

Narva City Comprehensive Spatial Plan 2035+
ANNEX 4. VALUABLE INDIVIDUAL OBJECTS AND
CONDITIONS FOR THEIR PRESERVATION

Brought into effect by
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1 JÕESUU 27

Value: an imperial-era historicist building with an authentically preserved exterior dating from the pre-World War II period.

Conditions:

1. The original volume and dimensions of the existing building shall be preserved. Extensions on the courtyard-facing side are permitted.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The existing original facade finish and decorative elements of the building shall be preserved and kept visible.
4. When replacing openings, the design of openings shall be based on the original design from the time of construction and/or similar examples; the window pane division shall correspond to or be similar to the original pane division of the building.
5. As roofing material, standing seam metal sheet or ceramic tile may be used.

2 KARJA 6

Value: an architecturally high-quality example of a late Stalinist public building.

Conditions:

1. The original volume and dimensions of the building shall be preserved. Extensions are permitted, preferably adjoining the rear facade.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing original facade finish and decorative elements shall be preserved and kept visible. In the case of insulation of the building envelope, the facade finish and decorative elements shall be restored in a reconstructive manner based on the existing finish.
4. When replacing openings, the design shall follow the original design of the building's openings and/or similar examples; the window pane division shall correspond to or be similar to the original pane division.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.
6. Where the size and functional layout of the building do not allow its use under a new function, demolition is permitted, provided that the new building is constructed in the footprint of the existing building on the plot and that the current ensemble with neighbouring buildings and existing green spaces is preserved.

3 VESTERVALLI 29

Value: A historicist building with a partially preserved original exterior dating from the pre-World War II period.

Conditions:

1. The original volume and dimensions of the existing building shall be preserved. An extension on the courtyard-facing side is permitted.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing facade finish and decorative elements shall be preserved and kept visible. It is permitted to restore the original exterior finish of ceramic brick preserved beneath the current finishing layer.
4. When replacing openings, the design shall be based on the original design of the openings at the time of construction and/or on similar examples; the window pane division shall correspond to or be similar to the original pane division of the building.
5. As roofing material, standing seam metal sheet or ceramic tile may be used.

4 VESTERVALLI 25

Value: an architecturally high-quality example of a modernist public building.

Conditions:

1. The original volume and dimensions of the existing building shall be preserved. An extension on the courtyard-facing side is permitted.
2. The existing locations, proportions and dimensions of the building's openings shall be preserved.
3. Permitted facade finishing materials are existing ceramic brick or plaster.
4. When replacing openings, the design of openings at the time of the building's construction and/or analogous examples shall be followed; the window pane division shall correspond to or be similar to that of the original construction period.

5 VESTERVALLI 25A

Value: pre-World War II building volume, the only surviving church structure (on the ground floor level) located in the Old Town before World War II.

Conditions:

1. The ground floor structure of the building shall be preserved.
2. If the building is not insulated volumetrically, the existing facade finish and decorative elements of the building shall be preserved and kept visible. In the case of insulation of the building envelope, the facade decorative elements shall be restored by

reconstructive methods as copies based on the existing elements. When insulating, plaster may be used as a finishing material.

3. Permitted roofing materials include asbestos-free fibre cement board, standing seam metal sheet or ceramic tile.

6 VESTERVALLI 17A

Value: partly pre-World War II building volume (a gable-roofed section in the north-western part of the building).

These conditions shall apply to the pre-World War II part.

Conditions:

1. The walls of the building shall be preserved.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. Limestone or plaster shall be permitted as exterior facade finishing materials.
4. When creating openings, preference shall be given to the locations of previous openings. The design of openings shall be based on the original design of openings at the time of construction and/or analogues; the window pane division shall correspond to or be similar to the original pane division of the building.
5. Standing seam metal sheet or ceramic tile shall be permitted as roofing materials.

7 MOONALAO 9

Väärtus: pre-World War II building volume (parts of the 1st and 2nd floors), a representative example of Stalinist facade decoration.

Conditions:

1. The existing volume and dimensions of the building shall be preserved. Extensions adjoining the end wings are permitted.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The existing original facade finish and decorative elements shall be preserved and kept visible.
4. Existing balconies and balcony railings shall be preserved.
5. When replacing openings, the design shall be based on the openings constructed in the 1950s and/or analogues; the window pane division shall correspond to or be similar to the pane division typical of the 1950s.
6. Asbestos-free fibre cement board, standing seam metal sheet or ceramic tile shall be permitted as roofing materials.

8 HARIDUSE 2

Value: pre-World War II building volume (excluding lateral extensions).

Conditions:

1. The original volume and dimensions of the building shall be preserved (excluding lateral extensions).
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The existing facade finish and decorative elements shall be preserved and kept visible.
4. When replacing openings, the design shall be based on the original design of openings at the time of construction and/or analogues; the window pane division shall correspond to or be similar to the original pane division of the building.
5. Standing seam metal sheet or ceramic tile shall be permitted as roofing materials.

9 HARIDUSE 3

Value: a representative example of a post-Stalinist public building; a unique example of the reinterpretation of 1930s functionalism in the 1950s (post-Stalinist period).

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing locations, proportions and dimensions of openings shall be preserved.
4. When replacing openings, the design of openings shall follow the original design at the time of construction and/or similar examples; the window pane division shall correspond to or be similar to the original pane division of the building.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.

10 KOIDULA 8

Value: a historicist building with an authentically preserved exterior from the pre-World War II period (volume facing Koidula Street); a building volume in the south-western part of the building, originating partly from the 17th century, representing a Baroque structure with a historicist facade treatment, partially preserved from the pre-World War II period.

Conditions:

These conditions do not apply to the later extension located in the north-western part of the building, which may be demolished.

1. The original volume and dimensions of the building shall be preserved. Extensions adjoining the building are permitted.

2. The existing ridge height and eaves height and the roof form of the building shall be preserved in the street-facing view.
3. The existing facade finishes and decorative elements of the building shall be preserved and kept visible. Missing decorative elements of both building volumes may be restored using a reconstructive approach based on historical material.
4. When replacing openings, the design of openings shall follow the original design at the time of construction and/or similar examples; the window pane division shall correspond to or be similar to the original pane division of the building.
5. As roofing material, standing seam metal sheet or ceramic tile may be used.
6. The balcony and balcony railings on the facade facing Koidula Street shall be preserved.
7. The fence along Koidula Street, including posts and the metal sections between them, shall be preserved.

11 RAEKOJA PLATS 2

Value: a first-class example of unique 21st-century architecture that distinctly marks the historical architecture and street structure of the Old Town; one of the symbolic buildings of the city.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing roof form of the building shall be preserved.
3. The existing facade finishes and decorative elements of the building shall be preserved and kept visible. When repairing or refurbishing the facades, the original material treatment shall be followed.
4. When replacing openings, the design of openings shall follow the design specified in the construction design. The window pane division shall correspond to or be similar to the pane division specified in the construction design.
5. The design solution of the platform in front of the building shall be preserved.

12 VESTERVALLI 2A

Value: a historicist building with a partially preserved exterior from the pre-World War II period.

Conditions:

1. The existing volume and dimensions of the building shall be preserved.
2. The existing original facade finish and decorative elements of the building shall be preserved and kept visible.
3. When replacing openings, the design of openings shall follow the original design at the time of construction and/or similar examples; the window pane division shall correspond to or be similar to the original pane division of the building.

4. As roofing material, standing seam metal sheet may be used.

13 VESTERVALLI 11

Value: a pre-World War II building volume (parts of the 1st and 2nd floors), a representative example of Stalinist facade decoration, and the only original Art Nouveau balcony railings in the city.

Conditions:

1. The existing volume and dimensions of the building shall be preserved.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing facade finishes and decorative elements of the building shall be preserved and kept visible.
4. When replacing openings, the design of openings shall follow the design established in the 1950s and/or similar examples; the window pane division shall correspond to or be similar to the pane division typical of the 1950s.
5. As roofing material, asbestos-free fibre cement board, standing seam metal sheet or ceramic tile may be used.
6. The balconies and balcony railings of the building shall be preserved.

14 VESTERVALLI 13

Value: partially pre-World War II building volume (gable-roofed section in the southern part of the building).

These conditions apply to the pre-World War II part.

Conditions:

1. The walls of the building shall be preserved.
2. Limestone or plaster shall be permitted as exterior facade finishing materials.
3. When replacing openings, the design of openings from the time of construction and/or analogous solutions shall be followed; the window pane division shall correspond to or be similar to the original pane division of the building. When creating additional openings, the rhythm and proportions of existing openings shall be followed.
4. Standing seam metal sheet or ceramic tile shall be permitted as roofing materials.

15 LAVRETSOVI 5

Value: a historicist building with an authentically preserved pre-World War II exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved.

2. The existing ridge height and eaves height and the shape of the roof shall be preserved.
3. The existing original facade finish and decorative elements shall be preserved and kept visible.
4. When replacing openings, the design of openings from the time of construction and/or analogous solutions shall be followed; the window pane division shall correspond to or be similar to the original pane division of the building.
5. Standing seam metal sheet or ceramic tile shall be permitted as roofing materials.

16 LAVRETSOVI 9

Value: partially pre-World War II building volume (part of the 1st floor, excluding the corner tower substructure volume, which originally connects two different building volumes).

These conditions apply to the pre-World War II part.

Conditions:

1. The walls of the building shall be preserved.
2. Limestone or plaster shall be permitted as exterior facade finishing materials.
3. When replacing openings, the design of openings from the time of construction and/or analogous solutions shall be followed; the window pane division shall correspond to or be similar to the original pane division of the building. When creating additional openings, the rhythm and proportions of existing openings shall be followed.

17 VABADUSE 6

Value: a historicist building with an authentically preserved pre-World War II exterior, including the only pre-World War II double-leaf panelled entrance door in the city centre.

Conditions:

1. The original volume and dimensions of the building shall be preserved. Extensions and/or restoration of the volume of former extensions are permitted.
2. The existing ridge height and eaves height of the existing building, as well as the roof form, shall be preserved.
3. The existing original facade finish and decorative elements shall be preserved and kept visible.
4. When replacing openings, the design of openings from the time of construction and/or analogous solutions shall be followed; the window pane division shall correspond to or be similar to the original pane division of the building.
5. Standing seam metal sheet or ceramic tile shall be permitted as roofing materials.
6. The double-leaf panelled entrance door on the front facade of the building shall be preserved.

18 VABADUSE 15

Value: an Art Nouveau building with a partially preserved pre-World War II exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved. An extension on the courtyard side is permitted.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing original facade finish and decorative elements shall be preserved and kept visible.
4. When replacing openings, the design of openings from the time of construction and/or analogous solutions shall be followed; the window pane division shall correspond to or be similar to the original pane division of the building.
5. Standing seam metal sheet shall be permitted as roofing material.

19 VABADUSE 16

Value: an imperial-era historicist building with an authentically preserved pre-World War II exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing original chimney stacks shall be preserved.
4. The existing original facade finish and decorative elements shall be preserved and kept visible.
5. When replacing openings, the design of openings from the time of construction and/or analogous solutions shall be followed; the window pane division shall correspond to or be similar to the original pane division of the building.
6. Standing seam metal sheet or ceramic tile shall be permitted as roofing materials.

20 VABADUSE 20

Value: an Art Nouveau building with an authentically preserved pre-World War II exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved. An extension on the courtyard side is permitted.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.

3. The existing original facade finish and decorative elements shall be preserved and kept visible.
4. When replacing openings, the design of openings from the time of construction and/or analogous solutions shall be followed; the window pane division shall correspond to or be similar to the original pane division of the building.
5. Standing seam metal sheet shall be permitted as roofing material.
6. The existing overall design of the building foyer shall be preserved.
7. The staircase leading from the foyer to the 2nd floor shall be preserved.
8. The limestone wall running along the northern boundary of the plot on the eastern side of the building and the limestone auxiliary building located to the east of the building shall be preserved. The existing exterior finish of the wall and the auxiliary building shall be preserved.

21 A. PUŠKINI 29

Value: pre-World War II building volume (parts of the 1st and 2nd floors), a distinctive combination of 1920s historicist and Stalinist facade treatment.

These conditions apply to the part of the building completed in 1926 and reconstructed in 1950.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The existing facade finish and decorative elements of the building shall be preserved and kept visible.
4. When replacing openings, the design of openings shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original division of the building.
5. As roofing material, standing seam metal sheet or ceramic tile may be used.

22 HARIDUSE 5 JA FAMA 10

Value: Pre-World War II building with an authentically preserved exterior, the only remaining building of the Laidoner Line in the city.

These conditions apply to the single-storey part of the building complex located at the aforementioned addresses, situated in the north-eastern part of the larger complex, which was originally a separate building.

Conditions:

1. The original volume and dimensions of the building shall be preserved. An extension on the courtyard side is permitted.

2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The original facade finish and decorative elements of the building shall be preserved and kept visible.
4. Original roof structures (e.g. cast concrete rafters) shall be preserved.
5. As roofing material, standing seam metal sheet may be used.

23 TULEVIKU 3

Value: a representative and stylistically pure example of a modernist public building.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing roof pitch and roof type shall be preserved.
3. The original facade finish, material treatment and facade articulation elements shall be preserved and kept visible. In the case of insulation of the building envelope, facade finishing materials characteristic of the period shall be restored based on existing examples. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade surface.
4. The existing locations and proportions of openings shall be preserved. When replacing openings, the design shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original division.

24 A. PUŠKINI 20

Value: a representative example of a residential building designed as a modernist special project, the first building in the city designed through an architectural competition after World War II.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The structure surrounding the water reservoir located on the roof shall be preserved in its existing volume and external finish.
3. The original facade finish shall be preserved and kept visible. In the case of insulation of the building envelope, facade finishing materials located between the windows and characteristic of the period shall be restored based on existing examples. On other facade surfaces, plaster may be used as a finishing material in the case of insulation of the building envelope. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade surface.
4. When replacing openings, the design shall be based on the original design of the building and/or analogous examples; the window pane division and colour scheme shall correspond to or be similar to the original.

5. In the construction and/or replacement of canopies, the construction practices of the time of construction and architectural techniques common in that period shall be followed.
6. The construction of above-ground extensions to the building is not permitted, except for a possible lift shaft providing access to roof level. The lift shaft shall be designed as lightweight and, where possible, transparent.

25 TULEVIKU 6

Value: a historicist building from the period preceding World War II with a partially authentically preserved exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The original facade finish and decorative elements shall be preserved and kept visible.
4. When replacing openings, the design shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original.
5. As roofing material, standing seam metal sheet or ceramic tile may be used.

26 TULEVIKU 6A

Value: a historicist building from the period preceding World War II with a partially authentically preserved exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The original facade finish and decorative elements shall be preserved and kept visible.
4. When replacing openings, the design shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original.
5. As roofing material, standing seam metal sheet or ceramic tile may be used.
6. Chimney stacks shall be preserved in their existing locations and design.

27 PEETRI PLATS 1

Value: a representative traditionalist building from the period preceding World War II with an authentically preserved exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The original facade finish and decorative elements shall be preserved and kept visible.
4. When replacing openings, the design shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original.
5. As roofing material, standing seam metal sheet may be used.

28 TALLINNA MNT 6B

Value: a suburban pre-World War II residential building with a partially authentically preserved exterior, one of the two remaining wooden buildings of the historic Peetri suburb.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. When replacing facade finishing, timber cladding with profiling and design characteristic of the period (based on the 1920s–1930s) shall be used (e.g. horizontal, vertical and diagonal cladding). When modifying window trims, eaves boxes and similar elements, solutions characteristic of the period (1920s–1930s) shall be followed. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade surface.
4. When replacing openings, the design shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original. The proportions of openings shall correspond to the original proportions of the building or proportions characteristic of the period (1920s–1930s). Timber may be used as the material for openings.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.
6. Chimney stacks shall be designed in accordance with the construction traditions of the building's time of construction.
7. The limestone firewall located on the southern side of the building shall be preserved and kept visible in its existing finish.

29 TALLINNA MNT 10A

Value: a suburban pre-World War II residential building with a partially authentically preserved exterior, one of the two remaining wooden buildings of the historic Peetri suburb.

Conditions:

1. The original volume and dimensions of the building shall be preserved.

2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The original facade finish shall be preserved and kept visible. In the case of insulation of the building envelope, timber cladding with profiling and design characteristic of the period (based on the 1920s–1930s), window trims, eaves boxes and similar elements shall be restored. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade surface.
4. When replacing openings, the design shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original. Timber may be used as the material for openings.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.
6. Chimney stacks shall be designed in accordance with the construction traditions of the building's time of construction.

30 VÕIDU 2

Value: a representative and stylistically pure example of a modernist public building.

Conditions:

1. The original volume and dimensions of the building shall be preserved. An extension is permitted.
2. The original facade finish shall be preserved and kept visible. In the case of insulation of the building envelope, the facade design (horizontal lines in plaster surfaces, wall surfaces of different tones, etc.) shall be restored based on the existing solution. On other facade surfaces, plaster may be used as a finishing material in the case of insulation of the building envelope. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade surface.
3. When replacing openings, the design shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original.
4. The glazed walls of the stairwell volume adjoining the eastern facade of the building shall be preserved in their existing design.
5. The monumental artwork located on the eastern facade of the building shall be preserved.
6. The monumental artwork located in the foyer of the building shall be preserved.

31 SOLDINA 1C

Value: a representative example of a modernist industrial building, a structure distinguished by an architecturally prominent and unique engineering solution.

These conditions apply to the single-storey building volume with a shell roof.

Conditions:

1. The original volume and dimensions of the building shall be preserved. An extension on the courtyard side is permitted.
2. The existing structures of the building shall be preserved, including the shell concrete roofs of the workshop bays.
3. The rhythm of the glazed walls of the front facade and the existing dimensions and proportions of the glazing openings shall be preserved.
4. The existing finishing material and plaster of the facades shall be preserved.

32 P. KERESE 22

Value: a representative and stylistically pure example of a Stalinist public building.

These conditions apply to the part of the building completed in the 1950s.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The existing facade finish and decorative elements shall be preserved and kept visible. In the case of insulation of the building envelope, the facade decorative elements shall be restored as copies based on the originals using reconstructive methods. When insulating, plaster may be used as a finishing material. In the case of insulation of the building envelope, openings shall be moved outward according to the thickness of the insulation layer.
4. When replacing openings, the design of openings shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet is permitted.

33 P. KERESE 27

Value: a representative and stylistically pure example of a modernist public building.

Conditions:

1. The original volume and dimensions of the building shall be preserved, except for the substation block located in the eastern part of the building.
2. The original facade finish shall be preserved and kept visible. In the case of insulation of the building envelope, the facade finish shall be restored based on the existing solution using reconstructive methods. When insulating, ceramic clay brick or ceramic tile with an appearance analogous to that material may be used as finishing materials. In the case of insulation of the building envelope, openings shall be moved outward according to the thickness of the insulation layer.

3. When replacing openings, the design of openings shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division.

34 P. KERESE 14

Value: a first-class example of unique 21st-century architecture, a rare example in terms of construction technology and material use.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing facade finish shall be preserved and kept visible. When repairing or refurbishing the facades, the original material treatment shall be followed.
3. When replacing openings, the design of openings shall be based on the design specified in the construction design. The window pane division shall correspond to or be similar to the pane division specified in the construction design.
4. The landscaping in front of the building, designed together with the building, shall be preserved.

35 RAUDSILLA 3

Value: a pre-World War II suburban residential building with an authentically preserved exterior, one of the two remaining wooden buildings of the historic Juhkentali suburb.

Conditions:

1. The original volume and dimensions of the building shall be preserved; an extension is permitted on the courtyard side.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The existing facade finish shall be preserved and kept visible. In the case of insulation of the building envelope, timber cladding with profiling characteristic of the period (based on the 1920s–1930s), including cladding design (horizontal and vertical boarding, bargeboards, etc.), window surrounds, eaves boxes and similar elements shall be restored. In the case of insulation of the building envelope, window panes shall be positioned flush with the wall surface.
4. When replacing openings, the design of openings shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division. Timber may be used as the material for openings.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet is permitted.
6. Chimney stacks shall be designed in accordance with the construction tradition of the building's time of construction.
7. The plank fence enclosing the property, including the gate, shall be preserved.

8. The firewalls enclosing the property shall be preserved (located on properties at Raudsilla 5, Raudsilla 5A and Juhkentali 14).
9. If a technical assessment determines that the load-bearing wooden parts of the building have decayed, a new building shall be constructed based on the existing building (conditions 1 to 8 shall be followed).

36 JUHKENTALI 7

Value: a pre-World War II suburban residential building with an authentically preserved exterior, one of the two remaining wooden buildings of the historic Juhkentali suburb.

Conditions:

1. The original volume and dimensions of the existing building shall be preserved. An extension on the courtyard side is permitted.
2. The existing ridge height, eaves height and roof form of the building shall be preserved.
3. The existing facade finish shall be preserved and kept visible. In the case of insulation of the building envelope, timber cladding with profiling characteristic of the period (based on the 1920s–1930s), including cladding design (horizontal and vertical boarding, bargeboards, decorative mouldings and similar elements), window surrounds, eaves boxes and similar elements shall be restored. In the case of insulation of the building envelope, window panes shall be positioned flush with the wall surface.
4. When replacing openings, the design of openings shall be based on the original design of the building and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division. Timber may be used as the material for openings.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet is permitted.
6. Chimney stacks shall be designed in accordance with the construction tradition of the building's time of construction.

37 LINNUSE 2

Value: a first-class example of unique 21st-century architecture, forming part of a successful symbiosis between the natural landscape and the built environment.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing facade finish shall be preserved and kept visible. When repairing or refurbishing the facades, the original material treatment shall be followed.
3. When replacing openings, the design of openings shall be based on the design specified in the construction design. The window pane division shall correspond to or be similar to the pane division specified in the construction design.

4. The landscaping surrounding the building, designed together with the building, shall be preserved.

38 JOALA 8

Value: a representative and stylistically pure example of a Stalinist public building.

Conditions:

1. The colonnade located on the eastern side of the building, including its decorative elements and the text on the frieze, shall be preserved.
2. Based on the prospective function and technical condition of the building, the demolition of the auditorium volume located in the western part of the building, the three-storey volume perpendicular to the central hall volume, and the adjacent wing buildings is permitted.
3. If the preservation of the colonnade structurally requires the preservation of the adjacent wing buildings, those building parts shall be preserved with their existing dimensions and existing finishes (including decorative elements). In the case of insulation of the building envelope of the wing buildings, the facade decorative elements shall be restored as copies based on the originals using reconstructive methods.
4. If the preservation of the wing buildings structurally requires the preservation of the three-storey volume located between them, that part of the building shall be preserved with its existing dimensions and existing finishes (including decorative elements). In the case of insulation of the building envelope of this building part, the facade decorative elements shall be restored as copies based on the originals using reconstructive methods.
5. When preserving building parts, the replacement of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division.
6. As roofing material, standing seam metal sheet is permitted.
7. In place of building parts that may be demolished in the future, new building volumes may be planned. The planning of new building volumes is permitted on the basis of an architectural competition.

39 V. GERASSIMOV 2

Value: a representative and stylistically pure example of a Stalinist public building.

These conditions apply to the part of the building completed in the 1950s.

Conditions:

1. The original volume and dimensions of the existing building shall be preserved. An extension is permitted, and shall be designed as clearly distinguishable from the original building.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing facade finish and decorative elements of the building shall be preserved and kept visible.
4. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.

40 RAUDTEE 12

Value: a representative example of a Stalinist specialised building (depot).

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing eaves height, roof form and side parapets shall be preserved.
3. The original facade finish and decorative elements of the building shall be preserved and kept visible. In the case of insulation of the building envelope, facade decorative elements shall be restored as copies based on the originals using reconstructive methods.
4. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division.

41 JOALA 22

Value: a representative example of a Stalinist public building.

Conditions:

1. The original volume and dimensions of the building shall be preserved; an extension on the courtyard side is permitted.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The original facade finish and decorative elements of the building shall be preserved and kept visible. When insulating the building, facade decorative elements shall be restored as copies based on the originals using reconstructive methods.

4. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.

42 KREENHOLMI 56

Value: a pre-World War II building volume, the only surviving building of Joala Manor.

Conditions:

1. The existing walls, volume and dimensions of the building shall be preserved.
2. In constructing the roof, the angle of the existing gables, and the ridge and eaves height shall be followed.
3. The original façade finish of the building shall be preserved and kept visible.
4. When constructing openings, the design shall be based on the original design period of the building and/or analogues; the window pane subdivision shall correspond to or be similar to that of the original period. When creating additional openings, the rhythm and proportions of existing openings shall be followed.
5. As roofing material, standing seam metal roofing or ceramic tiles may be used.
6. The existing chimney shall be preserved.

43 RAKVERE 2

Value: a pre-World War II suburban residential building with a partially authentically preserved exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved; an extension on the courtyard side is permitted.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing facade finish of the building shall be preserved and kept visible. In the case of insulation of the building envelope, plaster may be used as a finishing material. Window trims, eaves boxes and similar elements characteristic of the period (based on the 1920s–1930s) shall be restored. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade plane.
4. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.

6. Chimney stacks shall be designed based on the construction traditions of the building's time of construction.
7. The existing plinth finish (plaster) shall be preserved.

44 RAKVERE 9

These conditions do not apply to the gable-roofed section located in the northern part of the building.

Value: a pre-World War II suburban residential building with an authentically preserved exterior.

Conditions:

1. The original volume and dimensions of the building shall be preserved, including the glazed veranda located on the eastern side of the building. An extension on the courtyard side is permitted.
2. The existing ridge height and eaves height of the building, as well as the roof form, shall be preserved.
3. The existing facade finish of the building shall be preserved and kept visible. In the case of insulation of the building envelope, timber cladding and cladding design characteristic of the period (based on the 1920s–1930s) shall be restored (horizontal and vertical boarding, bargeboards, etc.), including window trims, eaves boxes and similar elements. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade plane.
4. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division. Timber may be used as the material for openings. Window shutters shall be preserved. When making new shutters, the form and design of the preserved shutters shall be taken as the basis.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.
6. Chimney stacks shall be designed based on the construction traditions of the building's time of construction.

45 1. JÕE 26

Value: a suburban residential building with an authentically preserved exterior, forming, together with neighbouring buildings (including the building at 1. Jõe 28), a pre-World War II and post-World War II suburban milieu.

Conditions:

1. The existing volume and dimensions of the building shall be preserved. Extensions on the courtyard side are permitted.

2. The existing ridge height and eaves height and the roof form on the street-facing side shall be preserved. The installation of roof windows and dormer windows is permitted.
3. The existing facade finish of the building shall be preserved and kept visible. In the case of insulation of the building envelope, timber cladding and cladding design characteristic of the period (based on the 1920s–1960s) shall be restored (horizontal and vertical boarding, bargeboards, etc.), including window trims, eaves boxes and similar elements. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade plane.
4. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division. Timber may be used as the material for openings.

46 1. JÖE 28

Value: a suburban residential building with an authentically preserved exterior, forming, together with neighbouring buildings (including the buildings at 1. Jõe 26), a pre-World War II and post-World War II suburban milieu.

Conditions:

5. The original volume and dimensions of the building shall be preserved. Extensions on the courtyard side are permitted.
6. The existing ridge height and eaves height and the roof form of the building shall be preserved. The installation of roof windows and dormer windows is permitted.
7. The existing facade finish of the building shall be preserved and kept visible. In the case of insulation of the building envelope, timber cladding and cladding design characteristic of the period (based on the 1920s–1960s) shall be restored (horizontal and vertical boarding, bargeboards, etc.), including window trims, eaves boxes and similar elements. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade plane.
8. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division. Timber may be used as the material for openings.
9. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.
10. Chimney stacks shall be designed based on the construction traditions of the building's time of construction.
11. The existing plinth finish (plaster) shall be preserved.
12. The plank fence with gate enclosing the property shall be preserved.

47 1. JÖE 38

Value: a suburban residential building with an authentically preserved exterior, including the only original late 19th–early 20th century courtyard gate in the city with wooden decoration and roofing, and one of the few verandas from the same period decorated with fretwork.

Conditions:

1. The original volume and dimensions of the building shall be preserved. Extensions on the courtyard side are permitted.
2. The existing ridge height and eaves height and the roof form of the building shall be preserved. The installation of roof windows and dormer windows is permitted.
3. The existing facade finish of the building shall be preserved and kept visible. In the case of insulation of the building envelope, timber cladding and cladding design characteristic of the period (based on the 1920s–1960s) shall be restored (horizontal, vertical and diagonal boarding, bargeboards, etc.), including window trims, eaves boxes and similar elements. In the case of insulation of the building envelope, window panes shall be positioned flush with the facade plane.
4. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division. Timber may be used as the material for openings.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.
6. Chimney stacks shall be designed based on the construction traditions of the building's time of construction.
7. The existing plinth finish (plaster) shall be preserved.
8. The veranda on the southern side of the building shall be preserved in its existing finish. Decorative fretwork elements shall be preserved to the maximum extent possible. When replacing elements, the details to be replaced shall be measured prior to dismantling, and replacement details shall be produced based on the form, dimensions and profiles of the original details being removed.
9. The wooden gate with roofing located on the eastern side of the property shall be preserved in its existing design. Decorative wooden elements of the gate structure shall be preserved to the maximum extent possible. Details to be replaced shall be measured prior to dismantling, and replacement details shall be produced based on the form, dimensions and profiles of the original details being removed.

48 KOSE 10

Value: a representative example of a Stalinist public building.

Condition:

1. The original volume and dimensions of the building shall be preserved; an extension is permitted.
2. The existing ridge height and eaves height and the roof form of the building shall be preserved.
3. The original facade finish and decorative elements of the building shall be preserved and kept visible. When insulating the building, facade decorative elements shall be restored as copies based on the originals using reconstructive methods.
4. When replacing openings, the design of openings shall be based on the original design of openings at the time of construction and/or analogous examples; the window pane division shall correspond to or be similar to the original pane division.
5. As roofing material, asbestos-free fibre cement board or standing seam metal sheet may be used.

49 KOSE 16

Northern building

These conditions apply to the part of the building finished with limestone and ceramic brick.

Value: a pre-World War II historicist building with a partially authentically preserved exterior, forming part of the historic building complex of the Kreenholmi manufactory.

Conditions:

1. The original volume and dimensions of the building shall be preserved.
2. The existing ridge height and eaves height of the roof, as well as the roof form, shall be preserved.
3. The existing ceramic brick chimney shall be preserved.
4. The existing original facade finish and decorative elements shall be preserved and kept visible.
5. In the restoration of lost decorative elements, the design of preserved elements and/or analogues shall be followed.
6. When replacing openings, the original design of openings at the time of construction and/or analogues shall be followed; the window pane division shall correspond to or be similar to the original pane division.
7. Standing seam metal sheet or ceramic tile may be used as roofing material.
8. Later extensions shall be demolished.

Southern building

Value: a pre-World War II historicist building with a partially authentically preserved exterior, forming part of the historic building complex of the Kreenholmi manufactory.

Conditions:

1. The original volume and dimensions of the building shall be preserved.

2. The existing ridge height and eaves height of the roof, as well as the roof form, shall be preserved.
3. The existing original facade finish and decorative elements shall be preserved and kept visible.
4. In the restoration of lost decorative elements, the design of preserved elements and/or analogues shall be followed.
5. When replacing openings, the original design of openings at the time of construction and/or analogues shall be followed; the window pane division shall correspond to or be similar to the original pane division.
6. Standing seam metal sheet or ceramic tile may be used as roofing material.

50 P. KERESE 23/KREENHOLMI 14B

These conditions shall apply to the building parts located on both properties and attached side by side.

Value: a pre-World War II historicist industrial building

Conditions:

1. The original volume and dimensions of the building shall be preserved; extensions are permitted.
2. The existing ridge height and eaves height of the roof, as well as the roof form, shall be preserved.
3. The existing facade finish (plaster) and decorative elements shall be preserved and kept visible.
4. In the restoration of lost decorative elements, the design of preserved elements and/or analogues shall be followed.
5. When replacing openings, the original design of openings at the time of construction and/or analogues shall be followed; the window pane division shall correspond to or be similar to the original pane division.

51 VESTERVALLI 11A

Value: a pre-World War II historicist urban design element (fence) with a partially preserved exterior.

Conditions:

1. The existing elements of the fence shall be preserved, restored and displayed in their existing location and design.
2. When replacing missing fragments, existing elements shall not be copied; instead, they shall be replaced with elements that are distinguishable in design while being compatible with the visual solution of the fence.

52 ELEKTRIJAAAMA TEE 59

Monumental sculpture “Energia”

These conditions apply to the sculpture located at the intersection of Elektriijaama tee and the road leading to the main gate of the Baltic Thermal Power Plant.

Value: a representative example of monumental art from the Soviet period.

Conditions:

1. The existing volume and dimensions of the sculpture shall be preserved.
2. The existing cladding material (stainless steel) shall be preserved. When replacing fragments of the cladding material, the original design, material and method of treatment shall be followed.
3. When replacing and/or repairing the internal structures of the sculpture, sections of finishing materials shall be reinstalled to the maximum extent possible.
4. The visibility of the sculpture from a minimum distance of 300 m along Elektriijaama tee from the northeast direction to the southwest direction shall be preserved.
5. No other structures, facilities or information signs that would obscure the sculpture shall be planned within the green space bounded by roads in which the sculpture is located.