé son caractère médiéval. A proximité, sur la Place de l'Hôtel de Ville, figurent quelques demeures privées exceptionnellement bien conservées. Ce sont de hautes structures en pierres garnies de pignons ; au rez-de-chaussée se trouvaient les quartiers d'habitation tandis que les étages supérieurs servaient de greniers et d'entrepôts. Nombre de ces maisons ont encore leurs poutres d'ancrage en saillie d'origine. Les passages pratiqués au travers de ces édifices conduisent à des cours dont beaucoup renferment de simples bâtiments fonctionnels des

18ème et 19ème siècles, en pierres ou en bois : il s'agit de vestiges uniques en Europe du Nord.

La Maison de la Grande Guilde (1410) située rue Pikk est une structure d'exception, un magnifique exemple de style gothique nordique caractérisé par de superbes plafonds voûtés et des colonnes richement décorées. La Maison de la Confrérie des Têtes-Noires, reconstruite dans le style maniériste hollandais (1597-1600) et la Maison plus ancienne de la Guilde de Saint-Olaf sont les autres édifices importants de cette rue.

Plusieurs églises médiévales se trouvent derrière les remparts. L'église restaurée de Saint-Nicolas (Niguliste) et l'église Saint-Olaf (Oléviste) présentent toutes deux la forme typique des basiliques, avec des voûtes élevées et une géométrie distinctive caractéristique de l'Ecole de Tallin. Au Moyen-Age, la flèche de « l'Oléviste » est l'une des plus hautes d'Europe. Tout aussi impressionnante, l'église du Saint-Esprit est utilisée par les habitants non germaniques de Tallin. Deux ensembles monastiques subsistent à l'intérieur des remparts : le monastère dominicain de Sainte-Catherine et le couvent cistercien de Saint-Michel dont l'emplacement se distingue par son éloignement du complexe urbain.

De larges sections de la longueur initiale des fortifications de la ville ont été conservées. Sur les huit portes d'origine, les onze tours situées à l'écart et les 27 bastions des remparts, seul 26 subsistent et par endroits, des sections du mur défensif s'élèvent toujours à plus de 15 m. Les deux immenses tours d'artillerie du début du 16ème siècle sont absolument remarquables ; elles sont bien connues des habitants qui les appellent affectueusement « Kiek in de Kõk » (petit coup d'oeil vers la cuisine) et « Grosse Margaret » (cette dernière abritant aujourd'hui le musée maritime).

Gestion et Protection

Statut juridique

La Vieille Ville de Tallin est une zone de conservation intégrale. En 1966, des lois régissant son étendue et la réglementation correspondante furent définies. La zone classée comprenait alors Toompea, la basse ville et la verte couronne de bastions ceinturant ces lieux. Ces dispositions furent approuvées par la République d'Estonie, dans son décret n° 81 du 27 février 1995, époque où la zone fut modifiée et étendue et où l'on promulgua des Lois de Protection strictes. Conformément à l'article 4 de la Loi de Protection de la République d'Estonie, toute activité située dans la zone classée doit faire l'objet d'une approbation préalable. A l'intérieur de ladite zone, bon nombre d'édifices sont protégés individuellement en qualité de monuments immuables. La zone de conservation classée est entourée d'une zone réglementaire légalement protégée et constituant une zone tampon effective car

la hauteur et la dimension des constructions qui s'y trouvent font l'objet d'un contrôle.

Plusieurs institutions (la République d'Estonie, la Ville de Tallin, l'Eglise luthérienne évangélique d'Estonie et l'Eglise orthodoxe apostolique d'Estonie) ainsi que des particuliers et des organismes privés se partagent la propriété des biens situés dans la zone de conservation. Conformément aux Principes Fondamentaux de la Loi sur la Réforme de la Propriété de la République d'Estonie du 13 juin 1991, une procédure de restitution des biens étatiques et municipaux à leurs anciens propriétaires (y compris les autorités religieuses) est en cours. Cette procédure comprend également la privatisation des édifices individuels.

Gestion

La gestion incombe aux propriétaires individuels, qu'il s'agisse d'institutions ou de particuliers. La responsabilité de la conservation des édifices historiques classés et d'autres structures est confiée à la Commission Centrale des Monuments Historiques de la République d'Estonie (Riigi Muinsuskaitseamet). Cette organisation centrale coopère étroitement avec le Conseil municipal de Tallin (Tallinna Linnavolikogu), avec ses Services d'Aménagement et de Conservation du Patrimoine ainsi qu'avec le Gouvernement Municipal Central (Kesklinna Linnaosa Valitsus).

Le premier plan de réhabilitation de la Vieille Ville est approuvé en 1971. Puis, en 1988, époque de la ratification par l'ancienne Union Soviétique de la Convention du Patrimoine mondial, des travaux commencent en vue de l'élaboration d'une nouvelle législation nationale sur la construction et de réglementations sur la construction propres à la ville de Tallin ; la législation entre en vigueur en juin 1995 et les réglementations en juillet 1993.

Le 1er décembre 1994, le Conseil municipal décide qu'il est nécessaire de commencer à oeuvrer à un nouveau plan directeur en faveur de la ville, à deux niveaux distincts : un plan stratégique et un plan général plus classique (ce dernier devant bénéficier de l'aide de l'Institut Canadien d'Aménagement Urbain).

En 1994-1995, un groupe de bénévoles élabore un Projet de Développement du Tourisme concentré sur la préservation du patrimoine de la Vieille Ville. Ce projet en est actuellement au stade des discussions finales avec l'administration de la ville.

Responsable de l'avant-projet du concept de conservation compris dans le plan stratégique de développement urbain intégré, le Département pour la Préservation du Patrimoine de Tallin commence ses travaux en 1995. Les ouvrages relatifs au plan directeur général débutent l'année suivante : ils ne concernent pas la Vieille Ville mais affectent véritablement ses environs immédiats. L'ébauche de réglementations spéciales en faveur de la zone de conservation de la Vieille Ville et de projets locaux

correspondant aux quartiers sévèrement endommagés au cours de la Seconde Guerre mondiale n'a pas encore vu le jour.

A l'heure actuelle, les travaux de réhabilitation et de reconstruction sont en grande partie financés par des capitaux privés. En principe, ils sont soumis au strict contrôle de la Commission Centrale. Cependant, les récentes mutations politico-économiques ont eu des effets négatifs sur la qualité de la surveillance et des interventions qu'exerçait cette Commission. Seul les travaux de conservation urgents et importants, tels ceux entrepris sur les remparts, bénéficient d'un financement de la part des administrations centrale et municipale.

Conservation et Authenticité

Historique de la conservation

Les travaux de conservation ont démarré à Tallin à la fin du 19ème siècle sous la direction de Georg Dehio et Walther Neumann. Ce dernier, influencé par Ruskin et Viollet-le-Duc et dont la philosophie en matière de conservation a inspiré des générations successives d'architectes estoniens chargés de travaux de conservation, assumait la responsabilité des ouvrages sur plusieurs édifices d'envergure, notamment la Maison des Têtes Noires.

En dépit de la création d'un Comité pour la Protection des Monuments Construits, à l'initiative du Conseil municipal dès 1891, aucun arrêté ni réglementation ne fut promulgué(e) jusqu'à la fondation de la République d'Estonie en 1918. La première Loi de Protection des Valeurs Culturelles fut votée en 1923 (pour être amendée en 1925 et 1936). Au cours de cette période, plusieurs grands projets de restauration furent menés à bien, notamment par E. Kühnert qui entreprit la restauration de la Maison de la Guilde de Saint-Olaf et du monastère dominicain.

Après la Seconde Guerre mondiale, des projets de restauration et de conservation furent exécutés, en partie en guise d'expression de l'identité nationale, en signe de mépris vis-à-vis du régime soviétique. L'atelier scientifique de restauration créé en 1950 fut chargé de travaux importants sur certains édifices comme l'église Saint-Nicolas, l'Hôtel de Ville, la tour « Kiek in de Kök » et les remparts de la ville.

Lorsque la Vieille Ville est devenue zone de conservation en 1966, c'était la première de toute l'Union Soviétique. Un inventaire global du patrimoine architectural de la Vieille Ville fut dressé dans les années 1960, sur une surface d'environ 105 hectares regroupant 480 édifices individuels. En 1973, 128 de ces édifices furent classés monuments protégés.

Dans les années 1960, l'ouverture de Tallin aux visiteurs étrangers a permis de favoriser et de financer des programmes plus ambitieux de restauration et de conservation qui englobent à

présent des parties entières de la ville au lieu d'édifices individuels. S'ensuivit une période relativement courte où l'accent fut mis sur la reconstruction. Celle-ci fut bientôt abandonnée en faveur d'une démarche plus traditionnelle, basée par sécurité sur les principes définis dans la Charte de Venise, et cette politique est toujours appliquée.

Authenticité

Comme dans tout centre urbain historique longuement soumis à la fluctuation des principes de conservation et dont une vaste zone a enregistré d'importants dégâts durant la Seconde Guerre mondiale, on trouve à Tallin un certain nombre d'édifices ou autres structures dont l'authenticité n'est pas totalement conforme aux sensibilités et aux pratiques actuelles. La ville a cependant conservé de façon remarquable la configuration médiévale de ses rues tracées au 13^{ème} siècle et inchangées depuis. Elle est dotée d'édifices des 14^{ème} et 16^{ème} siècles, qui font de son paysage urbain l'un des plus beaux exemples d'une cité commerciale médiévale.

Evaluation

Action de l'ICOMOS

Afin d'évaluer l'importance culturelle de Tallin, l'ICOMOS a consulté le Comité International sur les Villes et Villages Historiques et a sollicité l'avis d'un éminent expert suédois qui fut responsable de la coordination du Projet du Conseil de l'Europe sur les Itinéraires Culturels des villes de la Ligue hanséatique. Une mission d'expert de l'ICOMOS s'est rendue à Tallin en octobre 1996 pour établir un rapport sur sa conservation et sa gestion.

Caractéristiques

Pour citer le rapport du Conseil de l'Europe : « Tallin est l'une des cités médiévales les mieux conservées d'Europe du Nord ». Il s'agit de l'exemple le plus remarquable d'une ville de la ligue hanséatique pendant la phase principale de cette organisation commerciale majeure. Elle constitue un excellent contrepoint par rapport à Visby qui est un exemple exceptionnel de sa phase plus ancienne.

Parmi les six grandes villes nordiques membres de la ligue hanséatique, Visby a connu un déclin au 14^{ème} siècle pour être ensuite remplacée par Tallin. Par certains aspects, Stockholm et Riga étaient des membres plus importants de la ligue mais aucune de ces deux villes n'a conservé ses caractéristiques médiévales aussi bien que Tallin (Novgorod et Pskov ont même fait pire).

A partir de Tallin, les méthodes de construction et d'aménagement urbain, sur le modèle hanséatique, se sont largement répandus vers l'Europe de l'Est et l'Europe Centrale. Ce fut également une base importante pour l'investissement de la région par les ordres mendiants.

Analyse comparative

En Europe de l'Est et du Nord, plus de 220 villes ont été associées d'une façon ou d'une autre au puissant groupe médiéval des cités commerciales connues sous l'appellation de ligue hanséatique. Parmi celles-ci, deux seulement sont comparables à Tallin en termes d'intégrité et d'authenticité, selon les dires d'un éminent historien médiéval norvégien qui apporta son aide à l'ICOMOS lorsque Visby fut inscrite sur la Liste du Patrimoine mondial en 1995 : il s'agit de Visby et Bruges (Belgique).

Outre Visby, sept autres villes hanséatiques figurent sur la Liste du Patrimoine mondial : Goslar, Lübeck et Quedlinburg (Allemagne), Vilnius (Lituanie), Bergen (Norvège), Cracovie (Pologne) et Novgorod (Russie). Chacune d'elles peut néanmoins être considérée comme ayant été retenue pour inscription sur la base de critères complémentaires à leurs caractéristiques en tant que cités commerciales médiévales de la ligue hanséatique.

Recommandations de l'ICOMOS pour des actions futures

L'ICOMOS est attentif aux commentaires formulés par l'Etat Partie dans le dossier de proposition d'inscription et relatifs aux conséquences qu'auraient sur son patrimoine l'entrée de l'Estonie dans une économie de marché et l'application de la politique de restitution et de privatisation des biens actuellement en cours. Toutefois, l'ICOMOS reconnaît que l'inscription sur la Liste du Patrimoine mondial constituera une force positive dans le renforcement de la protection et de la conservation du patrimoine culturel de Tallin ; tout retard pourrait causer des dégâts irréparables sur ce patrimoine.

La zone réglementaire ceinturant la Zone de conservation qui fait l'objet de la proposition d'inscription sur la Liste du Patrimoine mondial, comprend certains des quartiers entourant la Vieille Ville, en particulier quelques uns des édifices en bois de Kalamaja et de la zone portuaire.

L'ICOMOS recommande d'envisager l'intégration de la partie la plus significative de cette zone dans celle qui est proposée pour inscription.

Le tracé du boulevard périphérique de délestage (ô combien nécessaire, puisque la circulation routière a plus que doublé au cours des six dernières années) est situé à l'intérieur de la couronne de verdure de la Zone de conservation. L'ICOMOS recommande que l'on reconsidère cet itinéraire afin d'éviter tout empiètement sur l'environnement immédiat du site potentiel du Patrimoine mondial.

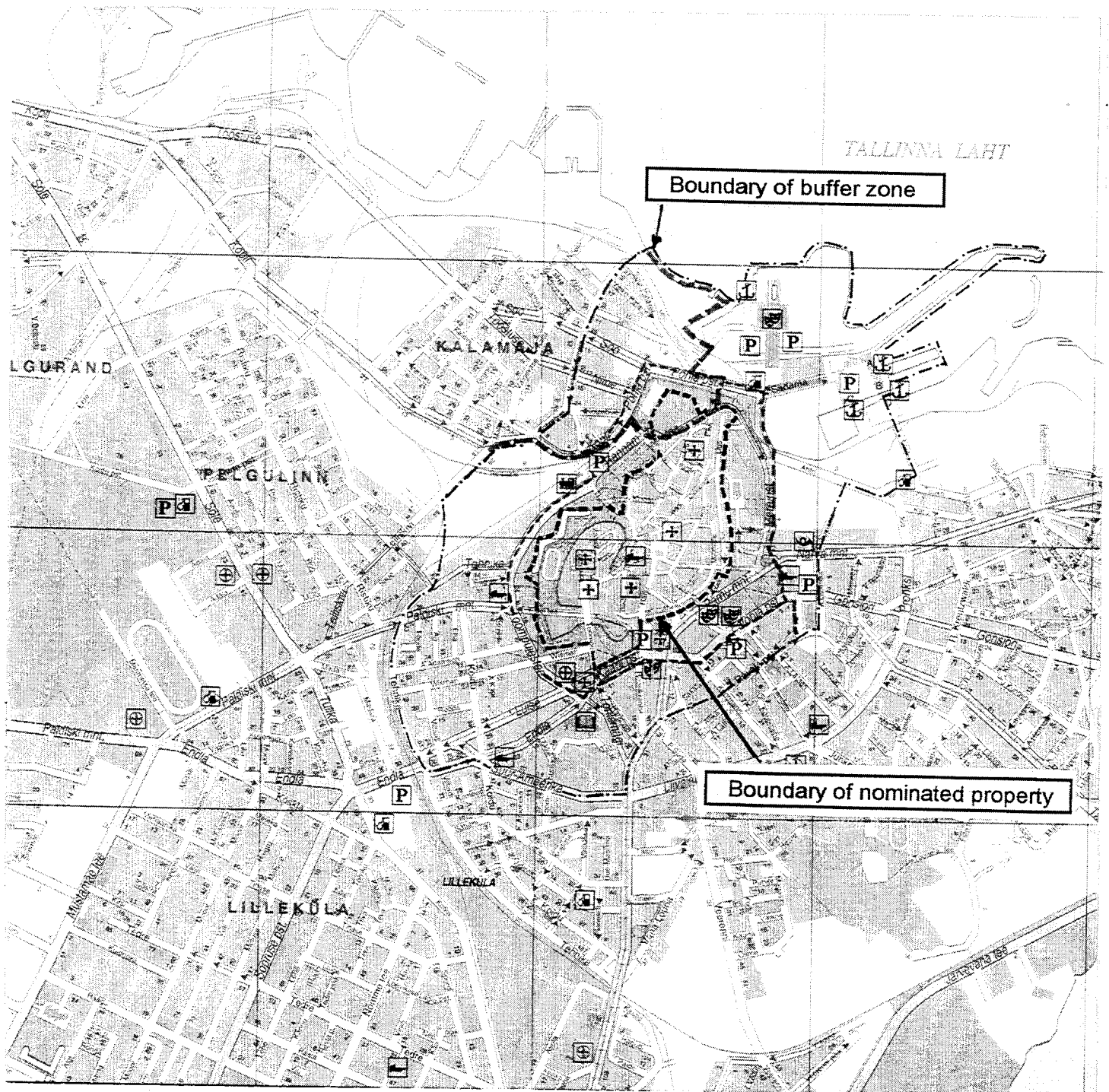
Il est indispensable d'appliquer avec retenue la politique visant à « réduire la densité de construction » au sein de la Vieille Ville par la démolition sélective de bâtiments de faible valeur intrinsèque. En effet, cette densité est en soi un important facteur du paysage urbain historique.

Recommandation

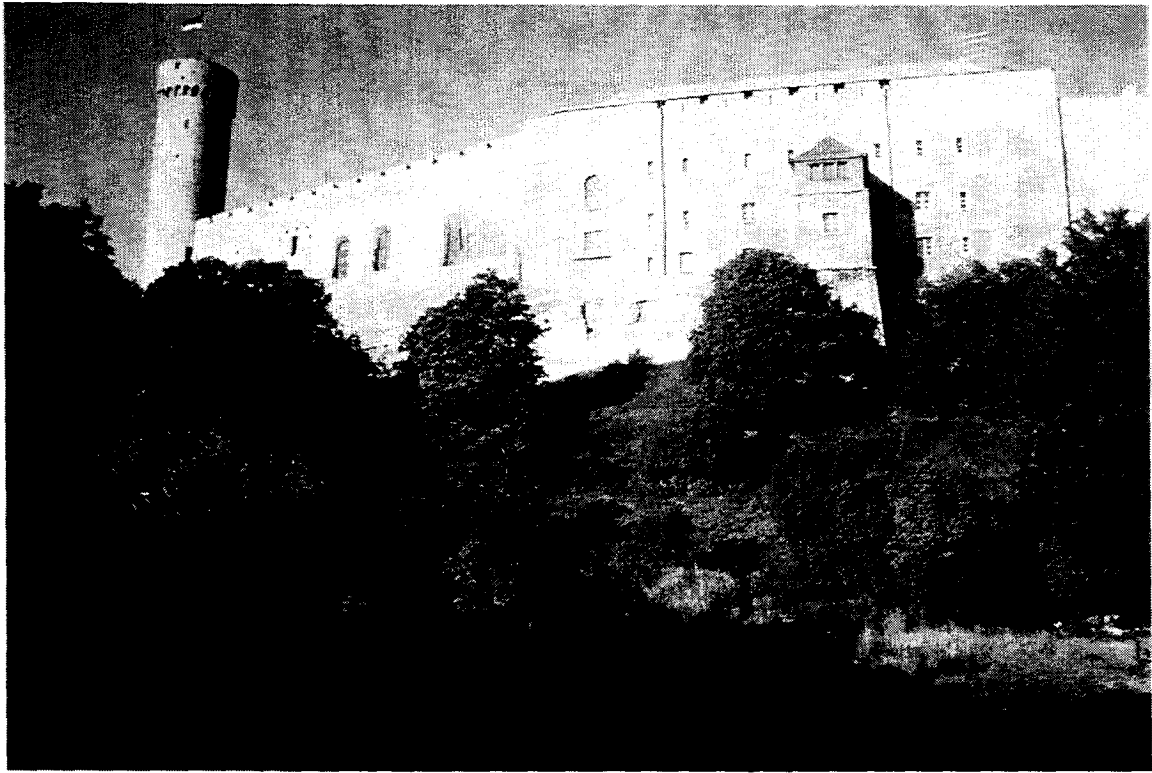
Que ce bien soit inscrit sur la Liste du Patrimoine mondial sur la base des *critères ii et iv* :

Tallin constitue un exemple remarquable, exceptionnellement complet et bien conservé d'une cité médiévale commerciale d'Europe du Nord ayant parfaitement bien conservé les caractéristiques les plus marquantes de cette forme unique de communauté socio-économique.

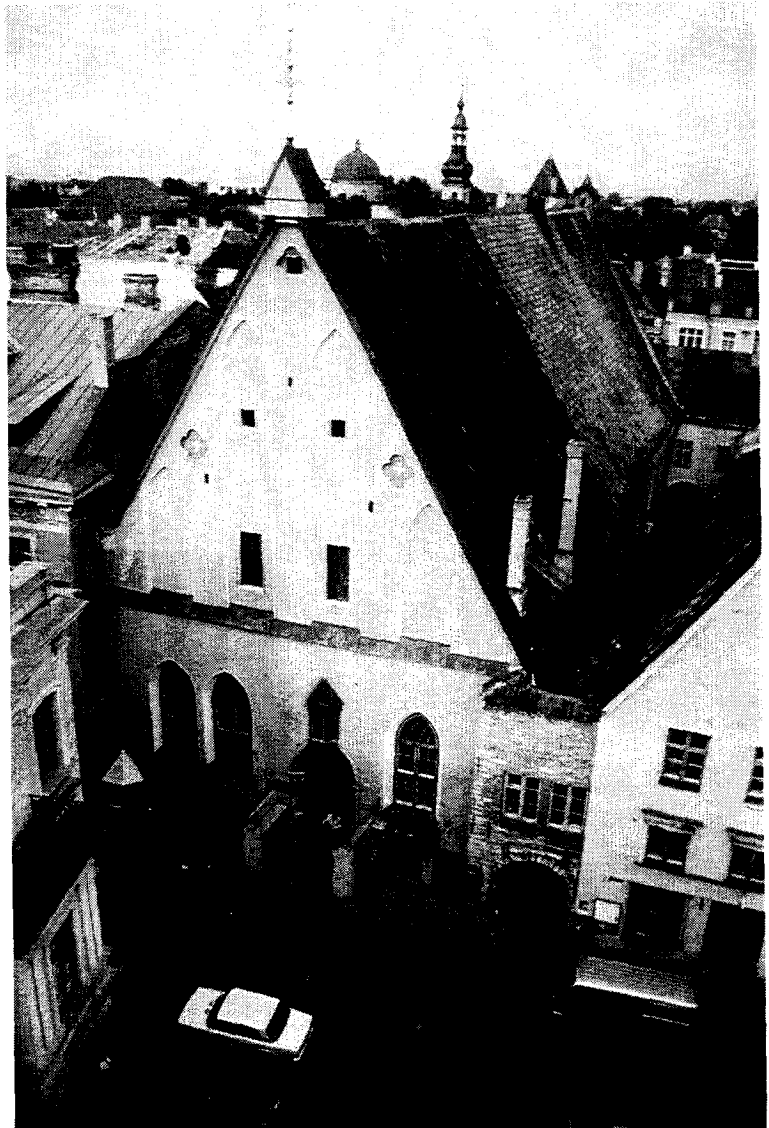
ICOMOS, septembre 1997



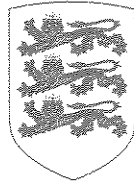
Tallinn :
Plan de la ville indiquant le centre historique proposé pour inscription et
la zone de protection (zone tampon) /
Map of the town, showing nominated historic core and protection area (buffer zone)



Tallinn :
Château de Toompea, vu de l'ouest /
Castle of Toompea, from the west



Tallinn :
Maison de la Grande Guilde /
The House of the Great Guild



Annexed to the SOC report
of the SP, received on 01/02/08

ISW
WIKI/EOE

TALLINNA KULTUURIVÄÄRTUSTE AMET

→ ABO.
WIKI/POL

Francesco Bandarin
Director
UNESCO World Heritage Centre
7, place de Fontenoy
75352 Paris 07 SP
France

No. 5-1/86

10 January 2008

Dear Mr Bandarin

**Minor modification to the boundaries
Historic centre (Old Town) of Tallinn, C822**

Hereby we request the minor modification to the boundaries of Historic centre (Old Town) of Tallinn.

Background

Tallinn has been protected and preserved as conservation area since 1966. Tallinn was the first old town in former USSR to be valued as a conservation area. Since 1991 Tallinn Old Town Conservation Area is regulated by Estonian Conservation Act as a national monument of Estonia (National Register of Monuments no 2589).

Tallinn was inscribed to the World Heritage List in 1997 on the basis of criteria ii and iv.

The inscribed area with core zone of 60 ha and buffer zone of 370 ha covers mainly the old town inside the mediaeval town walls (35 ha) and some of the bastions and entrenchments from mainly 16th century following the boundaries of fortification buildings. The rest of the bastions, green belt from 19th century rebuilding of fortifications and historic city structure from mainly 19th century are covered by buffer zone.

Tallinn Old Town Conservation Area as a national monument covers at the same time 113 ha and includes the above mentioned important areas. The former moat, area of fortifications and restructured area of fortifications form a unique green park area around the whole old town.

On 28 September 1999 the buffer zone of 370 ha of Tallinn Old City as national monument was enlarged by the Act no 278 of the Government of the Republic of Estonia (enclosed). The aim of the amendment was to guarantee the more complex protection of Tallinn historical city centre and to protect the views to and from the Old Town.

According to the amendment the area of Old Town buffer zone covers 2253 hectares. By the same act also the view corridors and view sectors were fixed. The developments in Tallinn Old City are regulated by the Statute of Tallinn Old City Conservation Area.

Explanation of change

State party requests to change the boundaries of World Heritage site Historic Centre (Old Town) homogenizing the boundaries of core and buffer zone of World Heritage site and Estonian National Monument and thus enable effective and complex protection of Tallinn.

The main idea of enlargement of the core zone is to include the total area of historic fortifications, which form a compact green belt around medieval city. In recent years several unknown casemats inside entrenchments have been discovered and a number of them restored and opened to the public.

The enlargement of the core zone includes also the majestic Kaarli Church (1862, national monument no 1237, built on the ruins of a chapel from 15th century); Jaani Church (1867, national monument no 1242); Estonia theatre (1911-1913, national monument no 1071); Drama theatre (former Tallinn German theatre, 1908-1910, national monument no 3118) which are situated in the primary part of Tallinn historical centre and have a status of key-elements in city planning. The enlargement of world heritage site follows the ideas of protecting a complex historical city centre built over the span of time.

The main idea of enlargement of the buffer zone is to cover the area of most important sights and views to and from Old Town. The historical city centre lies on a hill close to the sea. Tallinn has developed into one of the most important ports of Baltic Sea with busy traffic from Finland, Sweden, Russia, Germany and also intercontinental cruise ships. All the ships enjoy perfect view to the Old Town. A vast area of buffer zone extends to the sea to cover also the views from Viimsi and Kopli Peninsulas.

Tallinn Old Town is also surrounded with historical wooden suburbs, built mainly in the 1870s – 1940s. Although Tallinn suffered tremendously from the heavy bombing of the Soviet Army in March 1944, large quarters and districts have preserved more or less untouched look of the first half of the 20th century. The buffer zone covers partly the areas of historical suburbs of Kadriorg, Kassisaba, Kalamaja and Süda-Tatari.

Tallinn City Government has shown great concern in preserving our unique wooden suburbs, which demonstrate the continuity in the development and planning of historical Tallinn. Tallinn is now preparing the thematic plan „Regulation of Tallinn Central City Milieu Protection Areas Boundaries, Protection and Usage Conditions.”. The thematic plan is based on a detailed inventory and states strict regulations including the allowed (total) height and stories of buildings.

Description of change

Size of World Heritage site:

	Core zone	Buffer zone
As inscribed	60 ha	370 ha
As proposed	113 ha	2253 ha

The State Party proposes to change the boundaries of the World Heritage site as follows:

The core zone includes territory between streets Mere Avenue, Estonia Avenue, Vabaduse Square, Kaarli Avenue, Toompuiestee, Kopli and Põhja Avenue.

The buffer zone borders with the Gulf of Tallinn, Ranna Street (From the Tallinn city border), Merivälja Road, Pirita Road, Narva Avenue up to the intersection with the extension of Rävåla Avenue, the Rävåla Avenue, its extension up to the Suur Ameerika Street, Suur Ameerika Street, Endla Street up to the intersection with the railway, railway up to the intersection with the extension of the Volta Street, Volta Street up the intersection with the Tööstuse Street, Tööstuse Street up to the north-western border of Kalamaja cemetery and the extension of it up to the Gulf of Tallinn;

The View sectors

The protected zone is merged with the view sectors from the upper gate of Song Celebration Ground (Lauluväljak) with rays directed to Fat Margaret Tower (Paks Margareeta) and Kaarli Church;

The sector from observation platform of Nõmme from south to the intersection of ski bridge and Ehitajate Road with rays directed to Kaarli Church and Toompea cliff's southwest slope;

The sector from the niche of the western coast the Kopli Gulf at Rocca al Mare with rays directed to Kaarli Church and northern slope of Toompea klint;

The sector from view plateau on Tiskre cliff with rays to Kaarli Church and Toompea cliff's northern slope;

The view corridors

The protected zone is merged with the view corridors of Tartu Boulevard's vista from the railway viaduct up to the intersection of C.R. Jakobsoni Street as far as to the proposed building line range and the extension of the corridor to the Old Town, Gonsiori Street's vista from Pronksi road up to the Viru Square's existing building line range and the extension of the corridor to the Old Town, The Pärnu Avenue's vista from the railway viaduct up to the Tõnismäe Street in the existing building line range and the extension of it up to the Old Town, The Nõmme Road vista from the Tüve Street up to the Kotka Street in the range of existing building line and the extension of it up to the Old Town, The Kolde Avenue vista from Stroomi Beach up to the Sõle Street in the range of existing building line and the extension of the corridor up to the Old Town.

The maps are enclosed.

Impact on the Outstanding Universal Value of Historic centre (Old Town) of Tallinn, C822

Tallinn was inscribed to the World Heritage List in 1997 on the basis of criteria ii and iv considering that Tallinn is an outstanding and exceptionally complete and well preserved example of a medieval northern European trading city that retains the salient features of the unique form of economic and social community to a remarkable degree.

The enlargement gives the criteria it was inscribed for even wider and complete meaning. Covering the area of fortifications from 16th century and including important monuments as

Kaarli Church (1862, national monument no 1237); Jaani Church (1867, national monument no 1242); Estonia theatre (1911-1913, national monument no 1071); Drama theatre (1908-1910, national monument no 3118) the criteria- interchange of human values over a span of time, developments in architecture or technology, monumental arts, town planning or landscape design (criteria ii) and an outstanding example of architectural and technological ensemble and landscape which illustrates significant stages in history of Tallinn (criteria iv) are even better met.

The buffer zone serves to provide an additional layer of protection to a world heritage property. The State Party has fully understood the importance of the buffer zone, view sectors and corridors as a primary part of the protection mechanism. New constructions close to the core zone may have an impact on the World Heritage Property and could threaten its Outstanding Universal value. The legal status of the surrounding area as a buffer zone helps to avoid negative impacts on the conservation, protection and management plan of the site.

Documents enclosed:

A copy of the Act No 278 of 28 September 1999

Statutes of Tallinn Old City Conservation Area .

Maps:

1. Area of the World heritage property and area proposed for extension
2. Area proposed for extension of the core zone
3. Area of proposed core zone and proposed buffer zone
4. Area of World heritage property and buffer zone and Old Town protection area and buffer zone
5. Area of World heritage property and buffer zone and Old Town protection area and buffer zone, view corridors and view sectors
6. Area of proposed core zone and proposed buffer zone, view corridors and view sectors
7. Area of World Heritage property proposed extension, view sectors and corridors, 1:125

Anu Kivilo

Director

Tallinn Cultural Heritage Department



Copy to:

Margus Rava, Permanent Delegate of Estonia to UNESCO
Kaia Jäppinen, Tallinn City Government
Anton Pärn, Ministry of Culture of the Republic of Estonia
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Doris Kareva, Estonian National Commission for UNESCO
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The Statutes of Heritage Conservation Area of Tallinn Old Town (Historic Centre)

The regulation of the Estonian Government of May 20 2003 No 155

Chapter 1

General provisions

§1 Scope of application

The regulation provides the boundary of Tallinn Old Town Conservation area (hereinafter referred to as *Conservation area*) and the boundary of the protected zone, restrictions and requirements in the Conservation area and protected zone, division of tasks of the bodies and authorities managing heritage conservation and provide the co-operation between the heritage conservation bodies and authorities and the possessor/holder of the protected natural object.

§2 Placing under protection for the first time

Tallinn Old Town Conservation area was designated as protected zone for the first time by the regulation Nr 360 of the Council of Ministers of ESSR in 1966 and was inscribed to the UNESCO World Heritage List in 4 December 1997.

Chapter 2

The boundaries of Tallinn Old Town Conservation Area and the protected zone, the purpose of the Conservation Area

§3 The boundaries of Tallinn Conservation area

- (1) Conservation area consists of historical city core (the area inside the city wall together with the adjacent area in the east between the city wall and the entrenchment) and the established green zones on the entrenchment together with the built up areas.
- (2) The Conservation area covers territory between the streets Mere, Avenue, Estonia Avenue, Vabaduse Square, Kaarli Avenue, Toompuiestee, Kopli and Põhja Avenue.

§4 The boundaries of the protected zone of the Conservation area

The protected zone of the Conservation area consist of the adjacent areas to the Conservation area, the view sectors and the view corridors fixed by the street building lines:

1) The protected zone adjacent to the Conservation area borders with the Gulf of Tallinn, Ranna Street (From the Tallinn city border), Merivälja Road, Pirita Road, Narva Avenue up to the intersection with the extension of Rävåla Avenue, the Rävåla Avenue, its extension up to the Suur Ameerika Street, Suur Ameerika Street, Endla Street up to the intersection with the railway, railway up to the intersection with the extension of the Volta Street, Volta Street up the intersection with the Tööstuse Street, Tööstuse Street up to the north-western border of Kalamaja cemetery and the extension of it up to the Gulf of Tallinn;

2) The protected zone is merged with the view sectors from the upper gate of Song Celebration Ground (Lauluväljak) with rays directed to Fat Margaret Tower (Paks Margareeta) and Kaarli Church;

The sector from observation platform of Nõmme from south to the intersection of ski bridge and Ehitajate Road with rays directed to Kaarli Church and Toompea cliff's southwest slope;

The sector from the niche of the western coast the Kopli Gulf at Rocca al Mare with rays directed to Kaarli Church and northern slope of Toompea klint;

The sector from view plateau on Tiskre cliff with rays to Kaarli Church and Toompea cliff's northern slope;

3) The protected zone is merged with the view corridors of Tartu Boulevard's vista from the railway viaduct up to the intersection of C.R. Jakobsoni Street as far as to the proposed building line range and the extension of the corridor to the Old Town, Gonsiori Street's vista from Pronksi road up to the Viru Square's existing building line range and the extension of the corridor to the Old Town, The Pärnu Avenue's vista from the railway viaduct up to the Tõnismäe Street in the existing building line range and the extension of it up to the Old Town, The Nõmme Road vista from the Tüve Street up to the Kotka Street in the range of existing building line and the extension of it up to the Old Town, The Kolde Avenue vista from Stroomi Beach up to the Sõle Street in the range of existing building line and the extension of the corridor up to the Old Town.

§5. The plan of the Conservation area

(1)The territory and the boundaries of the Heritage conservation area and the protected zone are fixed on the plan of the Heritage conservation area (hereinafter referred to as *plan*). The boundary of the conservation area is the front facades or their conceptual extensions, where there are no street line buildings, along the streets marked on the plan as the boundary of the Conservation area.

In the cases of conflict between the plan and the provisions of the 3-rd and 4-th paragraphs, the territory and the boundaries of the Conservation area on the plan must be adhered.

§6. The purpose of the Conservation area

(1) The purpose of the Conservation area is the preservation of historically established city space as a whole and the structures, cultural layer, structure of plan, milieu value, and landscape components characteristic of the Conservation area also the preservation of the inner and long-distance views to the area.

(2) The protection on the Conservation area is guided by the following purposes:

- 1) The preservation of the housing structure and the elements of the historically established city core and the entrenchment zone (the street space, squares, courtyards with the passages, survived entrenchments, parks and boulevards etc) and the restoration of the destroyed essential structures;
- 2) Historically established architectural traditions (historic property structure; housing customs, building materials, roofing, facade finish, architectural details and components, street pavement etc.) must be adhered while conducting the conservation, restoration and repair;
- 3) Historically established city structure, street network, stylistic and period diversity, general and local housing capacity, perspective views, silhouette, roof landscape and other characteristic features of old town must be followed while erecting or adding structures;
- 4) The exclusion of the activities that is inappropriate and damaging to the conservation area or to the structures within the area;
- 5) The preservation of the historic city core as the dwelling environment;
- 6) The preservation and exhibition of the architecturally valuable pieces, elements and the historical building structures;
- 7) The preservation of the valuable nature features and green zones;
- 8) The exhibition of valuable building structures and details discovered from the cultural layer;
- 9) The continuation and promotion of the scientific studies of the historic old town origin, development and composition;
- 10) The restoration of the full building volume of the structures destroyed in the Second World War, which have been only partly restored after the war.
- 11) The demolishing of the post-war yard buildings that are historically and architecturally worthless and aesthetically insignificant (the sheds, garages, transformer stations etc.);
- 12) The erection of the structures that are unsuitable for historic city environment (boundary fences, telephone booths, lampposts, etc.) and other objects (add stands, sculptures, the elements of the utility network on the ground etc.) must be avoided.

Chapter 3

Restrictions and requirements applicable in heritage conservation area and the protected zone

§7 Restrictions applicable in heritage conservation areas

- (1) The actions provided by the paragraph 24 of the Heritage Conservation Act, are prohibited in heritage conservation areas without the permission of the National Heritage Board and Tallinn City Government.
- (2) All construction, conservation and restoration work in a heritage conservation area shall be carried out and the building materials to be used shall be selected taking into consideration the architectural and historical value of the structures and the heritage conservation area.

§8 The restrictions in the protected zone of the Conservation area

- (1) The sharp contrasts must be avoided in the building development in terms of housing quantities in the Conservation area and in the direct vicinity of its border, also the observability of the of the Old Town silhouette from the important view locations and from the Old Town ward streets should be guaranteed.
- (2) The following is prohibited within a protected zone of the conservation area without the permission of the National Heritage Board:
- 1) to erect buildings into the view corridors or view sectors that due to their building capacity/ building volume interfere with the silhouette of the Old Town or shut/close the long-distance views to the heritage conservation area;
 - 2) to erect buildings at the outer border of the Conservation area that are incompatible by the dimension and building volume with the housing that locate on the Conservation area and in the immediate vicinity of its outer border.

§9 Requirements on the works conducted in the Conservation area

- (1) Conservation, restoration and repair of structures located within heritage conservation areas may only be conserved, restored or repaired on the basis of a plan which adheres to the special conditions for heritage conservation, and subject to heritage conservation supervision exercised by a corresponding specialist.
- (2) Construction, land improvement, road construction and other work which may endanger a monument shall be conducted with the permission of the National Heritage Board under conditions which ensure the preservation of the monument.
- (3) If an archaeological cultural layer, including human bones, which has sedimented as a result of human activity, or a finding of cultural value is discovered in the course of work at a monument, in a heritage conservation area or at any other place, the

person who conducts the work is required to halt the work, preserve the place of the finding in an unaltered condition and inform the National Heritage Board and the Tallinn City Government

(RT I 2004, 63, 450 - entered into force 29.08.2004)

RT = *Riigi Teataja* = *State Gazette*

§ 10 Erection of structures within the Conservation area

(1) The erection of a structure is understood in terms of the Building Act (RT I 2002, 47, 297)

(2) The erection of a structure within the heritage conservation area is permitted after authorization of the building permit by the National Heritage Board and Tallinn City Government.

(3) In terms of erecting new structures the heritage conservation area must be treated as the two separately developed regions: Historical city core and the entrenchment zone. The areas are marked on the plan.

(4) Issuing the building permits in the area of the historical city core the National Heritage Board considers further construction possible in the following cases:

- 1) The restoration of the historical city space characteristic of Tallinn (the street space, squares, courtyards with the passages, the views opening at the dominant buildings) that has been destroyed in the course of the Second World War in the places where there is no after war housing;
- 2) The improvement of the concurrence of the city environment of the surviving historical buildings and the post-war buildings inside the quarters where the disproportionately big courtyards have been created, and free areas that causes irregularity to the historic property structure;
- 3) The filling of the voids (buildings broken in the war or demolished) in the historical yards, or in the cases of land being released after demolishing the post-war yard buildings that are not worthy of the historical old town (the sheds, garages, transformer stations etc.), the new constructions are justified in the places where there have been buildings historically in the 1944.
- 4) The following of the building line before the II World War, where there are no post-war new buildings,
- 5) The erection of the new buildings along the street must follow the building volume and the proportions of the buildings that were injured in the Second World War.
- 6) The avoidance of the disproportionately big housing quantities covering several pre-war properties, that is not historically characteristic to the Old Town.

(5) In the entrenchment areas, the National Heritage Board considers the authorization of the building licence accordingly:

- 1) It is not allowed to develop the earth filled inner cubature of the existing entrenchments (bastions, redoubts etc.) fully into a building also the building of additional storeys and extensions is not allowed, except the in the same volumes and places where there have been buildings historically in the 1944.

2) The establishing of the underground parking lots together with access roads should not damage the historical green zones and not destroy the surviving parts of the entrenchment works inside the soil.

(6) In the process of issuing the building licences the National Heritage Board takes into account - in addition to the provisions in this paragraph - the recommendations of UNESCO and ICOMOS that are accepted for the World Heritage Sites.

Chapter 4

The division of the work of the of Heritage Conservation organisations; cooperation and supervision

§ 11 Organisers of the Heritage Conservation

(1) Heritage conservation within the heritage conservation area is organised by the National Heritage Board and Tallinn City Government, according to the jurisdiction of the Heritage Conservation Act and administration contract entered by the National Heritage Board and Tallinn City Government pursuant to paragraph 9 section 2 of the Heritage Conservation Act on the delegation the competence to organise heritage conservation in Tallinn city.

§ 12 The cooperation of Heritage Conservation Organisers and the possessor of the natural feature under protection

The conservation of the natural features within the Heritage Conservation Area is organized in cooperation with the possessors of the natural features and the heritage conservation organizing bodies.

§ 13 The supervision

The state supervision within the Heritage Conservation Area is conducted by the National Heritage Board.

The approval of Statutes of Heritage Conservation Area of Tallinn, its boundary and the protected zone boundary.

The regulation of the Estonian Government of September 28 1999 No 278

According to section 15 of the Heritage Conservation Act (RT I 1994, 24, 391; 1996, 49, 953; 86 1538; 1097, 93, 1559) Estonian Government decides:

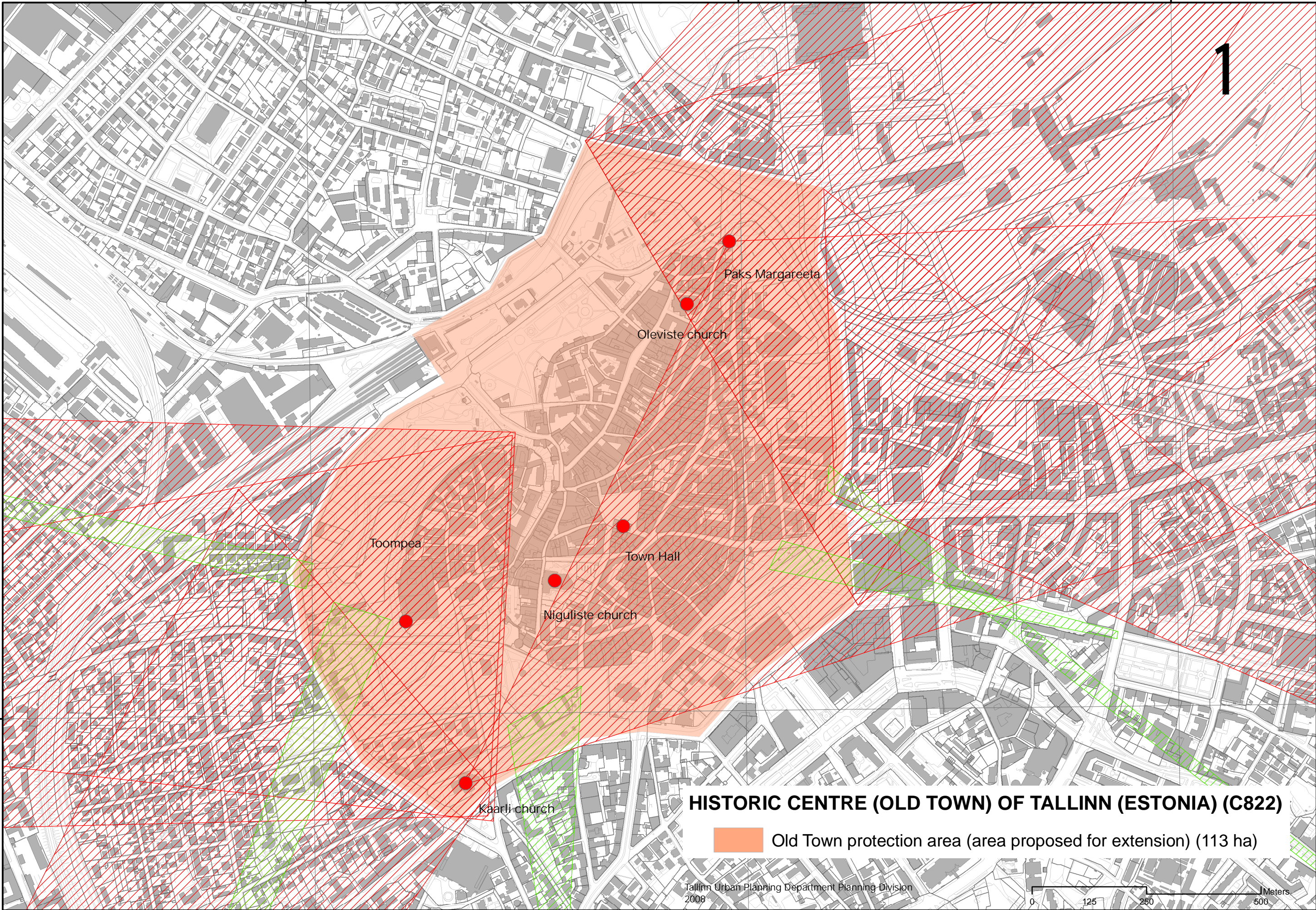
1. To approve the „ Statutes of Heritage Conservation Area of Tallinn along with plan of the boundary and the protected zone boundary.
2. To declare invalid the nr 81 sub item of the ruling of the Estonian Government of the February 27 1995 „The approval of the Tallinn’s heritage conservation area’s boundary and the statutes of the Heritage Conservation Area of Valga city.

24°44'0"E

24°45'0"E

24°46'0"E

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59°26'0"N

59°26'0"N

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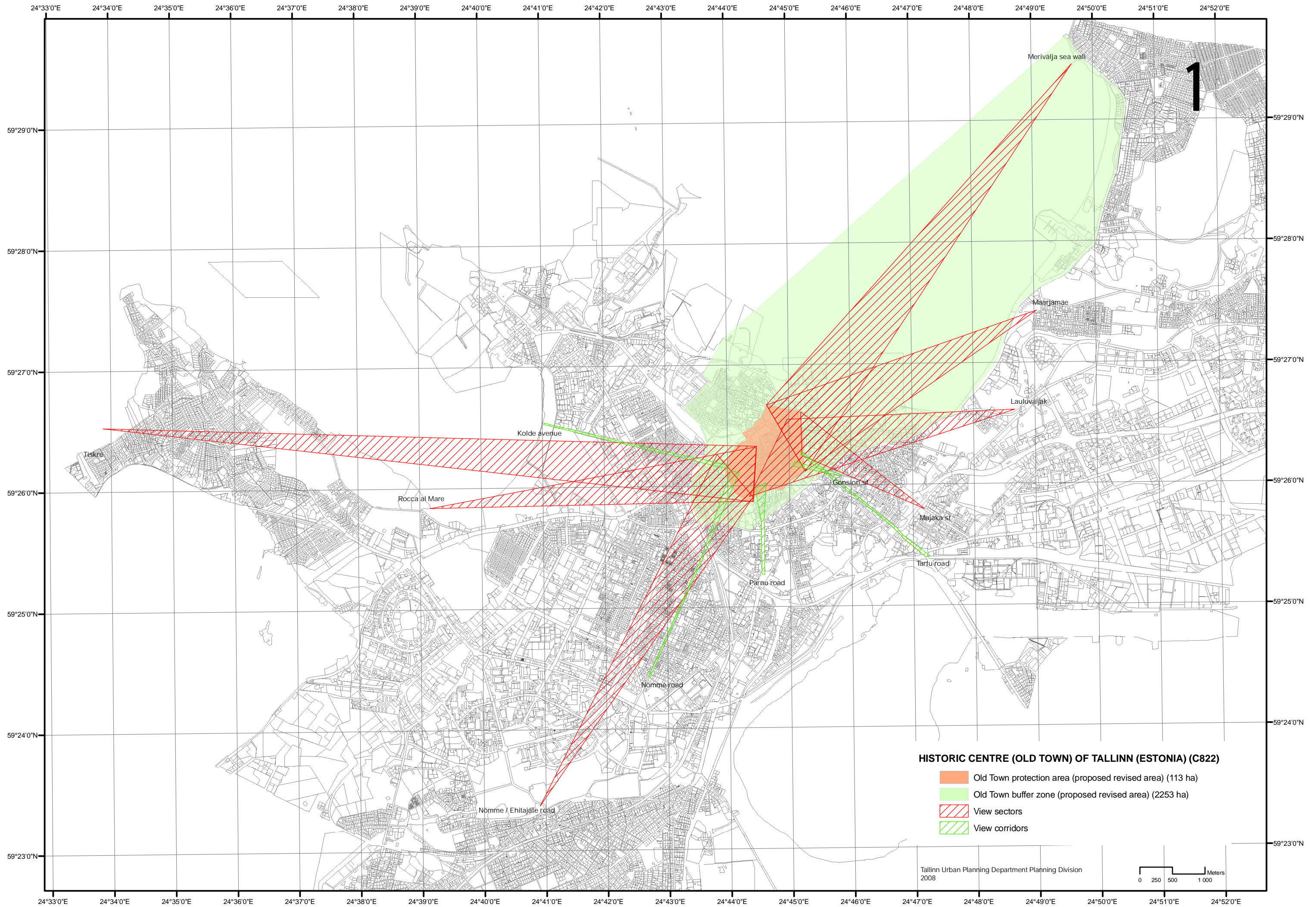
24°46'0"E

HISTORIC CENTRE (OLD TOWN) OF TALLINN (ESTONIA) (C822)

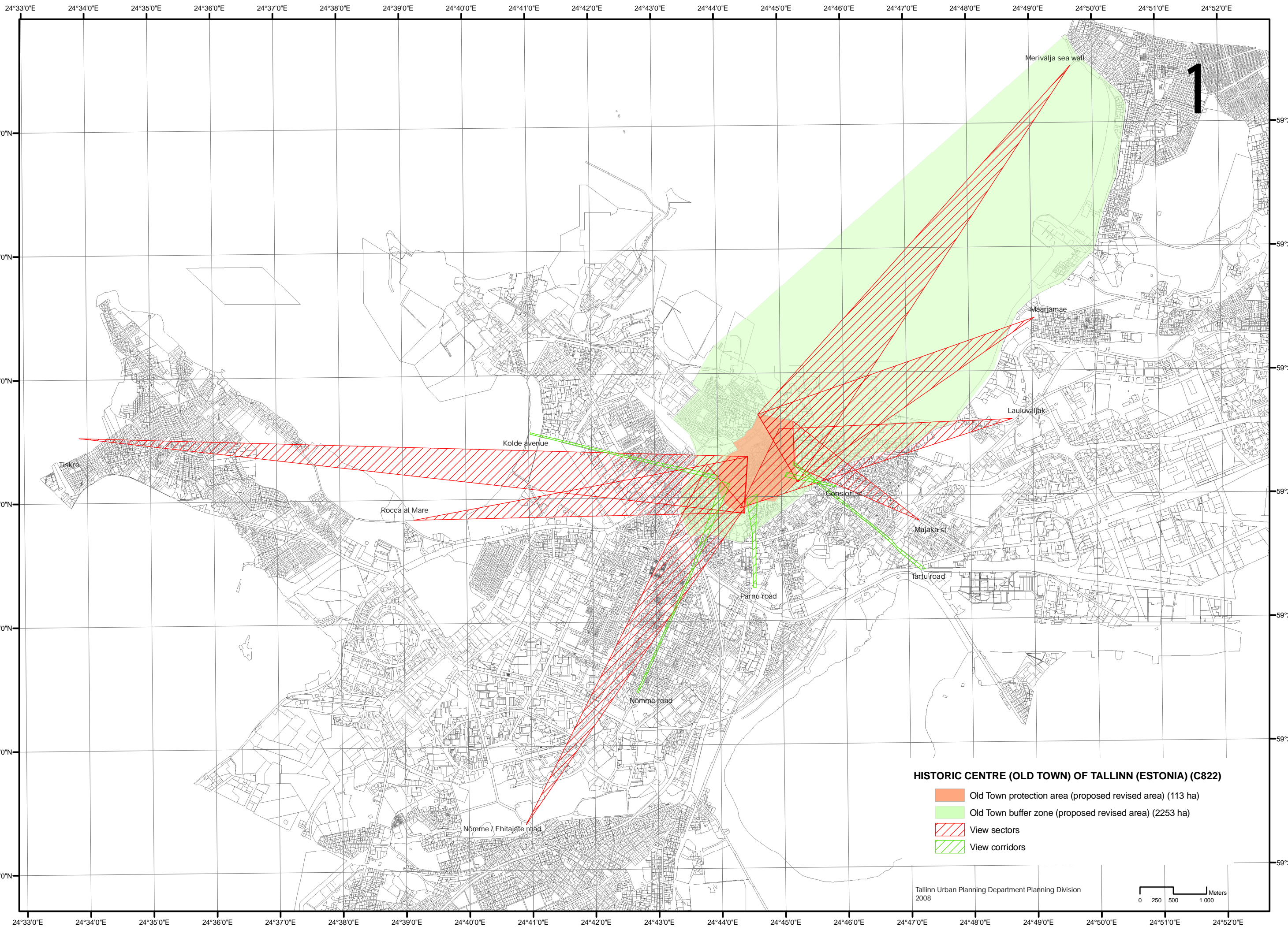
Old Town protection area (area proposed for extension) (113 ha)

Tallinn Urban Planning Department Planning Division
2008

0 125 250 500 Meters



1



Tiskre

Kolde avenue

Rocca al Mare

Nõmme / Ehitajate road

Nõmme road

Pärnu road

Gonsiori st

Majaka st

Tarlu road

Lauluväljak

Maarjamae

Merivalja sea wall

Historic Centre of Tallinn (Estonia)

No 822

1. BASIC DATA

State Party: Republic of Estonia

Name of property: Historic Centre (Old Town) of Tallinn

Location: City of Tallinn

Inscription: 1997

Brief Description:

The origins of Tallinn date back to the 13th century, when a castle was built there by the crusading knights of the Teutonic Order. It developed as a major centre of the Hanseatic League, and its wealth is demonstrated by the opulence of the public buildings (the churches in particular) and the domestic architecture of the merchants' houses, which have survived to a remarkable degree despite the ravages of fire and war in the intervening centuries.

Tallinn is on the Baltic Sea Coast.

2. ISSUES RAISED

Background

The inscribed area covers mainly the Old Town within the medieval walls, and some of the bastions and entrenchments from the 16th century. The rest of the bastions, 19th century re-building of the fortifications and 19th century historic urban structures are in the buffer zone.

At the time of inscription, the ICOMOS evaluation noted that: *'The regulation zone around the Conservation Area, which is nominated for inscription on the World Heritage List, includes some of the quarters around the Old Town, and in particular some of the wooden buildings of Kalamaja and the harbour district. ICOMOS recommends that consideration be given to the inclusion of the most significant part of this area in the nominated area.'*

The inscribed area of 60 ha lay within the boundary of the Old Town Conservation area which covers 113 ha. The buffer zone of 370 ha extended beyond the Conservation Area.

A joint UNESCO/ICOMOS expert mission in December 2005 noted that: *'However, it must be taken into account that the so called "buffer zone" is actually consisting of many elements built or organised in different times and with different purposes. Therefore every answer on if and how it is possible to make any change must consider the resulting output in that area and not only what effect, it will have on the preserved old town area.'*

The "buffer zone" itself is not at all deprived of historic value, if we correctly enlarge our idea of history beyond the middle age that marks the Old Town. These considerations should be taken into account by those in charge of designing new proposals and evaluated by the city responsible authorities when issuing the permits.

Considering all the issues involved, an integrated Management Plan extended to the "buffer" zone could be developed as an instrument of protection as well as of social and cultural development for the whole urban community.'

Modification

The State Party proposal is to extend the inscribed area to 113 ha and extend the buffer zone to 2,253 ha.

The proposed extension to the core area would encompass the total area of historic fortifications which form a green area around the medieval city, and some key 19th century buildings such as a church and two theatres. Its boundaries would coincide with those of the Old City Conservation Area.

The proposed extension into the buffer zone would encompass a much larger area of the bay on which Tallinn lies, together with key views to and from the Old Town, including from ships in the bay. The enlarged buffer zone would include part of the wooden suburbs of Kadriorg, Kassisaba, Kalamaja, and Süda-Tatari. The Buffer Zone would coincide with the Buffer Zone for the Old City Conservation Area.

Protection

In 1999 the Buffer Zone for the Old City was enlarged to 2,253 ha. This Buffer Zone is protected by the same legislation as the Conservation Area.

The enlarged areas of both core and buffer zone would thus be protected to the same degrees as the existing core area, as a national monument of Estonia regulated by Conservation Act and Statutes of the Tallinn Old City Conservation Area.

ICOMOS considers that while the enlarged buffer zone would provide enhanced protection to the core zone, developments in the wider setting outside the buffer zone would still need to be considered for their impact on the values of the core zone.

Management

ICOMOS notes in the State of Conservation Report that no progress has been made with a Comprehensive Management Plan for the property and its buffer zone, as requested by the Committee at its 30th and 31st Session, 30 COM 7B.84 and 31 COM 7B.95. This plan would need to encompass the enlarged area and its enlarged buffer zone.

This Management Plan should set the context for these other plans, such as Thematic Plan for high buildings, or a Strategic Plan for the City, through relating outstanding universal value to the spatial patterns of the city and thus to what needs protection.

Integrity

The inclusion of the total area of the historic fortifications would support the integrity of the property.

Authenticity

ICOMOS is satisfied with the authenticity of the extended area.

Outstanding Universal Value

The extended area supports the values of the property recognised at the time of inscription as set out in the justification for criteria (ii) and (iv).

3. ICOMOS RECOMMENDATIONS

ICOMOS recommends that the minor modification to the boundaries of the core and buffer zones of the Historic Centre (Old Town) of Tallinn, Estonia, should be ***approved***.

Furthermore, ICOMOS:

- Urges the State Party to progress a comprehensive Management Plan for the enlarged area and its buffer zone as a framework for other strategic plans for the city
- Stresses the need for development in the wider setting beyond the buffer zone to be interrogated for its impact on the values of the core zone.



Map showing the revised boundaries of the core zone and the buffer zone

Centre historique de Tallin (Estonie)

No 822

1. IDENTIFICATION

État partie :	République d'Estonie
Nom du bien :	Centre historique (Vieille Ville) de Tallin
Lieu :	Ville de Tallin
Inscription :	1997

Brève description :

Les origines de Tallin remontent au XIII^e siècle, lorsqu'un château fut édifié par les croisés de l'ordre des chevaliers Teutoniques. La cité s'est développée pour devenir un poste clé de la Ligue hanséatique et sa prospérité s'est traduite par l'opulence des édifices publics (en particulier ses églises) et l'architecture résidentielle des maisons de marchands, remarquablement bien préservées malgré les ravages des incendies et des guerres au cours des siècles.

Tallin est située sur la côte de la mer Baltique.

2. PROBLÈMES POSÉS

Antécédents

La zone inscrite couvre essentiellement la vieille ville à l'intérieur des murs médiévaux et quelques-uns des bastions et retranchements datant du XVI^e siècle. Les autres bastions, la partie des fortifications reconstruite au XIX^e siècle et les structures urbaines historiques du XIX^e siècle se trouvent dans la zone tampon.

Lors de l'inscription, l'évaluation de l'ICOMOS notait que : « *La zone réglementaire ceinturant la zone de conservation qui fait l'objet de la proposition d'inscription sur la Liste du patrimoine mondial comprend certains des quartiers entourant la Vieille Ville, en particulier quelques-uns des édifices en bois de Kalamaja et de la zone portuaire. L'ICOMOS recommande d'envisager l'intégration de la partie la plus significative de cette zone dans celle qui est proposée pour inscription.* »

La zone inscrite de 60 ha se trouve à l'intérieur des délimitations de la zone de conservation de la Vieille Ville qui, elle, couvre 113 ha. La zone tampon de 370 ha s'étend au-delà de la zone de conservation.

Une mission d'expertise conjointe UNESCO/ICOMOS en décembre 2005 notait que : « *Il doit toutefois être pris en compte le fait que ladite "zone tampon" consiste en réalité en de nombreux éléments construits ou organisés à différentes périodes et selon différents objectifs. Toute réponse concernant l'éventualité ou les modalités de*

toute modification doit prendre en compte le résultat obtenu dans cette zone et pas seulement l'effet que cela aura sur la zone préservée de la Vieille Ville.

La « zone tampon » elle-même n'est pas dénuée de valeur historique, si l'on tient compte des époques historiques postérieures au Moyen Âge qui marquent la vieille ville. Ces considérations devraient être prises en compte par les responsables de la conception des nouvelles propositions, et évaluées par les autorités de la ville au moment de la délivrance de permis.

Compte tenu de tous les problèmes soulevés, un plan de gestion intégré concernant la zone « tampon » pourrait être développé en tant qu'instrument de protection et de développement social et culturel au bénéfice de la communauté urbaine dans son ensemble. »

Modification

La proposition de l'État partie consiste à étendre la zone inscrite à 113 ha et à agrandir la zone tampon à 2 253 ha.

L'extension proposée de la zone principale engloberait la totalité de la zone des fortifications historiques, qui forme une ceinture verte autour de la ville médiévale, et quelques bâtiments importants du XIX^e siècle, tels qu'une église et deux théâtres. Ses délimitations coïncideraient avec celles de la zone de conservation de la Vieille Ville.

L'extension proposée de la zone tampon engloberait une zone bien plus étendue de la baie de Tallin ainsi que des perspectives visuelles depuis et sur la Vieille Ville qui incluraient les navires dans la baie. La zone tampon agrandie comprendrait une partie des banlieues de Kadriorg, Kassisaba, Kalamaja et Süda-Tatari et leurs maisons en bois. Elle coïnciderait avec la zone tampon de la zone de conservation de la Vieille Ville.

Protection

En 1999, la superficie de la zone tampon de la Vieille Ville a été agrandie à 2 253 ha. Cette zone tampon est protégée par la même législation que la zone de conservation.

Les superficies agrandies des zones principale et tampon seraient par conséquent protégées au même degré que la zone principale existante, en tant que monument national d'Estonie régi par la Loi sur la conservation et la réglementation de la zone de conservation de la Vieille Ville de Tallin.

L'ICOMOS considère que même si la zone tampon agrandie offrirait une meilleure protection de la zone principale, les développements dans le cadre plus large à l'extérieur de la zone tampon devraient malgré tout être étudiés du point de vue de leur impact sur les valeurs de la zone principale.

Gestion

L'ICOMOS note dans le rapport sur l'état de conservation qu'aucun progrès n'a été réalisé concernant l'élaboration d'un plan de gestion global pour le bien et

de sa zone tampon, pourtant demandé par le Comité à ses 30e et 31e sessions (30 COM 7B.84 et 31 COM 7B.95).

Ce plan de gestion devrait encadrer d'autres plans – tels que le plan thématique pour les bâtiments élevés ou un plan stratégique pour la ville – en reliant la valeur universelle exceptionnelle aux schémas spatiaux de la ville, et donc aux éléments qui requièrent une protection.

Intégrité

L'intégration de la totalité de la superficie des fortifications historiques devrait contribuer à l'intégrité du bien.

Authenticité

L'ICOMOS est satisfait de l'authenticité de la zone élargie.

Valeur universelle exceptionnelle

La zone élargie soutient les valeurs du bien reconnues lors de l'inscription telles qu'elles sont définies dans la justification des critères (ii) et (iv).

3. RECOMMANDATIONS DE L'ICOMOS

L'ICOMOS recommande que la modification mineure des délimitations des zones principale et tampon du Centre historique (Vieille Ville) de Tallin soit *approuvée*.

De plus, l'ICOMOS :

- presse l'État partie de développer un plan de gestion global pour la zone principale élargie et sa zone tampon, qui servira de cadre à d'autres plans stratégiques pour la ville.
- souligne la nécessité de surveiller le développement dans l'environnement plus large à l'extérieur de la zone tampon en raison de son impact sur les valeurs de la zone principale.



Plan indiquant les délimitations révisées de la zone principale et de la zone tampon