

# **Report of the joint World Heritage Centre / ICOMOS Advisory Mission to the World Heritage property Vilnius Historic Centre, Lithuania (C 541bis)**

**20<sup>th</sup> to 24<sup>th</sup> November 2017**



**ICOMOS**  
international council on monuments and sites



*Cover: View across the missionary monastery gardens and the east side of the city, from Subačiaus Street to the 'architectural hill'*

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The Municipality of Vilnius were generous with their expertise, time and hospitality. We were particularly grateful for the involvement of Mr. Remigijus Šimašius, Mayor of Vilnius City; and to Mr. Mindaugas Pakalnis, Chief Architect of Vilnius, Mr. Gediminas Rutkauskas, World Heritage Site Manager, and other representatives of the municipality who joined our sessions and made available their particular expertise and knowledge.

The Lithuanian National Commission for UNESCO, represented by Ms. Asta Junevičienė, Secretary General, and Ms. Renata Vaičekonytė-Kepežinskienė, Heritage Programme Coordinator, greatly assisted our work. We were especially grateful to them for arranging and hosting a session with representatives of civil society, including many members of the Civic Movement to Safeguard the Environment and Heritage (A list of participants is included at Appendix 6.5). We have taken their views into account in arriving at our conclusions. We were grateful, too, for the participation of members of the ICOMOS National Committee for Lithuania, particularly Ms. Marija Nemunienė.



## EXECUTIVE SUMMARY AND RECOMMENDATIONS

The ICOMOS Advisory mission was invited by the State Party of Lithuania to assess and advise on two development projects within the World Heritage property and its buffer zone:

- a) The adaptive re-use of the Missionary Monastery Ensemble, and a new residential development alongside it, the project under the title of “Misionierių sodai”, on Subačiaus Street, outside the city walls but within the inscribed property;
- b) The development of high-rise buildings, specifically, a business centre 'K18', in the 'Architectural Hill' within the buffer zone. The final Terms of Reference are included in this report as Annexe 6.2.

### ***The Missionary Monastery Ensemble***

In relation to the Missionary Monastery garden projects, there were frontage plots on the former Orphanage of the Infant Jesus site c1600, and small scale working buildings within this part of the gardens later. Replacing the Soviet hospital buildings with frontage buildings more in tune with the historic morphology of the city reflects the way in which the area might have been expected to develop. Within the 'pragmatic' strategy adapted for former gardens a decade ago, in principle the concept for the project under the title of “Misionierių sodai”, seemed to the mission to be justifiable, and that for the Missionary Monastery buildings highly appropriate.

The mission offers the following detailed recommendations about their implementation and the future integrated management of the former garden area as a whole.

*In relation to the ensemble of the Missionary Monastery in its historically-defined garden area, the mission recommends that:*

**R 1** The extent, evolution and significance of the core estate of the Sanguška Palace/ Missionary Monastery should be established so far as sources allow, including both landscape archaeology and documentary research, and an over-arching long term strategy for its conservation established.

**R 2** In the light of that research, the emerging landscape architecture project for the public parkland should be reviewed to ensure that it reinforces and so far as possible better reveals rather than further erodes the historic boundaries and features of the landscape, and design interventions are informed by (but certainly not limited by) its historic character.

*In relation to the project to reuse the Missionary Monastery buildings, the mission recommends that:*

**R 3** The layout of the gardens should be informed by the wider research suggested in R1, and developed to achieve visual linkage between the formal compartments and the wider landscape to the north, avoiding a hard boundary defined by parked cars, with new garden structures that are not strident in their character and

use of materials. In line with the new policy to limit provision for cars in the Old Town, the extent as well as location of car parking on the site should be reviewed.

**R 4** The intensity of the conversion of the former Sanguška Palace block be carefully reviewed, particularly the treatment and use of the 'mansard' (roof) level.

*In relation to the project under the title of “Misionierių sodai”, the mission recommends that:*

**R 5** The visual openness and permeable edge to the public landscape to the north, promised in the scheme, is crucial to its success, and must be strictly monitored in delivery. Particular care needs to be taken in the landscaping of the interface, including surface levels at the edge of the steep slope and planting on it, to soften and filter (but not obscure) views of the new buildings from the lower ground and in long distance views.

**R 6** The height and massing of block D should be studied to better understand its impact on kinetic views of the north gable of the Missionary Monastery church and its southern towers moving eastwards along Subačiaus Street. In the light of the results, consideration should be given to limiting the northern part of block D to a height comparable to the adjacent monastery frontage building. That would also partly reveal the ridges of the buildings on the south side of the street as a separate layer in the city panorama.

*Aware that the Missionary Monastery project has been the subject of some disagreement about the optimum and achievable conservation policy for this prominent site in the city, and in order that in future there can be more effective ways of bringing people together to discuss major issues, the mission also strongly recommends that:*

**R 7** The imminent preparation of the Management Plan should take the form of a participatory process through which strategies for the conservation and management of aspects of the historic city can be debated, and policies for the sustainable management of change arrived at through engagement between all stakeholders. That process, with the aim of building majority support for approaches to contentious issues (consensus is rarely achievable) can actually be more important than the final document itself.

### ***High-rise buildings in the buffer zone, in relation to the business centre 'K18' in the 'Architectural Hill'***

Generally, the mission accepts that the 'Architectural Hill' is an established component of the city, and has been successful in confining tall buildings close to the centre to a single location within a disciplined concept; and also that the concept of a business centre 'K18' will bring local public realm benefits as a gateway building. However, it is recommended that the concept in general and the design of the business centre 'K18' in particular be refined in the light of experience of the effect of the structures built so far on the skylines of the historic city.

*The mission recommends that:*

**R 8** The design of the business centre 'K18' be further developed to maintain the public realm benefits of the developed design, but within the overall height of the competition design. Consideration should be given, in this process, to the justification for the profile of the top of the tower sloping in the opposite direction to the profile of the 'Architectural Hill,' rather than contributing to its intended profile, and careful attention given to minimising the reflective qualities of the cladding.

**R 9** The City Master Plan governing the further development of the 'Architectural Hill' be refined, to allow for

- a level of medium rise buildings, governed by the criterion that, in views from Gediminas Hill, and from the Missionary Monastery Gardens from the Bastion eastwards to the Subačiaus Street viewpoint, they should not break the skyline formed by the background hills; and
- a higher level defined by the tops of towers, with Europa Tower at its apex (and including the business centre 'K18'), with essentially the existing and substantial skyline space between them being maintained in those views.

## I. BACKGROUND TO THE MISSION

The Vilnius Historic Centre was inscribed on the UNESCO World Heritage List in 1994 (ref. 541) under criteria (ii) and (iv). The boundary is drawn around the formerly walled centre of the city, but including some early suburban areas, and the Hill of the Three Crosses to the east, the site of the first castle (Fig 1). The buffer zone, adopted in 2008, is extensive, and includes the modern commercial centre to the north-west of the historic city, where tall buildings have been planned since the 1960s, and built since the 1980s (the concept of the 'Architectural Hill'). A previous Advisory mission, in 2013, considered the Skaiteks project for the redevelopment of a former industrial site on the Vilna River.<sup>1</sup>

The State Party of Lithuania invited the 2017 ICOMOS Advisory mission primarily to assess and advise on two development projects within the World Heritage property and its buffer zone. One concerns the adaptive re-use of the Missionary Monastery Ensemble, and a new residential development alongside it, the project under the title of "Misionierių sodai", on Subačiaus Street, outside the city walls but within the inscribed property; and the development of high-rise buildings, specifically a business centre 'K18', in the 'Architectural Hill' within the buffer zone (Figs 25-6). The final Terms of Reference are at Annexe 6.2.

The mission was aware of a 'petition to assess potentially unethical actions by members of ICOMOS Lithuania' in relation to the project under the title of "Misionierių sodai",<sup>2</sup> and other critical representations from civil society organisations. It is outside the mission's remit to address these matters directly. Rather, the mission has examined the specific proposals in the context of the World Heritage property and listened to a wide range of views, but ultimately drawn our own conclusions as to the impact of the specific proposals. Our recommendations are based on their potential impact on the Outstanding Universal Value of Vilnius Historic Centre.

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<sup>1</sup> *Report of the ICOMOS Advisory Mission to Vilnius Historic Centre (Lithuania, 541 bis), 2-5 April 2013*

<sup>2</sup> Petition dated 14 September 2017, signed by Asta Baškauskaitė, Elder, Vilnius Old Town Municipality, and five others

## 2. NATIONAL AND LOCAL POLICY FOR PRESERVATION AND MANAGEMENT

The Department of Cultural Heritage under the Ministry of Culture, is responsible for the designation and protection of immovable cultural heritage at national level, including maintaining the Register of Cultural Property. Following research and the preparation of an evaluation dossier, sites are added on the advice of Immoveable Cultural Heritage Assessment Councils. The five State Councils can designate at any of the three levels of significance (national, regional, local). Dossiers can also be prepared by municipalities and additions made on the advice of municipal Assessment Councils, but only at the lowest (local) level. Proposals for works to protected properties or their surroundings must be authorised either by the Department of Cultural Heritage or through devolved responsibilities to a specialist in a municipality.<sup>3</sup>

The State Cultural Heritage Commission for the Republic of Lithuania (SEIMAS), with twelve expert members, supported by a secretariat, separately advises parliament, the president and government on national heritage policy issues. It can 'speak for the heritage', including, where necessary, in contentious matters.

The fundamental tool for managing the City of Vilnius as a whole is the City Master Plan 2015. The Old Town is also subject to the provisions of the Special Protection Plan of Vilnius Old Town – Cultural Monument (Vilnius City Council, 22 January 2003, No. 764), approved by the Ministry of Culture under Order IV-490. It is intended to replace this by the Vilnius Old Town Special Plan. A draft was completed by the end of 2015. Public consultation resulted in over 600 comments, still being evaluated by a Special Working Group established by the Department of Cultural Heritage under the Ministry of Culture, and public consultation on an updated plan was said to be imminent. Special Plans at larger scale are drawn up for cultural sites where change is anticipated, within the framework provided by the Old Town Special Plan.

A Commission for Supervising the Protection and Sustainable Use of the Outstanding Universal Value of the Vilnius Historic Centre was established by the Minister of Culture in February 2013. It was tasked with preparing and recommending to the Ministers of Culture and Environment, and to the Municipality, triennial Action Plans, monitoring and reporting on the state of conservation, and proposing actions necessary to preserve and improve the OUV of the centre. The first Action Plan was for 2013-15, activities continued through 2016-17, and a second action plan was envisaged for 2018-20. The Commission should meet four times per year but has not always done so. Its membership was updated and expanded in September 2017. These arrangements have not proved an adequate substitute for an integrated World Heritage property Management Plan, and the Commission has recently been instructed to organise the drafting of such a plan. The Vilnius Old Town Renewal Agency, responsible for monitoring and awareness-raising, is headed by Gediminas Rutkauskas, who acts as World Heritage Site Manager.

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<sup>3</sup> Law on the protection of immovable cultural properties in the Republic of Lithuania (2005), Law on construction, Law on territorial planning

### 3. ASSESSMENT OF ISSUES

#### **3.1. Introduction**

The old city of Vilnius, inscribed on the World Heritage List as Vilnius Historic Centre, is the cultural heart of the modern city, radiating southwards from Gediminas Hill on the south bank of the Neris River (Fig 1). A nineteenth-century 'New Town', Naujamiestis, developed to the west, with city-scale commercial buildings along Gedimino Prospektas. They meet at Cathedral Square, which remains the hub of the modern city, from which the modern commercial centre, on the opposite, north bank of the Neris River, can readily be seen. The old city is not a place apart (although it has quiet, predominantly residential, quarters within it), but an integral part of a diverse but economically interlinked city centre, which on the north-east is closely contained by green hills. Hills at somewhat greater distance figure in the backdrop of many long views from the central areas. This is particularly relevant in Vilnius because from any elevated viewpoint (and there are many), the World Heritage property is seen and experienced in conjunction with, and provides views of, both other components of the centre, and also of the inner suburbs, including traditional small timber houses and Soviet-era apartment blocks.

#### **3.2. The Missionary Monastery**

##### *Preamble*

The proposals for this prominent property in Subačiaus Street, in the south-eastern part of the World Heritage property, have generated much local controversy. There are two projects (Fig 2), one by the Vilnius diocese to rehabilitate the former monastery and church as a pilgrim centre; and the other, in course of building at the time of the mission, for apartments in place of a 1970s extension to the hospital created within the former monastery in the Soviet era. The visual impacts of the development are clearly important. However, the issues of principle raised by the objectors basically stem from perceptions of the significance of a much more extensive historic entity, the Missionary Monastery in its former productive gardens. Physical interventions began in the 1940s, and the division of its ownership has followed from post-Soviet restitution of land rights. The monastic buildings and their immediate garden areas to the east were returned to Vilnius Diocese of the Catholic Church, while the hospital extension to the west was sold by the municipality for redevelopment. The remaining, largely open, area of the gardens is now an urban park, diagonally divided by a public street.

##### *The evolution of the gardens*

The mission was presented with much evidence about the historic form and evolution both of the redevelopment site and the wider landholding associated with the Sanguška Palace and Missionary Monastery. Dates assigned to maps and events are not always consistent, and there are gaps. The mission therefore begins its consideration of the gardens by summarising their story as it has been understood by the mission, and which underpins its assessment and recommendations.

The Missionary Monastery stands on an extra-mural site fronting Subačiaus Street, which led out of the city (walled in 1503-22), through the Subačiaus Gate, extant by 1528 (Figs

1, 3-5). The road continued eastwards parallel to the edge of a plateau, from which the land falls steeply to the north-east, towards the Vilnia River. The earliest map of the city, published in 1581 but perhaps drawn 30 years before, shows, schematically, extensive suburban development of small wooden houses in this area.<sup>4</sup> There is archaeological evidence from the development site of at least four late 16th/early 17th century timber buildings on the north side of the street, between the city wall and a continuation of the lane which still exists to the south of the street (Fig 3).<sup>5</sup> One plot had a brick/pottery kiln at rear, typical of suburban development and activity. These buildings were short-lived, cleared early in the 17th century to provide an open field of fire in front of a brick artillery bastion, now dated as late as 1647-8, constructed in front of the city wall north of the gate.<sup>6</sup> This in turn was supplemented (or superseded) by a bastioned earthwork built to defend the eastern suburbs, according to von Fürstenhoff in 1654, which would place it shortly before the city was captured by Russian troops on 8 August 1655 (Fig 3).<sup>7</sup>

Between 1628 and 1645<sup>8</sup>, Duke Jeronimas Vladislovas Sanguška, a Jesuit priest and suffragen bishop of Vilnius, built a Renaissance palace east of the bastion, surrounded by a large garden with springs and ponds. On his death in 1657, it passed through various hands, until in 1687 it was gifted to the recently-invited monks of a French missionary order, the Congregation of St Vincent de Paul,<sup>9</sup> who adapted it as their monastery. The 1737-40<sup>10</sup> Vilnius city plan by J G M von Fürstenhoff (Fig 3) shows the masonry Church of the Assumption that they began to build in 1695, at right angles to the palace axis, between it and the street. The first church was consecrated in 1698, and reconstructed and re-consecrated in 1730 after fires. The locality became known as 'The Hill of the Saviour'. The monastery buildings, set around a small cloister formed around the north-west corner of the church and palace, were added in 1739-51.<sup>11</sup> Around 1754-57, the church was re-modelled essentially into its existing form by Johan Christoph Glaubitz, a leading architect of the Vilnius late Baroque school (Fig 13).

The von Fürstenhoff map (Fig 3) shows that on the plateau to the east of the church and monastery there was a narrow brick frontage block,<sup>12</sup> the origin of the one that survives here, and a formal garden of eight compartments, aligned on the former palace. On the plateau to the west were four small brick buildings<sup>13</sup> within an enclosure, in the corner of a larger enclosed area (from its later development probably an orchard) fronting the street, with a timber building in its south-west corner. On the land below the steep

<sup>4</sup> Braun and Hogenburg, *Civitates Urbis Terrarium* volume 3 (Cologne)

<sup>5</sup> Topographical detail on the 1737-40 Vilnius city plan strongly suggests that the section of the street beyond the gate came into existence with the city wall, which cut across the earlier routes, including this lane

<sup>6</sup> The date and its attribution to Friedrich Gedkant depends on its absence from a plan of the city fortifications drawn by him in 1648

<sup>7</sup> The date is given on the 1737-40 Vilnius city plan (Fig 3), which shows the lines; but labels them '*Mosccwidisch Retrenchement de Anno 1654*'; either his attribution or his date must be wrong

<sup>8</sup> Other dates given in the papers are in 1635; in 1640 and 1640-50; some research is clearly needed.

<sup>9</sup> 1581-1660; he established the Vincentian Order in 1625

<sup>10</sup> This seems to be the accepted date range for the making of this [undated] map; working material provided by the National Commission for Cultural Heritage gives the date as 1723

<sup>11</sup> The sequence can be seen in the ground floor plan, Fig 9

<sup>12</sup> The buildings to either side are attributed in the notes to 1739-51

<sup>13</sup> Because coloured red on the map; timber buildings are coloured grey

slope to the river was a series of fish ponds, and at least two brick buildings on or close to the river channel. Although not indicated as part of the property by the repetition of the reference number '34', to the east is a further enclosure with buildings in the south-east corner, which later plans identify as the agricultural buildings of the *Folwark*.<sup>14</sup> This coherent parcel, with still-unenclosed land to its east in 1737-40, looks suspiciously like the Sanguška palace grounds.<sup>15</sup>

To the west of this parcel, in what had previously probably been the open field of fire in front of the city walls, by 1737-40 there were three enclosed plots (two with timber buildings) on the frontage to Subačiaus Street (in contrast to a fully developed frontage on the opposite, south side), and more on the river frontage to the north, beyond the bastion (Fig 3). Further east, on the south side of the street opposite the Missionary Monastery itself, the 1737-40 map identifies the premises and land of the Missionary Nuns (35), the female order of the Vincentians known as the Congregation of the Sisters of Charity. The map shows the church of the Heart of Jesus, and their house with a formal garden to the east, and presumably productive gardens or an orchard to the north, fronting the street.

During the course of the 18th century, the bastion ditch, no longer useful, became filled with refuse. The site between the Missionary Monastery land and the city wall, including the bastion, was purchased in 1786<sup>16</sup> and donated to build the Child Jesus Orphanage, constructed for the Missionaries in 1787-91, to the design of Augustinas Kosakauskas, a military engineer who had studied and served in France. It was intended to be a symmetrical half-H plan building, but in the event only the eastern wing was built, perhaps because building over the former bastion ditch proved impractical. After Lithuania was incorporated into the Russian Empire in 1794, the orphanage was secularised in 1809.

The city map of 1808 (Fig 4) shows the core Monastery estate of similar extent to 1737-40. The major change was that the land between its buildings and the orphanage parcel to the west was laid out in 12 squares on an axis at right angles to the slope.<sup>17</sup> Later records show this was an orchard that was also used for growing vegetables between the trees. The Monastery was closed in 1832 after the Missionaries were accused of participation in an uprising, and the church, which had served a parish since 1800, was closed in 1844. By 1845, this orchard was the property of the orphanage, which was reconstructed under Russian Orthodox influence in 1853-6.<sup>18</sup> The inventory made at that time gives a picture of the monastic estate, with its productive gardens and orchards, and the *Folwark* in the east. The land on the south side of Subačiaus Street, opposite the church, identified as part of the Sisters' holding in 1737-40, was now the Missionaries' second orchard, planted on the site of a cemetery set up in 1731 for the

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<sup>14</sup> 1849 plan of the abolished *Folwark*. Von Fürstenhoff was not primarily concerned with identifying owners of land; the 1808 city map shows this area, except the farm buildings, as one land parcel 1325

<sup>15</sup> By 1741 they had acquired nine parcels of land around their holding, some of which was rented to citizens, an 1870 map of the estate (Fig 5) shows extensive holdings south and east of this core

<sup>16</sup> Some of the land may already have been acquired by the Missionaries, but the boundary between the two sites was that already clear on the 1737-40 map

<sup>17</sup> Other differences seem to be due mostly to the greater accuracy of the 1808 survey

<sup>18</sup> Drawings dated 1853 by architect Afanasijus Ranydydas



poor given shelter by the monastery. East of the monastery the 'representational' (recreational) garden remained. Meanwhile, the land beyond the gardens, along the river with its water mills, became increasingly industrialised.

After 1844, the gardens seem to have continued in their established uses, while the monastery was returned to the church in 1859,<sup>19</sup> although thereafter it served a variety of functions, including, for a time as an Orthodox seminary. After WWI, the monastery and its lands were returned to the Order (1921, realised in 1925). A plan made in 1924 echoes their extent a century earlier. The Sisters recovered the Orphanage. Until the middle of the 20th century, the beauty of the productive gardens and orchards on the hillside was appreciated by the citizens because of their location, which was the most visible of the monastic gardens around the city. A classic view from the 1860s shows the hillside heavily treed (Fig 7). Another, from the north-west in 1942, shows the hillside north and west of the monastery by then all but stripped of trees (Fig 8), open all the way up to the Subačiaus Street wall.

The Soviet annexation of Lithuania in 1944, following the German occupation, marked the start of major physical change. All land was nationalised. Maironio Street was driven diagonally across the monastery estate; the majority was left as open green space, which it remains.<sup>20</sup> In 1964, the Monastery and orphanage were adapted as a hospital. In 1976-78, a new hospital block was built,<sup>21</sup> linked to and truncating the former orphanage, which was given a shallow roof and stripped of its external stucco detailing (Figs 14, 16). An underground air raid shelter was built to the north of the hospital block. Slightly earlier, c1967-74, the bastion ditch was re-excavated, and the structure subsequently restored as a museum. The Church of the Ascension was used as a store by the National Museum, which ensured that it was kept watertight and not substantially altered. The tall retaining wall to the second orchard on the south side of Subačiaus Street was demolished to widen the highway, and Ziuproniu Street constructed turning southwards from it, almost opposite the monastery church, fundamentally changing the character of the street east of the junction.

#### *Events after independence*

Privatisation of land followed independence from Russia, achieved in 1991. The City partition plan (1994) allocated the open landscape of the former Missionary Monastery gardens, including the bastion, as a city park. The then-hospital (blue and red on Fig 2) formed a single plot, also in public ownership. After the hospital closed in 2007, the former orphanage and 1976-8 hospital extension were sold by the city at public auction,<sup>22</sup> and the development potential of the site between the monastery ensemble (returned to the Diocese of Vilnius) and the former orphanage began to be explored. Archaeological and architectural research was undertaken in 2008, and at least one proposal was floated in 2010.<sup>23</sup> The Orphanage was registered as a cultural monument at

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<sup>19</sup> The paintings in the Chapel of St Vincent de Paul are ascribed to 1859-62, following re-consecration

<sup>20</sup> Absent from maps of 1933 and 1938-9 provided by the National Commission

<sup>21</sup> Dated by copies of construction drawings.

<sup>22</sup> Vilnius Gediminas Technical University, *Research Paper Report*, Contract 14016, 27 April 2016, p7

<sup>23</sup> For the 'Hyatt Regency Vilnius' hotel, conceived (in July 2010) as a neo-Baroque palace dominating the landscape below.

municipal level (No. 33915) in that year. Following five years of discussion, on 25 May 2015, the land plot (cadastral No 0101/0058:135) was finally divided by agreement between the Diocese and the developer, and, on 31 August 2015, the Minister of Culture approved the Special Plan for the Missionary Monastery ensemble.<sup>24</sup> This divided the territory into two 'autonomous zones', of the monastery ensemble and the orphanage. The monastery ensemble was to be subject to a 'sparing use preservation regime', while the goal set for the Orphanage was to preserve authentic parts of the building, restore demolished elements, and to restore the destroyed historical urban-spatial structure or continue the spatial development principles characteristic of Vilnius Old Town.

In 2017, the development site was presented to the mission as related to a wider urban regeneration area, partly within the World Heritage property (including the former industrial area that was the subject of an Advisory mission in 2013) and partly in the buffer zone, all of which currently has a very low population density. The orphanage site is, however, very different in character from most of the other redevelopment areas, which are former industrial sites in the bottom of the river valley.

#### *The proposals for the monastery*

The church, palace and monastery ensemble is registered at state level (no. 761). Both in itself and in its prominence on the skyline in many city views it makes a major contribution to the Outstanding Universal Value of the World Heritage property. The proposal by the Vilnius Diocese to convert it to what amounts to a hotel for pilgrims to 'Vilnius, City of Grace', is generally a good fit with its historic form and character, and will allow the church to be brought into new uses without compromising its interior, as well as the restoration and presentation in an appropriate setting of the St Vincent de Paul Chapel (Fig 9). The proposals were the subject of ongoing public consultation at the time of the mission. Temporary repairs have been undertaken to prevent further deterioration. Subject to consent being given, a start on the substantive project is expected within five years.

In detail, placing 'sanitary units' in the central spaces of two floors of the former palace building, allowing the small rooms to be used as double bedrooms, compromises the appearance rather than the fabric of the corridors (which have plain flat ceilings), and is readily reversible; but ideally some or all of these would be single rooms with the facilities contained within. More problematic is the treatment of the top floor gallery (Fig 10) in which polychrome and some ornamental decoration survives.<sup>25</sup> Without a section (although the elevation Fig 11 indicates the general form), it is difficult to understand how the proposed rooms in its flanking roof voids would be lit (no roof lights are indicated), but while doors might miss the paintings, the gallery would be largely filled with 'sanitary units' (Fig 10). Overall this aspect of the proposals (especially the gallery level variants: drawings 2016-47-PP-SA-06a, b), suggest that the conversion of the former palace block is rather more intensive than is ideal.

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<sup>24</sup> Approved by Order IV-558 of the Ministry of Culture

<sup>25</sup> Drawing 2016-47-PP-TvDP-09; we did not see this space on our visit

Externally, a single storey block (with some rooms in the roof) would be added along the street boundary east of the extant one, and another replacing the ruinous structure flanking the gate (Fig 9). There was a building here on the south boundary in 1870 (Fig 5), similar proposals in 1924, and such structures are in character with the place. By 1870, there was also a small detached masonry block to the north of the monastery, connected to it at first floor level by a corridor.<sup>26</sup> The possibility of echoing this in lightweight construction as prospect room is identified but not yet determined. If taken forward, care should be taken to ensure that it does not become a highly-reflective eye-catcher. Formal gardens are proposed both north of the monastery, and to its east, aligned on the palace, where historically one existed by 1737-40 (probably shown schematically on the map, given the actual landform). Car parking<sup>27</sup> is shown to the west of the monastery, which provides a discreet service area; but also against the park, on the north side of the eastern garden (Fig 12). Given the historic character and extent of the Missionary Monastery garden as a whole, the boundary here needs to read as between compartments in a garden, not a back fence against which to park cars.

*The project under the title of “Misionieriu sodai” including the former orphanage*

The project was developed from the winning entry by Do Architects in a competition decided in October 2014 (before the formal division of the plot). Other entries seen by the mission tended towards the courtyard form, defined by perimeter housing blocks including the orphanage, its lost north-west corner reconstructed on its historic footprint (Fig 15).<sup>28</sup> The winning scheme was different in two principal ways; in not rebuilding the lost end of the orphanage, and adopting a plan form opening to the park and the city. The architects state that it is inspired by two characteristic morphological types in the city, a church rising high above a narrow urban street defined by both yard walls and buildings, and open-yard houses with long blocks extending down one side of the back of the plot.<sup>29</sup>

The remaining L-plan historic section of the orphanage building will be retained and rehabilitated as an apartment block, under a reinstated roof of traditional pitch (Figs 16, 17-18). The northern end, demolished in 1976, will not be rebuilt, its severed form being expressed by partial window openings at the corner, and light infill of the section, with the evidence of its former extent demonstrated in the landscaping. This will preserve open views from the restored bastion towards the north-west corner of the monastery ensemble. That line of sight determines the position of the slightly pointed gable ends of three new apartment blocks (A-C), with ridges 2.1m lower than that of the (restored) former orphanage and arranged parallel to it. The ridges of the new blocks in turn are about 1m below the cornice height of the adjacent monastery building, and their eaves relate to its penultimate principal floor level. These height relationships are (and were specified in the Special Plan to be) similar to the former hospital block, which ran parallel

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<sup>26</sup> Which presumably housed the monastic latrine; what seems to be its predecessor is shown in 1808 (Fig 4). For the 1870 plan see *Maps of the City of Vilnius*, National Museum of Lithuania (2016), no.142; Fig 5 here

<sup>27</sup> Shown, with the landscaping, on a drawing supplied by the National Commission for Cultural Heritage during the course of the mission

<sup>28</sup> As the 2015 Special Plan envisaged; see above

<sup>29</sup> In Vilnius morphological types of traditional are formally classified and coded, with the locations in which they are typically found identified; these are intended to inspire the form of infill developments.

to the street. However, in the proposed buildings, advantage is taken of the slope of the ground to incorporate a full, visible basement storey, resulting in finished ground level in front of the gables remaining lower than that in front of the monastery or the orphanage block. In summary, the proposed buildings present gables rather than a continuous block to the city, breaking down the solid form of the former hospital block; but from west to east, they extend progressively closer to the edge of the plateau and relate to a slightly lower ground level, informed by archaeological excavation.<sup>30</sup>

A fourth new block (D) is proposed to stand parallel with Subačiaus Street, but set back behind the retained brick boundary wall, its ridge height 0.96m above that of the former orphanage as the buildings step up the slope. There was archaeological and graphic evidence for a single storey building behind the wall here, but none whatsoever for the substantial building (two storeys plus basement and garret) shown in an 1848 lithograph between it and the orphanage (Fig 6).<sup>31</sup> It must represent either artistic licence or an unrealised ambition.

Overall, the development, which has a 110-space car park beneath it, will be about one third larger in both footprint and volume than the previously-existing buildings. The landscaping of the spaces between the buildings is intended to integrate with proposals for the re-landscaping of the public park that occupies the remainder of the former Missionary Monastery gardens to the north (Fig 24). The external materials will be brick and plastered brick, the roofs of copper and tiles, moving to more extensive but filtered glazing on and around the ends of the blocks facing the park (including within the 'section' of the 'incomplete' orphanage wing), intended to create a light and variable silhouette. While the morphology reflects traditional forms, and the buildings are clad largely in traditional materials, their expression makes clear that they are contextual architecture of the early 21st century.

The site is visible from several established city viewpoints including Gediminas Hill (04) and the Hill of the Three Crosses (07), both (Fig 26) at a similar distance and direction but the latter more elevated (157.2m; 165.5m). None of the proposed blocks would be higher than the buildings on the south side of Subačiaus Street, so (apart from the frontage block D) would preserve the existing layering of the panoramic views of the city. In these long views (Fig 21), the new buildings will be clearly subservient to the scale of the monastery ensemble as well as the church itself, maintaining the dominance of religious buildings over secular ones, which was characteristic of historic cities, and still prevails in Vilnius.

The important middle-distance views are looking upwards across the former Missionary Monastery gardens, where three new gables will be nearer the edge of the plateau than the former hospital, framed between the monastery buildings and orphanage block (Figs 19-20). The new blocks will therefore be more obvious than the former hospital from Maironio Street and the park below (Figs 19-20), especially in winter and until the

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<sup>30</sup> Which showed dumping from the construction of the hospital; more is visible to the west from re-excavating the bastion ditch

<sup>31</sup> By Z Fogelis. The 'building' is not shown on any map or plan

landscaping matures. In the experience of moving up Maironio Street, the visibility of the blocks will change rapidly from oblique to perpendicular to each in turn. In Subačiaus Street, the Orphanage will remain the most prominent element after the church itself. Although set back behind the existing tall, internally-arcaded, masonry wall (under repair at the time of the mission and protected as a component of the monastery), unless amended, the top of block D will limit views of the towers and north gable in moving eastwards along Subačiaus Street (Figs 22, 23A) but leave the classic view of the ensemble from the point where the street widens unchanged (Fig 23B).

#### *The ICOMOS Lithuania Heritage Impact Assessment*

Following a request from the Department of Cultural Heritage under the Ministry of Culture,<sup>32</sup> the Lithuanian National Committee of ICOMOS produced a Heritage Impact Assessment on behalf of the developer on 4 February 2016. To the specific conservation objectives (see p.14 above), the brief added 'To integrate the territory, which has been neglected for more than 10 years, into the city's everyday economic, social and cultural life, while observing the principles of sustainable development'. It begins by assessing the compliance of the design proposals with the requirements of the Special Plan, finding that they comply except for 'the heights of buildings being re-created shall be determined by studies'. In particular, that a documented one-storey building with a hipped roof (Figs 6, 23A) behind the street wall is proposed to be replaced by a 2-storey building with a steeper-pitch roof.

The report continues with an assessment of the design solutions, the impact on the 'established valuable characteristics', and on the archaeological layer and terrain, before addressing impact on the attributes of the World Heritage property, drawing out a list of attributes from the Statement of Outstanding Universal Value (SOUV). These are city landscape; integrity and authenticity; radial city plan; perspectives; panoramas and skylines; morphology; and height. The assessment identifies positive or neutral effects under all these headings save for slightly negative effects on height and perspectives of the two-storey block D on Subačiaus Street. Overall, it concludes that 'the planned works cause no damage to the Outstanding Universal Value of Vilnius'.

In contrast, the State Commission for Cultural Heritage had in 2016 requested to review the project, and concluded that its intensity and density would damage the valuable panorama of the monastery ensemble, with a negative effect on the OUV of the property.<sup>33</sup> It saw the division of the land plot and new Special Plan of 2015-16 as destroying the ensemble and removing protection from the garden space.

#### *Overall assessment and recommendations*

Vilnius, like other historic cities, has always been in a state of change, in response to events and to changing social, cultural, economic and technological trends. It has been, and will continue to be, shaped by people responding the surroundings they inherit, and embodies the aspirations, skills and investment of successive generations. Its recognition as an important part of the cultural heritage not only of its citizens but of the world

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<sup>32</sup> Letter, 10 December 2015

<sup>33</sup> PD, note of presentation

brings the obligation to conserve it, that is, to manage change in ways that will best sustain its cultural heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

The conservation of historic cities presents many practical problems. Their cultural value as a whole can be readily summarised, for Vilnius in the SOUV, but proposals for physical change tend to be made at the level of plots within street blocks or, in the suburbs, parts of larger historic land parcels. Beyond morphological analysis, decisions may need to be informed by an understanding of the historical evolution and significance not only of the buildings on a particular plot, but also of those street blocks and land parcels of which they form part, large scale components of the city but small enough to allow the OUV of the city to be related to its physical attributes and articulated at a level which practically informs management. To put it simply, the question should be, what attributes of this parcel/block contribute to the OUV of the city, and how do they do so? And what other local or national values, sufficient to be recognised in public planning decisions, can be attributed to elements within the parcel/block?

### ***The Mission concluded that***

1 An obstacle to understanding the significance of the development site and guiding and justifying an appropriate conservation strategy appears to have been a failure to consider the Missionary Monastery gardens, or at least the core land parcel that probably represented the Sanguška Palace estate (Fig 3), as an historic entity of which the built Missionary Monastery ensemble forms a key part. This is not a matter of formal designation, but of identifying the scale of the entity at which conservation decisions should practically be made. That can then inform decisions about components of that entity which are protected under statute, in this case the monastery and the orphanage, as well as city planning in the spaces between them. Such larger scale entities and strategies for their conservation tend to be identified through the Management Plan; the preparation of this is about to begin.

2 The identification of the Missionary Monastery ensemble, including its productive gardens as a large-scale heritage asset, could have been the starting point for developing a strategy for its integrated conservation. The closure of the hospital in 2007, as the first opportunity for major change following inscription, could have prompted research as the basis of strategic thought and public debate about the optimum approach to the future of the ensemble of the monastery and its historic gardens as a whole. This would have been the opportunity to have the debate that has now become polarised between two diametrically-opposed approaches to the conservation of the gardens; but at the time, a decade ago, the city's lack of funds may have been a key consideration.

3 The baseline from the World Heritage standpoint is the state of the gardens at the time of inscription; divided in use and ownership, partly developed for streets and by the hospital, and with the large-scale parcel to the west having a restored bastion and shell of an orphanage, monuments that did not historically co-exist in anything like their present form. The conservation approach that emerged, whether consciously or not, in 2007 can be summarised as preventing the loss of built elements that are of cultural value, redevelopment of built elements that are not of value in ways that are compatible with the historic morphology of the city, and maintaining (and enhancing) the majority of

the former gardens as a public open space separate from the built elements. An alternative strategy could have been to aim to recover the definition and integrity of the Missionary Monastery gardens by preventing redevelopment of intrusive structures and roads, and over time seeking removing them.

4 The pragmatic approach adopted is a valid approach to the future management of the 'large entity', although of course not the only valid one, and subject to the caveat that all interventions within it should have regard to the former historic unity of the 'large entity'. Restoration to a former period brings problems of incongruity, already evident in the bastion and orphanage, and in the wider city context. Apart from the area east of the palace/monastery itself, the landscape was used for productive gardens, orchards, and small-scale agriculture, an economy that could not be reasonably be re-created or maintained today. The use of the majority of the space as a public park is an appropriate, sustainable successor use, but future investment in it could usefully reinforce elements of its historic character – and its historic western boundary – in combination with contemporary landscape design.

5 The proposals for the conversion of the Missionary Monastery buildings to a pilgrim centre will provide an appropriate use for the ensemble in general and the church in particular. However, as explained above, the proposals suggest too intensive a use of some historic spaces, and the landscape plan needs better to relate the site to the wider context of the Missionary Monastery gardens.

6 There were frontage plots on the former hospital site c1600, and small scale working buildings within this part of the gardens later. Replacing the hospital buildings with frontage buildings more in tune with the historic morphology of the city reflects the way in which the area might have been expected to develop, and the 1848 lithograph for whatever reason visualised. The project under the title of “Misionierių sodai”, scheme seeks to reconcile this with retaining the arcaded frontage wall, included in the state-level protected structure of the monastery and signifying the historic connection of the monastery with the land fronting Subačiaus Street to its west. Within the 'pragmatic' strategy adapted for former gardens, with some reservations the concept seems to the mission to be justifiable but not ideal. It has the potential to regenerate part of a living city through intelligent contextual architecture which adds a further layer to the fabric, incorporating rather than destroying or concealing valuable earlier layers.

### ***The mission therefore recommends***

*In relation to the ensemble of the Missionary Monastery in its historically-defined garden area:*

**R 1** The extent, evolution and significance of the core estate of the Sanguška Palace/ Missionary Monastery should be established so far as sources allow, including both landscape archaeology and documentary research, and an over-arching long term strategy for its conservation established.

**R 2** In the light of that research, the emerging landscape architecture project for the public parkland should be reviewed to ensure that it reinforces and so far as possible

better reveals rather than further erodes the historic boundaries and features of the landscape, and design interventions are informed by (but certainly not limited by) its historic character.

*In relation to the project to reuse the Missionary Monastery buildings:*

**R 3** The layout of the gardens should be informed by the wider research suggested in RI, and developed to achieve visual linkage between the formal compartments and the wider landscape to the north, avoiding a hard boundary defined by parked cars, with new garden structures that are not strident in their character and use of materials. In line with the new policy to limit provision for cars in the Old Town, the extent as well as location of car parking on the site should be reviewed.

**R 4** The intensity of the conversion of the former Sanguška Palace block be carefully reviewed, particularly the treatment and use of the 'mansard' (roof) level.

*In relation to the project under the title of “Misionierių sodai”*

**R 5** The visual openness and permeable edge to the public landscape to the north, promised in the scheme, is crucial to its success, and must be strictly monitored in delivery. Particular care needs to be taken in the landscaping of the interface, including surface levels at the edge of the steep slope and planting on it, to soften and filter (but not obscure) views of the new buildings from the lower ground and in long distance views.

**R 6** The height and massing of block D should be studied to better understand its impact on kinetic views of the north gable of the Missionary Monastery church and its southern towers moving eastwards along Subačiaus Street. In the light of the results, consideration should be given to limiting the northern part of block D to a height comparable to the adjacent monastery frontage building. That would also partly reveal the ridges of the buildings on the south side of the street as a separate layer in the city panorama.

*Aware that the Missionary Monastery project has been the subject of some disagreement about the optimum and achievable conservation policy for this prominent site in the city, and in order that in future there can be more effective ways of bringing people together to discuss major issues, the mission also strongly recommends that:*

**R 7** The imminent preparation of the Management Plan should take the form of a participatory process through which strategies for the conservation and management of aspects of the historic city can be debated, and policies for the sustainable management of change arrived at through engagement between all stakeholders. That process, with the aim of building majority support for approaches to contentious issues (consensus is rarely achievable) can actually be more important than the final document itself.



### 3.3. High-rise buildings in the buffer zone

#### *Preamble*

The 'Architectural Hill' is a cluster of modern tall commercial buildings on the north bank of the Neris River, linked to the 19th century westward expansion of the city core by the pedestrian 'White Bridge'. It lies just to the north-west of the World Heritage property, within its buffer zone (Fig 25). The concept of this commercial core, to which tall buildings in the city centre have been confined, originated in the early 1960s, the first tall building being constructed in 1983 (the Hotel Lithuania, now Radisson Blu). The 'Architectural Hill' was part of the City Master Plan at the time of inscription on the WH list in 1994, and its development is currently regulated through the 2007 City Master Plan, renewed in 2016.

The design for the current proposal, the business centre 'K18', by Studio Libeskind, was chosen following an international competition,<sup>34</sup> with a striking shape considered appropriate to its local role in the commercial core. Connected by a new link from the White Bridge, it would create a point of arrival and a focus for the public realm and local circulation that is currently lacking, delivering major local benefits; but in the process of design development to improve its local contribution, the proposed height has increased.

#### *Effect on the setting of the World Heritage property*

From street level within the city, visibility of the tall buildings is limited, being principally from the open space of Cathedral Square (where the tops of the taller buildings can be seen) and especially in front of the Arsenal (Fig 29); and along the river embankment, especially Žygimantu Street between the Mindaugas Bridge and Green Bridge. As the land on which the city is built rises to the south, the tops of the taller buildings are also visible long a short section of Aušros Vartu Street (Fig 1), just south of Rotušės Square (the latter being viewpoint 2.2 on Fig 26).<sup>35</sup>

The 'Hill' principally appears in the backdrop of the city in prospects from elevated viewpoints around its eastern side, and in the view from the top of Gediminas Hill itself, about 1km to the south-east (Fig 27). That is the most significant viewpoint, since Gediminas Hill is the historical and topographic focus of the Old City. The viewpoint is at a similar elevation to several of the buildings of the 'Architectural Hill' (Fig 30), so the current situation is closer to a dialogue of equals than new buildings dominating, but the balance is a delicate one, helped greatly by the visibility of the distant hills between the taller buildings. From this direction, the competition proposal would fit reasonably into the composition, with enough modelling not to appear dull, while presenting its more expressive profile, as is appropriate, to the approach across the White Bridge. It would fit even better if its top rose from south to north, aligned with the profile of the 'Hill', rather than contradicting it. The greater height of the developed design, regardless of the inclination of its top, would be much more assertive in views from Gediminas Hill.

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<sup>34</sup> Mandatory under the City Master Plan for all tall buildings (more than 35m)

<sup>35</sup> We did not undertake an exhaustive check on the ground. There are other glimpsed views, and of course many views from elevated positions over the general roof line of the old city

For reasons both of height and the profile, it would fail to sit comfortably within the emerging arc of the 'Architectural Hill' (Figs 27, 30).

The City Master Plan envisages the completion of the 'Hill' with more tall buildings (shown schematically on the City Model, Figs 33-34, and in Fig 27 lower), particularly in the block to the north of Lvovo Street, so that in views diagonal to its street grid (which include all which affect views from or over the historic city)<sup>36</sup> their profiles would overlap to produce a near-continuous skyline – the Hill – rather than the taller ones forming a cluster of distinct elements above the general level of medium-rise buildings. Were this to be achieved, the result, as the 3D city model montage shows (Figs 27 lower), the delicate balance between Gediminas Hill and the Architectural Hill would shift so that the 'Architectural Hill' would become overly dominant. This emphasises the importance of keeping the business centre 'K18' within the established height parameters for the Hill, but also the importance of refining the current policy so that the profile of the Hill is marked by a cluster of taller buildings between which a filtered view of the hills beyond can be seen, with a lower tier of medium rise buildings which, through overlapping in views, form a solid base to the hill.

From the higher viewpoint of the Hill of the Three Crosses (Fig 26, 1.2), across Gediminas Hill, the Architectural Hill appears far separated to the right; the business centre 'K18' in either form would have a neutral effect. But from Bekešo Hill (Fig 26, 1.4), the Architectural Hill appears to the right of Gediminas Hill (Fig 31), and the business centre 'K18' would appear close to its east flank. The greater height of the developed design in this view would compete too much with Gediminas Hill, a distraction at a point where a calm background is important in appreciating the form and significance of the monument.

The Architectural Hill is a more distant element in the backdrop of views looking north-west over the city from Subačiaus Street, extending from the bastion outside the former Subačiaus Gate, across the Missionary Monastery Gardens, to the formal but lower level viewpoint at the intersection with Maironio Street (Figs 28, 32). Here, it is only the taller buildings that register as distinct elements, within a profile whose apex is marked by the Europa Tower, seen against a skyline largely defined by the north side of the Neris River valley. The competition version of the business centre 'K18' would just fit into the emerging silhouette, especially if the top sloped with the profile of the cluster; the developed design would be uncomfortably intrusive against the skyline.

### ***The mission concluded that***

The Architectural Hill was an established element of the city's identity at the time of inscription, and has acquired symbolic value in the context of the state entering the European Union, celebrated in the square at the foot of the tallest building, the Europa Tower. It continues to focus the development of large, often tall, commercial buildings in a single location far enough from the historic centre to limit the effects on its setting, but close enough to avoid draining economic life from it. To date, the cluster of tall

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<sup>36</sup> The view from Taurus Hill, directly to the south, in the buffer zone, is perpendicular to the street grid so will always show space between the blocks

buildings does not dominate Gediminas Hill, nor views over the city from the Bastion to the Missionary Gardens. In these long views they are far enough away to read as objects on the skyline, in the case of the Europa Tower in a similar way (because of the greater distance) to the towers of the Old City.

So long as the height of the business centre 'K18' remains within the parameters of the competition design, and preferably its profile better suits that of the 'Hill', it should be possible to absorb it into the cluster without significantly increasing the intrusion of the 'Hill' on views from Gediminas Hill and from and over the historic city, provided its cladding is designed to limit reflection. But the projections of the 'enhanced' (completed) volume of the 'Architectural Hill' show that it would, if built out fully, become the dominant element in those views. Figs 27 and 28 demonstrate that the 'Hill' completed in accordance with current policy would be seriously out of scale with the old city in its landscape setting; the view from Gediminas Hill would be dominated by an artificial Hill so large as to make it appear trivial, and the mass would become a dominant backdrop in the area around the Arsenal and Mindaugas Bridge. Seeing the top of Europa Tower from Aušros Vartu Street is interesting; seeing part of a wall of tall buildings from there would be seriously intrusive.

***The mission therefore recommends that***

**R8** The design of the business centre "K18" be further developed to maintain the public realm benefits of the developed design, but within the overall height of the competition design. Consideration should be given, in this process, to the justification for the profile of the top of the tower sloping in the opposite direction to the profile of the 'Architectural Hill,' rather than contributing to its intended profile, and careful attention given to minimising the reflective qualities of the cladding.

**R9** The City Master Plan governing the further development of the 'Architectural Hill' be refined, to allow for

- a level of medium rise buildings, governed by the criterion that in views from Gediminas Hill, and from the Missionary Monastery Gardens from the Bastion eastwards to the Subačiaus Street viewpoint, they should not break the skyline formed by the background hills; and
- a higher level defined by the tops of towers, with Europa Tower at its apex (and including the business centre 'K18'), with essentially the existing and substantial skyline space between them being maintained in those views.

## 4. ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

### **4.1. *The fabric of the city***

During this short mission, it was not possible to make a detailed assessment of the state of conservation, but our impression was that the general state of the city fabric is reasonably good, and improving. There are still some buildings in need of renovation and sustainable uses, including the Church of the Blessed Virgin Mary of Consolation (Savičiaus Street) but comparison of the city as described in the 1997 *Vilnius Old Town Revitalisation Strategy* with the current situation shows the great progress that has been made in twenty years, with several projects visibly in hand.

While not the subject of the mission, there is one minor issue to which attention is drawn: the use of standard simplified profiles and patterns in replacing traditional timber windows. They reveal no more layers of visual interest and complexity when seen from 1m as from 10m, and in a subtle way erode historic character even if the pattern is superficially similar (Fig 35). This is not to suggest that in buildings that contribute to the townscape rather than being registered as monuments, double-glazed units should be resisted (where inner and outer casements of the traditional form still surviving in the city are not appropriate), but rather that some manifestation of craftsmanship would better sustain and reinforce the character of buildings.

At Gediminas Hill, the mission saw emergency remedial works in progress following landslips. The problems developed when the interface between the soil cover and the (adapted) geological formation of the glacial hill became lubricated by heavy rains in 2016, and the situation escalated in 2017. The affected slopes are being comprehensively reinforced with stepped tiers of gabions, over which the soil will be replaced.

### **4.2. *The World Heritage property Management Plan***

The Supervisory Commission for Vilnius Historic Centre has recently been instructed to produce a Management Plan for the property. That is a very welcome development, which will bring the city fully into line with the Operational Guidelines for the Implementation of the World Heritage Convention.

### **4.3. *Infrastructure and transport***

Greater Vilnius is a city of comparatively low population density, heavily car-dependent. Policies are in place to increase density and develop the public transport network (the two are necessarily linked). In the Old Town and on its periphery, car parking is to be reduced and parking provision in new development to be limited to a minimum of 0.25 and a maximum of 0.5 spaces per dwelling, compared to, for example, provision at the project under the title of “Misionierių sodai” of 110 spaces in underground parking to serve 88 apartments. This is a major step in the right direction, to limit growth in the use of cars in the historic centre.

## 5. CONCLUSIONS AND RECOMMENDATIONS

In relation to the Missionary Monastery garden projects, within the 'pragmatic' strategy adapted for former gardens a decade ago, in principle the concept for the project under the title of “Misionierių sodai” seemed to the mission to be justifiable, and that for the Missionary Monastery buildings to be highly appropriate. The mission offers the following detailed recommendations about their implementation, the future integrated management of the former garden area as a whole, and future conservation strategies for sensitive sites.

*In relation to the ensemble of the Missionary Monastery in its historically-defined garden area, the mission recommends that:*

**R 1** The extent, evolution and significance of the core estate of the Sanguška Palace/ Missionary Monastery should be established so far as sources allow, including both landscape archaeology and documentary research, and an over-arching long term strategy for its conservation established.

**R 2** In the light of that research, the emerging landscape architecture project for the public parkland should be reviewed to ensure that it reinforces and so far as possible better reveals rather than further erodes the historic boundaries and features of the landscape, and design interventions are informed by (but certainly not limited by) its historic character.

*In relation to the project to reuse the Missionary Monastery buildings, the mission recommends that:*

**R 3** The layout of the gardens should be informed by the wider research suggested in R1, and developed to achieve visual linkage between the formal compartments and the wider landscape to the north, avoiding a hard boundary defined by parked cars, with new garden structures that are not strident in their character and use of materials. In line with the new policy to limit provision for cars in the Old Town, the extent as well as location of car parking on the site should be reviewed.

**R 4** The intensity of the conversion of the former Sanguška Palace block be carefully reviewed, particularly the treatment and use of the 'mansard' (roof) level.

*In relation to the project under the title of “Misionierių sodai”, the mission recommends that:*

**R 5** The visual openness and permeable edge to the public landscape to the north, promised in the scheme, is crucial to its success, and must be strictly monitored in delivery. Particular care needs to be taken in the landscaping of the interface, including surface levels at the edge of the steep slope and planting on it, to soften and filter (but not obscure) views of the new buildings from the lower ground and in long distance views.

**R 6** The height and massing of block D should be studied to better understand its impact on kinetic views of the north gable of the Missionary Monastery church and its southern towers moving eastwards along Subačiaus Street. In the light of the results, consideration should be given to limiting the northern part of block D to a height comparable to the adjacent monastery frontage building. That would also partly reveal the ridges of the buildings on the south side of the street as a separate layer in the city panorama.

*Aware that the Missionary Monastery project has been the subject of some disagreement about the optimum and achievable conservation policy for this prominent site in the city, and in order that in future there can be more effective ways of bringing people together to discuss major issues, the mission strongly recommends that:*

**R 7** The imminent preparation of the Management Plan should take the form of a participatory process through which strategies for the conservation and management of aspects of the historic city can be debated, and policies for the sustainable management of change arrived at through engagement between all stakeholders. That process, with the aim of building majority support for approaches to contentious issues (consensus is rarely achievable) can actually be more important than the final document itself.

***High-rise buildings in the buffer zone, in relation to the business centre 'K18' in the 'Architectural Hill'***

Generally, the mission accepts that the 'Architectural Hill' is an established component of the city, and has been successful in confining tall buildings close to the centre to a single location within a disciplined concept; and also that the concept of the business centre 'K18' will bring local public realm benefits as a gateway building. However, we recommend that the concept in general and the design of the business centre 'K18' in particular be refined in the light of experience of the effect of the structures built so far on the skylines of the historic city.

*The mission recommends that:*

**R 8** The design of the business centre 'K18' be further developed to maintain the public realm benefits of the developed design, but within the overall height of the competition design. Consideration should be given, in this process, to the justification for the profile of the top of the tower sloping in the opposite direction to the profile of the 'Architectural Hill,' rather than contributing to its intended profile, and careful attention given to minimising the reflective qualities of the cladding.

**R 9** The City Master Plan governing the further development of the 'Architectural Hill' be refined, to allow for

- a level of medium rise buildings, governed by the criterion that in views from Gediminas Hill, and from the Missionary Monastery Gardens from the Bastion eastwards to the Subačiaus Street viewpoint, they should not break the skyline formed by the background hills; and
- a higher level defined by the tops of towers, with Europa Tower at its apex (and including the business centre "K18"), with essentially the existing and substantial skyline space between them being maintained in those views.

## ANNEXES

### *5.1. Statement of Outstanding Universal Value, as retrospectively adopted by the World Heritage Committee in 2013*

#### *Brief synthesis*

The Vilnius Historic Centre began its history on the glacial hills that had been intermittently occupied from the Neolithic period; a wooden castle was built around AD 1000 to fortify Gedimino Hill, at the confluence of the Neris and Vilnia rivers. The settlement did not develop as a town until the 13th century, during the struggles of the Baltic peoples against their German invaders. By 1323, when the first written reference to Vilnia occurred, it was the capital of the Grand Duchy of Lithuania. At this time, some brick structures had apparently been erected on a small island formed when the Vilnia changed its course. By the 15th century, the Grand Duchy of Lithuania, with its capital Vilnius, had become the largest country in Europe, stretching from the Baltic Sea in the North to the Black Sea in the South.

The historic centre comprises the areas of the three castles (Upper, Lower and Curved) and the area that was encircled by a wall in the Middle Ages. The plan is basically circular, radiating out from the original castle site. The street pattern is typically medieval, with small streets dividing it into irregular blocks, but with large squares inserted in later periods. The historic buildings are in Gothic, Renaissance, Baroque and Classical styles and have a distinct appearance, spatial composition, and elements of internal and external finishes. They constitute a townscape of great diversity and yet at the same time demonstrating an overarching harmony. The townscape is characterised by the general pattern of the town plan, the network of streets, squares and the boundaries of the plots. The elements of the urban pattern in relation to its natural setting also determine the specific silhouettes, panoramas and vistas that are preserved today.

Together with the Lithuanians, other nations of Grand Duchy of Lithuania with their languages, religions and cultures, shaped the development of Vilnius as an outstanding, multicultural city, in which the influences of the West and the East were merged. Christianity, dominating since the Middle Ages, and the growing importance of Judaism led to exemplary material manifestations of these religious communities which include the churches of St Michael, St Stephen, St Casimir, All Saints, and St Theresa.

The successive reconstructions, resulting from different disasters, gave the town many buildings of special character, including the cathedral, town hall, arsenal, and the Tyzenhauzai, Rensai, Pacai and Masalskiai palaces. Many of the surviving earlier buildings were rebuilt or refurbished in the School of Vilnius Baroque style, which later left an imprint in the large area of the Grand Duchy of Lithuania. The identity of Vilnius has been always open to influences enhancing the social, economic and cultural activities of the thriving communities. These influences materialised in the works of Gothic, Renaissance and Baroque, placed furthest eastward in Europe.

Criterion (ii): Vilnius is an outstanding example of a medieval foundation which exercised a profound influence on architectural and cultural developments in a wide area of Eastern Europe over several centuries.

Criterion (iv): In the townscape and the rich diversity of buildings that it preserves, Vilnius is an exceptional illustration of a central European town which evolved organically over a period of five centuries.

#### *Integrity*

The inscribed property has an extension of 352ha and contains all the attributes that convey its Outstanding Universal Value. The Vilnius Historic Centre has maintained a radial street pattern that dates back to the Middle Ages. Its spatial structure reflects both the evolution from changes in style and the political and natural calamities that have struck the area. The property maintains exceptional attributes such as the 16th century University ensemble, a Town Hall with its square, temples of all religious denominations and the complete street pattern without any significant gap. Only a few places show the damage occurred during occupations and wars, including the Cathedral square that covers the foundations of the Lower Castle, demolished after the 3rd partition of the Commonwealth of the Two Nations in 1795, the empty place of the Great Synagogue, demolished after World War II, and the nearby attempted fragment of a broad avenue on the side of Vokiečių street (Deutsche gasse), and some squares or modern buildings that replaced elements demolished at the same period.

Those features gone and changed remain in the sources of history, diligent archaeological and historical research reports, the fine and applied arts, living traditions of music, theatre and hospitality. Some spaces, uses and activities have naturally changed with developing social and economic needs, yet the formulated significance of the property remains readily recognisable. Vilnius has retained its political role and economic and cultural importance in the country and the region, and its current shape represents its complex history excellently.

#### *Authenticity*

The current shape of the city retains its authentic qualities in the material attributes and continuous processes, traditions of the arts and life witnessing the often stormy history of the city and country and their political, economic and cultural evolution throughout the centuries.

The spatial pattern of the city within its setting and a vast majority of the buildings filling the pattern remain authentic in their shape, materials, and building technique. Many of the buildings retain material layers from several periods, as with the introduction of new styles, the buildings have been rebuilt, incorporating the old buildings into the new ones. Buildings that suffered from the consequences of wars, fires, and notably from World War II, were reconstructed using technical solutions typical for that time, whilst the traditional methods of restoration were used only for monuments and outstanding details. On the whole, the authentic attributes remain in the pattern of plots, structure and internal spatial arrangements of the buildings, distinctive elements of internal decorations and equipment, surfaces of the external walls and various decorations of the facades, doors, windows and roofs, pavements of the streets and squares, and details of the engineering and transport infrastructure, along with the surviving intangible heritage expressed through arts and traditions.

#### *Protection and management requirements*



The protection of the Vilnius Historic Centre is ensured by the specific provisions stipulated by the Laws on National Security, on Protection of Immovable Cultural Heritage, on State Commission of Cultural Heritage, on Territorial Planning on Protected areas, and other legal acts. The attributes of the property are protected by the Vilnius strategic plan, the Vilnius official plan, the Regulation on the Protection of the Old Town and the actions taken by the annual Old Town revitalisation programme. The Minister of Culture of the Republic of Lithuania is responsible for safeguarding the Old Town. Notwithstanding this important regulatory framework, precise regulations concerning the construction of high-rise buildings, beyond the proposed buffer zone, need to be developed and strongly enforced to ensure the conservation of the visual integrity of the property and its setting. These need to complement the provisions made in the Vilnius Official Plan to ensure the retention of visual relationship among protected areas, valuable views, panoramas and silhouettes. This should be complemented with a strategy for heritage impact assessments to make certain that large constructions, regardless of their location, do not impact the Outstanding Universal Value, Authenticity or Integrity of the property.

The safeguarding of the property is based on 4 principles: (i) territorial unity of management; (ii) lateral interaction of inter-institutional multidisciplinary teams with regards to management, therefore involving, besides the heritage protection, other sectors such as territorial planning as well as social, economic and other issues; (iii) vertical integration and coordination of responsibilities and decision making on the state and local governance levels; (iv) interaction of the institutions of the state, local government and civil society through an inter-institutional commission and civil society audit.

The multinational community of the city that developed in history is more homogeneous today; hence the manifestations of a multicultural city must be especially treasured, safeguarded and exposed. Exceptional attention needs to be given to the remaining authentic elements, to the preservation of historic techniques and their interpretation to be complemented with references to the forgone socioeconomic and cultural processes and other intangible heritage. These principles are to be implemented through the coordination and management Commission, which is also responsible for developing a clear set of conservation objectives and procedures, in order to ensure that effective decision-making mechanisms are in place to emphasize the protection of the Outstanding Universal Value of the property.

## 5.2. Terms of Reference of ICOMOS Advisory Mission, November 2017

### **Terms of Reference ICOMOS Advisory Mission to the World Heritage property: Vilnius Historic Centre (Lithuania) 21-22 November, 2017**

The World Heritage Site of Vilnius Historic Centre was inscribed on the World Heritage List in 1994 under cultural criteria (ii) and (iv).

The State Party of Lithuania has invited an ICOMOS Advisory Mission to assess projects proposed for development within the World Heritage property and its buffer zone.

The objective of the Advisory Mission is to review and assess planned major interventions in the World Heritage property.

The ICOMOS Advisory Mission shall in particular:

- address the State of Conservation of the property, having particular regard to its conditions of authenticity and integrity and the cumulative effect of development projects and other interventions which have occurred since the inscription of the property on the World Heritage List; and
- address the potential impact on the Outstanding Universal Value of the World Heritage property, including its conditions of integrity and authenticity, of the following planned projects:
  - two projects in the territory of the Missionary Monastery Buildings Ensemble at Subačiaus St. in Vilnius Historic Centre: a new residential complex construction (project under the title of “Misionierių sodai”) and a reconstruction project of a hotel complex; and
  - ongoing development projects in the buffer zone of Vilnius Historic Centre with special reference to the Architectural Hill and a new construction of a business centre ‘K18’.

The Advisory Mission will evaluate whether the projects have been assessed in accordance with the 2011 ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, and, if appropriate, provide additional guidance on the appropriate processes to be followed to ensure that all relevant issues are considered and assessed.

In preparation for the Advisory Mission, the State Party shall provide the experts, in advance of the mission, with all necessary background technical material on the projects. The State Party shall also make all necessary arrangements for site inspections and meetings, including ensuring that the relevant personnel are available at the required time.

The Advisory Mission will prepare a concise report on findings and recommendations to be submitted to the State Party by 15<sup>th</sup> January 2018, in the format agreed between ICOMOS and the State Party.

### *5.3. Composition of the Mission Team*

*World Heritage Centre:*

*Ms Burcu Ozdemir*

*Europe and North America Unit*

*World Heritage Centre, Sector for Culture*

*7, place de Fontenoy*

*F-75352 Paris 07 SP*

*Tel.: +33 (0) 1 45 68 43 53*

*<http://www.unesco.org/>*

*ICOMOS:*

*Mr Paul DRURY*

*Drury McPherson Partnership*

*23 Spencer Road*

*Twickenham*

*TW2 5TZ*

*United Kingdom*

#### 5.4. Itinerary and Programme

##### Monday, 20 November

- 18:20 Mr. Drury's arrival from Warsaw to Vilnius (LO 775 - LOT Polish). Meeting at the airport with Ms. Balkaitė. Checking in the Hotel "Narutis" (address: Pilies St. 24, Vilnius)
- 16:20 Ms. Ozdemir's arrival from Riga to Vilnius (BT 345 - Air Baltic). Meeting at the airport with Ms. Vaičekonytė-Kepežinskienė. Checking in the Hotel "Narutis" (address: Pilies St. 24, Vilnius)
- 19:00 Dinner hosted by the Lithuanian Ministry of Culture at the Restaurant "Mykolo 4" (address: Švento Mykolo St. 4, Vilnius)

##### Participants:

Mr. Paul Drury, ICOMOS expert  
Ms. Burcu Ozdemir, UNESCO World Heritage Centre representative  
Ms. Asta Junevičienė, **Secretary General**, Lithuanian National Commission for UNESCO  
Ms. Renata Vaičekonytė-Kepežinskienė, Heritage Programme Coordinator, Lithuanian National Commission for UNESCO  
Ms. Rugile Balkaite, Chief Officer, International Relations and European Affairs Division, Ministry of Culture of the Republic of Lithuania

##### Tuesday, 21 November

- 9:00-11:00 Site visit. Missionary Monastery Buildings Ensemble at Subačiaus St. in Vilnius Historic Centre

##### Participants:

1. Mr. Paul Drury, ICOMOS expert
2. Ms Burcu Ozdemir, UNESCO World Heritage Centre representative
3. Ms. Asta Junevičienė, Secretary General, Lithuanian National Commission for UNESCO
4. Ms. Renata Vaičekonytė-Kepežinskienė, Heritage Programme Coordinator, Lithuanian National Commission for UNESCO
5. Mr. Gintaras Džiovėnas, Acting Head, Division on Protected Areas and Cultural Heritage, Ministry of Culture
6. Ms. Živilė Plyčiuraitytė Plyčiūtė, Chief Officer, Division on Protected Areas and Cultural Heritage, Ministry of Culture
7. Ms. Evelina Karalevičienė, Head of the State Commission for Cultural Heritage
8. Ms Jurate Markeviciene, State Commission for Cultural Heritage
9. Mr. Algimantas Degutis, Deputy Director, Department of Cultural Heritage under the Ministry of Culture
10. Ms Dalia Bardauskienė, Advisor to the Mayor of Vilnius City
11. Mr. Mindaugas Pakalnis, Chief Architect of Vilnius

12. Ms. Rugile Balkaite, Chief Officer, International Relations and European Affairs Division, Ministry of Culture  
13. Mr. Gediminas Rutkauskas (site manager)

11:30-13:00 Meeting at the Ministry of Culture  
(address: Jono Basanavičiaus St. 5)

Welcome speech by Mr Renaldas Augustinavičius, Vice-Minister of Culture

**1st Session:**

- Presentation of the territory of the Missionary Monastery Buildings Ensemble at Subačiaus St. in Vilnius Historic Centre by Mr. Gintaras Džiovėnas, Acting Head, Division of Protected Areas and Cultural Heritage, Ministry of Culture, and comments by Mr. Algimantas Degutis, Deputy Director, Department of Cultural Heritage under the Ministry of Culture
- Presentation of the reconstruction project of a Pilgrims centre in the Missionary Monastery Buildings Ensemble at Subačiaus St. in Vilnius Historic Centre (representative of the Archdiocese of Vilnius)
- Comments by Mr Mykolas Juozapavičius, Financial Officer, Office of Finance and Administrative Services of the Archdiocese of Vilnius
- Discussion

Participants:

Department of Cultural Heritage under the Ministry of Culture  
State Commission for Cultural Heritage  
ICOMOS Lithuanian National Committee  
Vilnius City Municipality  
Lithuanian National Commission for UNESCO  
Vilnius Old Town Renewal Agency (*site manager*)

13:00-14:30 Lunch hosted by the Ministry of Culture at the restaurant “Dublis”  
(address: Trakų St. 14, Vilnius)

Participants:

1. Mr. Paul Drury, ICOMOS expert
2. Ms. Burcu Ozdemir, UNESCO World Heritage Centre representative
3. Mr. Renaldas Augustinavičius, Vice-Minister of Culture
4. Ms. Asta Junevičienė, Secretary General, Lithuanian National Commission for UNESCO
5. Ms. Renata Vaičekonytė-Kepežinskienė, Heritage Programme Coordinator, Lithuanian National Commission for UNESCO
6. Mr. Gintaras Džiovėnas, Acting Head, Division of Protected Areas and Cultural Heritage, Ministry of Culture
7. Mr. Gediminas Rutkauskas (site manager)
8. Ms. Živilė Plyčiuraitytė Plyčiūtė, Chief Officer, Division of Protected Areas and Cultural Heritage, Ministry of Culture
9. Ms. Evelina Karalevičienė, Head of the State Commission for Cultural Heritage
10. Ms Jurate Markeviciene, State Commission for Cultural Heritage
11. Mr. Algimantas Degutis, Deputy Director, Department of Cultural Heritage under the Ministry of Culture

12. Ms Dalia Bardauskienė, Advisor to the Mayor of Vilnius City

13. Mr. Mindaugas Pakalnis, Chief Architect of Vilnius

**14:30-16:00 2nd Session:**

- Presentation of a new residential complex construction (project under the title “Misionierių sodai”)

- Discussion

Participants:

State Commission for Cultural Heritage

ICOMOS Lithuanian National Committee

Vilnius City Municipality

Lithuanian National Commission for UNESCO

Vilnius Old Town Renewal Agency (*site manager*)

16:30-18:00 Meeting with the ICOMOS Lithuanian National Committee at the Vilnius Old Town Renewal Agency  
(*address: Stiklių St. 4, Vilnius*)

19:30 Dinner

**Wednesday, 22 November**

**3<sup>rd</sup> Session**

The new construction project of a business center ‘K18’ in area “Architectural Hill” (buffer zone of Vilnius Historic Centre).

9:00-10:30 Site visit. Meeting at the Old Town viewpoint at the Subačiaus street.

10:45-12:00 Meeting at the Vilnius City Municipality  
(*address: Konstitucijos avenue 3*)

10.45-11.30 Presentation on high rise building regulations in the Old Town buffer zone and project of a business centre ‘K18.’ Mr. Mindaugas Pakalnis, Director of City Development Department of the Vilnius City Municipality.

11.30-12.00 Session notes with Mr. Remigijus Šimašius, Mayor of Vilnius City

Participants:

Advisor to the Mayor, City Development Department,

Vilnius Old Town Renewal Agency (*site manager*)

Representatives of:

Ministry of Culture

Department of Cultural Heritage under the Ministry of Culture

State Commission for Cultural Heritage

ICOMOS Lithuanian National Committee

Lithuanian National Commission for UNESCO

12:00-13:30 Lunch hosted by the Mayor of Vilnius City Municipality at the Restaurant "Gallery"  
(address: Restaurant in National Art Gallery, Konstitucijos Avenue, 22)

14:00-15:30 Meeting with representatives of NGO's at the Secretariat of the Lithuanian National UNESCO Commission  
(address: Jonų St. 11, Vilnius)

Participants:

NGO "Aplinkos ir paveldo saugojimo sąjūdis" (Movement to Save Environment and Heritage)

NGO "Rotundo 4A daugiabučio bendrija" (Rotundo g. 4A block of flats community), Mr. Tomas Jaskėlevičius

**Thursday, 23 November**

09:30 *Informal tour of viewpoints of the 'Architectural Hill' and the Missionary Monastery, starting from Gediminas Hill, with Mr. Renaldas Augustinavičius, Vice-Minister of Culture, and Ms. Rugilė Balkaitė, Chief Officer, International Relations and European Affairs Division, Ministry of Culture of the Republic of Lithuania.*

19:05 Mr. Paul Drury departure from Vilnius to Warsaw (LO 776 - LOT Polish)

19:05 Ms. Burcu Ozdemir departure from Vilnius to Warsaw (LO 776 - LOT Polish)

## *5.5. Participants*

### *UNESCO and ICOMOS International*

Burcu Ozdemir –Europe and North America Unit, World Heritage Centre

Paul Drury – ICOMOS expert

*Participants from the State Party, the municipality of Vilnius and other official organisations are set out in the programme above.*



**List of participants at the meeting with the 3rd parties, and representatives of  
NGO**

22 November, 2018

Secretariat of the Lithuanian National Commission for UNESCO  
Šv. Jono St. 11, Vilnius

**NGO Community of the block of flats of Rotundo st. 4A (Rotundo 4A daugiabučio bendrija):**

1. Mr. Tomas Jaskelevičius – speaker at the meeting;
2. Ms Inga Riškė;
3. Mr Ramūnas Riškus.

**Coalition of citizens, concerned about the destruction of the Missionary complex ensemble:**

1. Ms Asta Baškauskaitė, Chairwoman of the Old Town community, member of the Supervisory Commission\* - speaker at the meeting;
2. Mr Sakalas Gorodeckis, Chairman of the Coalition of Vilnius communities, member of the Supervisory Commission\* – speaker at the meeting;
3. Mr Dainius Labeckis, Historian;
4. Dr. Agnė Narušytė, Art historian;
5. Dr. Rūta Vitkauskienė, Art historian;
6. Dr. Rūta Čepaitė, Art historian;
7. Dr. Lina Leparskienė, Archaeologist, ethnologist, member of the Civic movement to Safeguard the Environment and Heritage;
8. Ms Monika Martinkutė, Heritage specialist, member of the Civic movement to Safeguard the Environment and Heritage;
9. Ms Aurelija Stancikienė, Heritage specialist;
10. Ms Rasa Kalinauskaitė, Philologist, member of the Civic movement to Safeguard the Environment and Heritage;
11. Mr Marius Matulevičius, Economist, member of the Civic movement to Safeguard the Environment and Heritage;
12. Ms Janina Gadliauskienė, Arborist, member of the Civic movement to Safeguard the Environment and Heritage;
13. Mr Algimantas Gražulis, Heritage specialist, member of the Civic movement to Safeguard the Environment and Heritage;
14. Mr Eduardas Kriščiūnas, Member of the Civic movement to Safeguard the Environment and Heritage;
15. Mr Kristupas Šepkus, Historian and Vilnius guide;
16. Ms Joana Noreikienė, Artist, member of the Civic movement to Safeguard the Environment and Heritage.

*\*The Supervisory Commission for the Preservation and Sustainable Use of the Outstanding Value of the Vilnius Historic Centre is a part of the management system of the Vilnius Historic Centre. It was founded by the Minister of Culture.*

At the meeting also participated Prof. Romas Pakalnis, Chairperson of the Lithuanian National Commission for UNESCO, and specialists of the Ministry of Culture Ms Rugilė Balkaitė and Ms Živilė Plyčiuraitytė Plyčiūtė.

## 5.6. Illustrations



Fig 1 The World Heritage property of Vilnius Historic Centre, showing former line of walls; 1, Gediminas Hill; 2, Cathedral Square; 3, The Missionary Monastery with its garden to the north; 4, the site of the Subačiaus Gate, with the Bastion to the north; 5, Aušros Vartu Street, leading into Rotušės Square to the north.



Fig 2 The protected monuments at the Missionary Monastery site (red) and the former orphanage site (blue); the bastion is to the west. In 1976-8 the orphanage was truncated northwards and a new hospital block built parallel to Subačiaus Street.



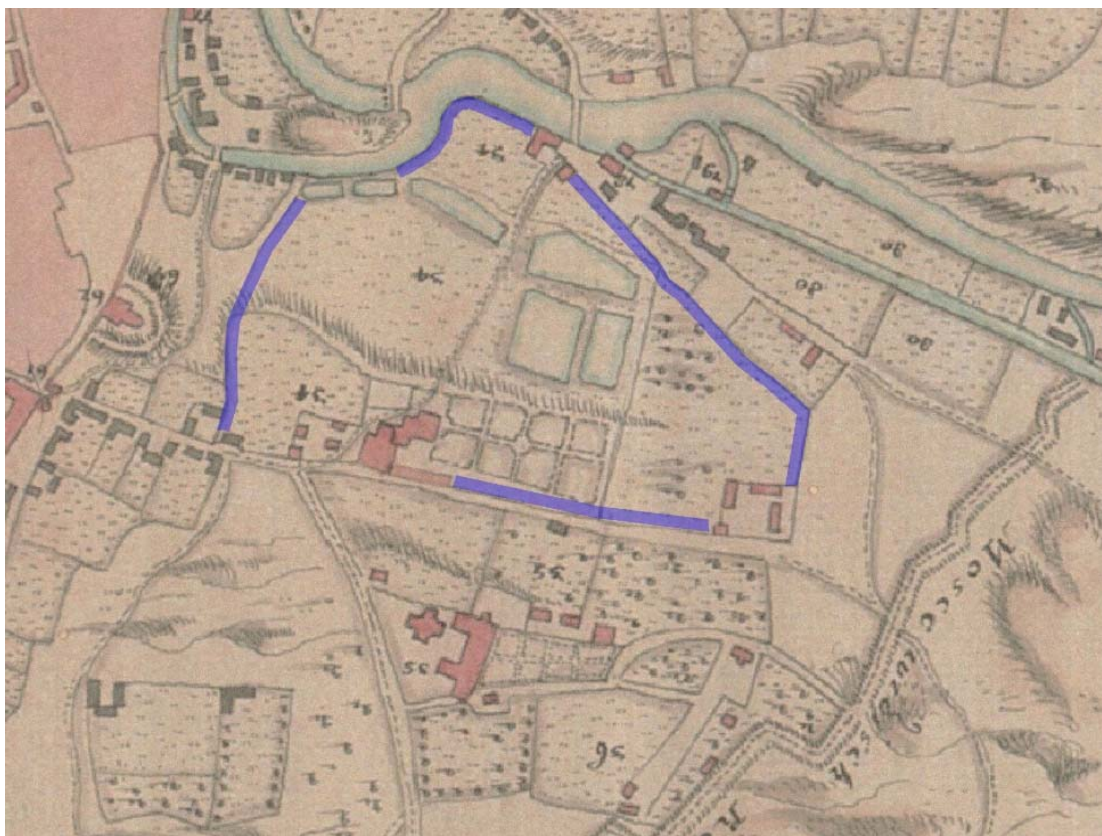


Fig 3 Detail of c1737 von Fürstenhoff map of Vilnius showing the Missionary Monastery and its territories (no 34); the putative early estate around the palace is suggested in partial blue outline (the extract is inverted so that north is to the top).



Fig 4 Detail of the 1808 city plan by plan by Karol Grunert, showing the land between the monastery and orphanage laid out in squares as a productive garden.



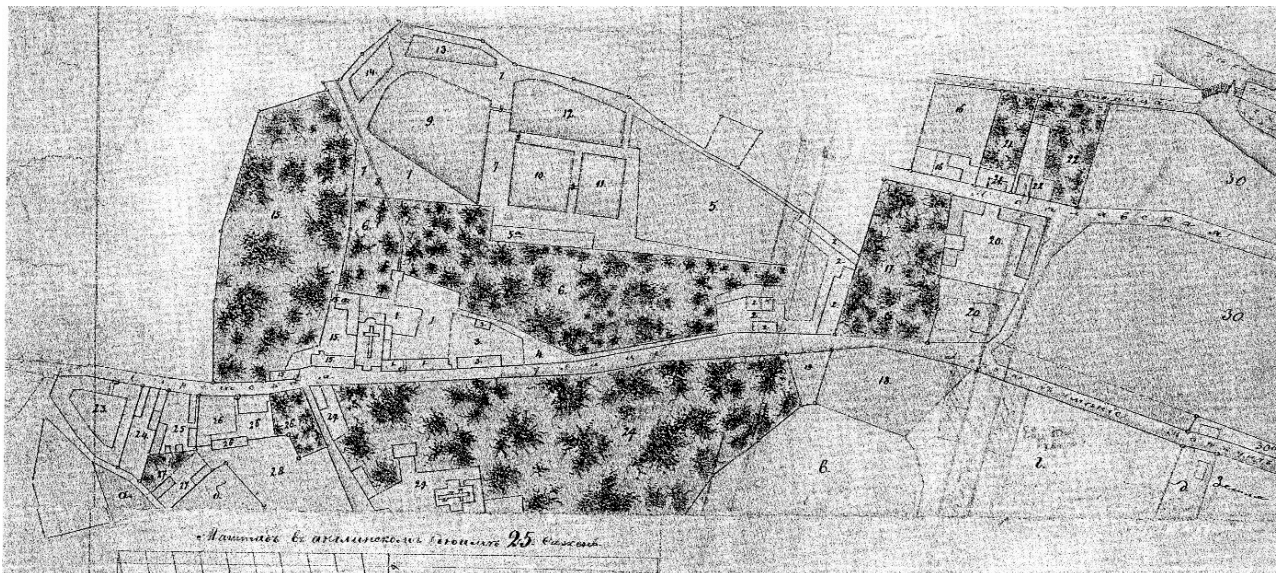


Fig 5 Extract from a plan of the monastery estate in 1870; the 'core' estate identifiable in 1737 is still clear, but with extensive additional holdings to the south and east.



Fig 6 The monastery from the south; lithograph, 1844.





*Fig 7 Photograph of 1861-66 by Albert Szweykowski, looking from the northeast across the 'Missionary Gardens'; the monastery ensemble in the centre, the orphanage to the right.*



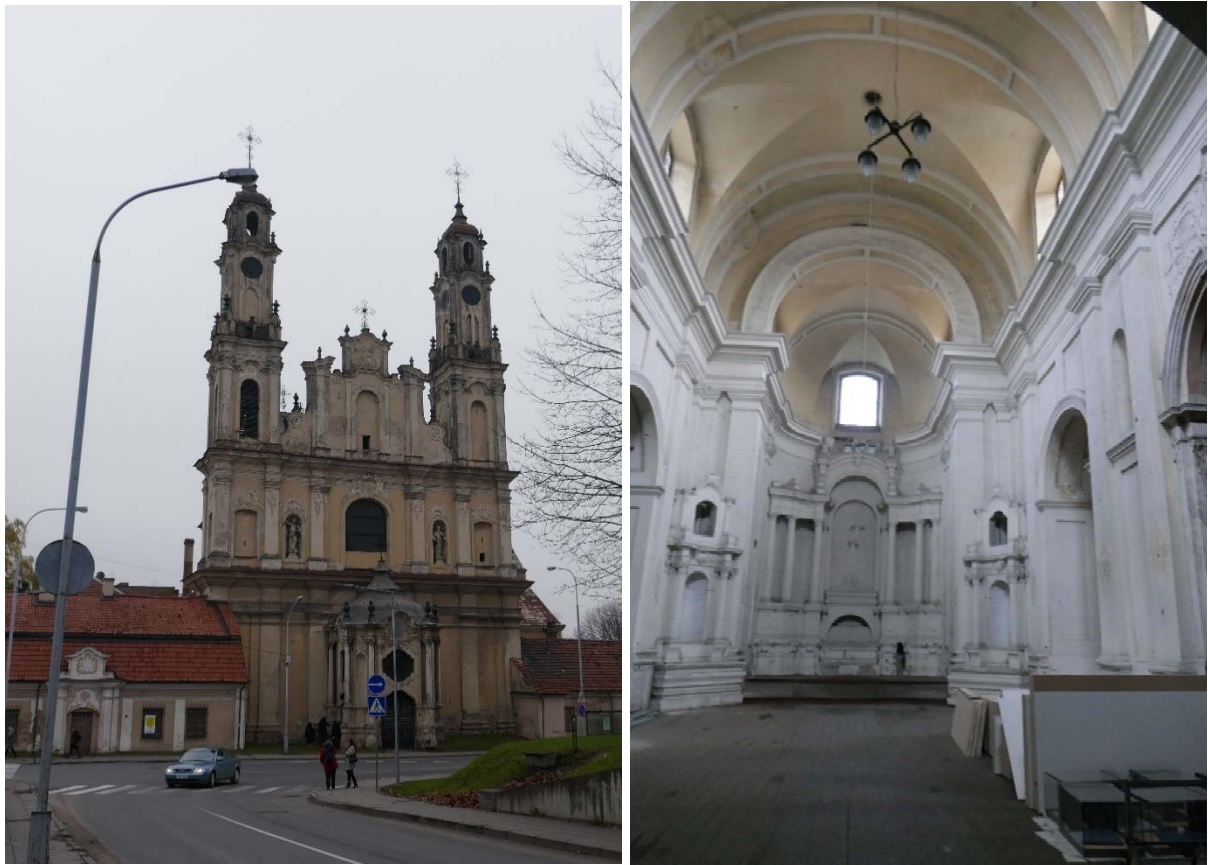
*Fig 8 View from the north-west towards the monastery, 1942 (A\_Lastas).*











*Fig 13 Exterior and interior of the monastery church of the Ascension, November 2017.*



*Fig 14 Bird's eye view of the site from the south, 2015, showing the former hospital (Source: Architect's presentation).*





*Fig 15 The project under the title of “Misionierių sodai”, model, showing (top), the previously-existing hospital; (centre) the current project; (bottom) an alternative entry in the competition including the reconstruction of the lost section of the former orphanage (Photographed on site).*



Fig 16 Block plans of the site before and after development compared; buildings marked 11 on the 'before' plan were demolished in 1976 as part of the hospital project.



Fig 17 Elevations to the north before and after the proposed development; block D is visible in outline in the background.





*Fig 18 View eastwards across the site from ground floor level of the former orphanage, November 2017. The arcaded boundary wall to Subačiaus Street can be seen top right.*

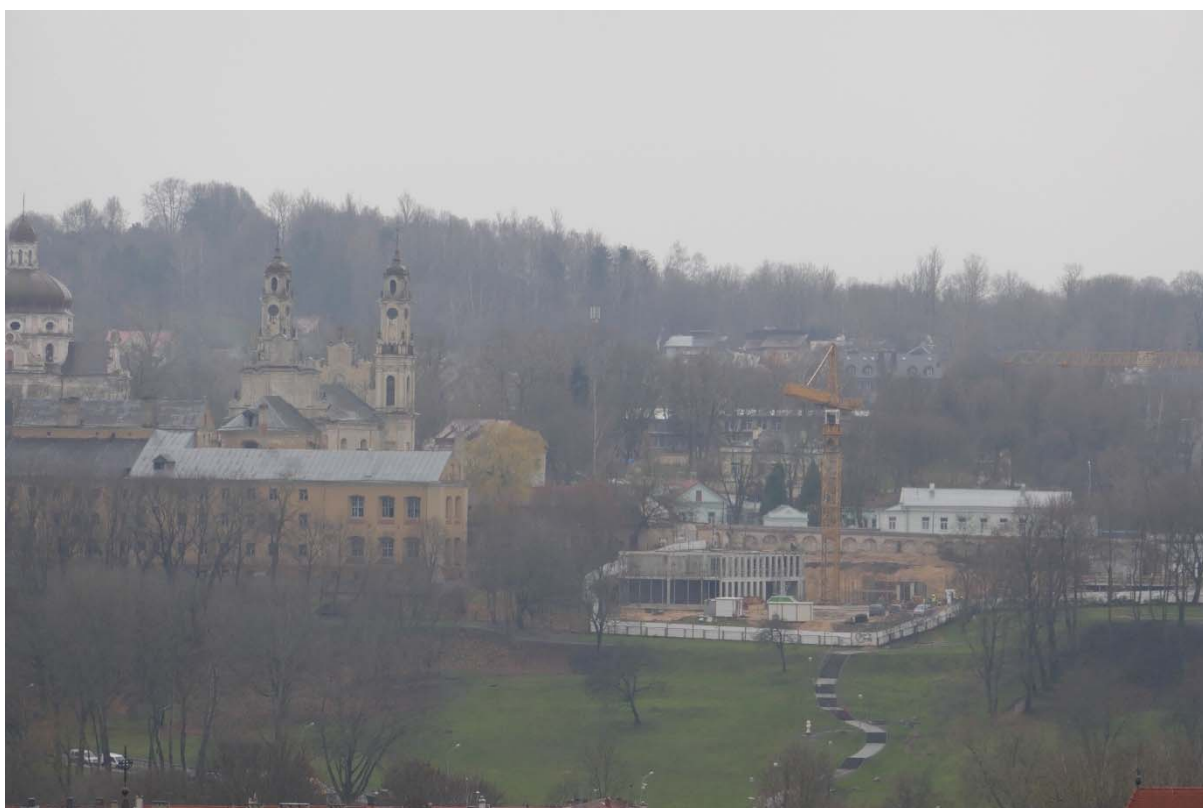


*Fig 19 The Missionary Monastery and development alongside, looking north from the bank of the Vilnia River; inset enlarged (the top storey and roof are yet to be added to the visible frame).*





*Fig 20 Photomontage of the development seen from slightly further to the north than Fig 19.*



*Fig 21 View to the Missionary Monastery Ensemble from Gediminas Hill (zoomed], November 2017. One more storey and the roof are yet to be added to the eastern block, nearest the monastery.*



*Fig 22 View eastwards along Subačiaus Street from around the centre of the Orphanage façade, November 2017.*



*Fig 23 Historic photographs (A, B; early 20th century) showing the view progressing eastwards along Subačiaus Street.*





Fig 24 Potential Landscape enhancement plan for the Missionary Monastery Gardens (compiled prior to approval of the Apartment development).

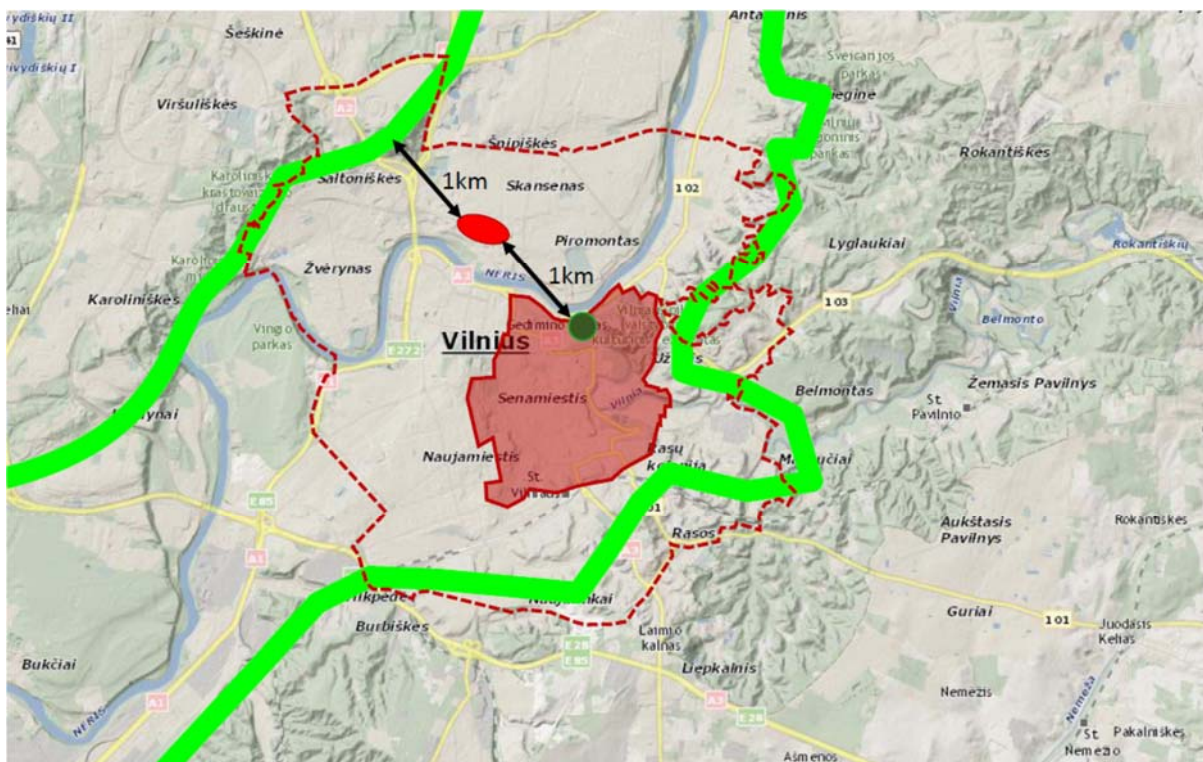
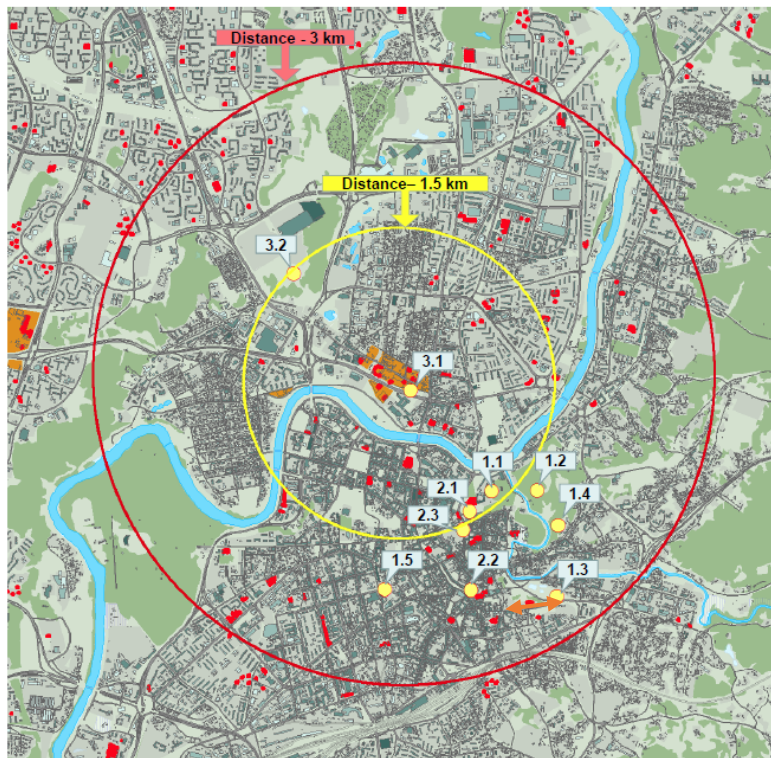




Fig 25 'Development of the 'Architectural Hill' vision 1960-2000' (Source: Vilnius City Architect Presentation). World Heritage Site shown in dark red tone; buffer zone dashed; Gediminas Hill dark green dot.

## Viewpoints for control Old Town panoramas (according to Vilnius City MP)



### 1. Viewpoints in the Old Town territory:

- 1.1 Upper Castle (Gedimino) Hill;
- 1.2 The Hill of Three Crosses;
- 1.3 Viewpoint at the intersection of Maironio and Subačiaus streets;
- 1.4 Bekešo Hill (slope of River Vilnia next to the territory of Užupis Gymnasium);
- 1.5 Viewpoint on Mindaugo Str.

### 2. Old Town public spaces:

- 2.1 Cathedral Square;
- 2.2 Rotušės Square;
- 2.3 S.Daukanto Square.

### 3. Viewpoints beyond the Old Town limits:

- 3.1 Top floors of the Vilnius City Municipality building;
- 3.2 Šeškinė Hill slope next to the stadium territory

Fig 26 Viewpoints across the Old Town (Source: Vilnius City Architect Presentation). The arrow added west of 1.3 shows the visibility of the Architectural Hill along the plateau edge within the Missionary Monastery gardens, eastwards from the Bastion on the city wall.

## Impact of the proposed building: Gediminas Hill

Proposal for the competition

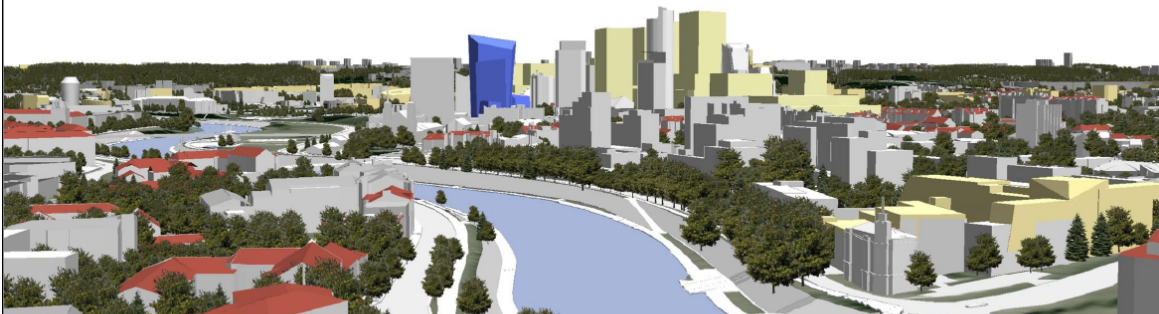


Developed design of K18



## Impact of the proposed building: Gediminas Hill

Developed design of K18 and volume of „Urban Hill“ up to approved concept



Developed design of K18 and enhanced volume of „Urban Hill“ - analysis



Fig 27 The Architectural Hill from Gediminas Hill (Fig 14, I.I).



## Impact of the proposed building: Subačiaus viewpoint

Proposal for the competition



Developed design of K18



## Impact of the proposed building: Subačiaus viewpoint

Developed design of K18 and volume of „Urban Hill“ up to approved concept



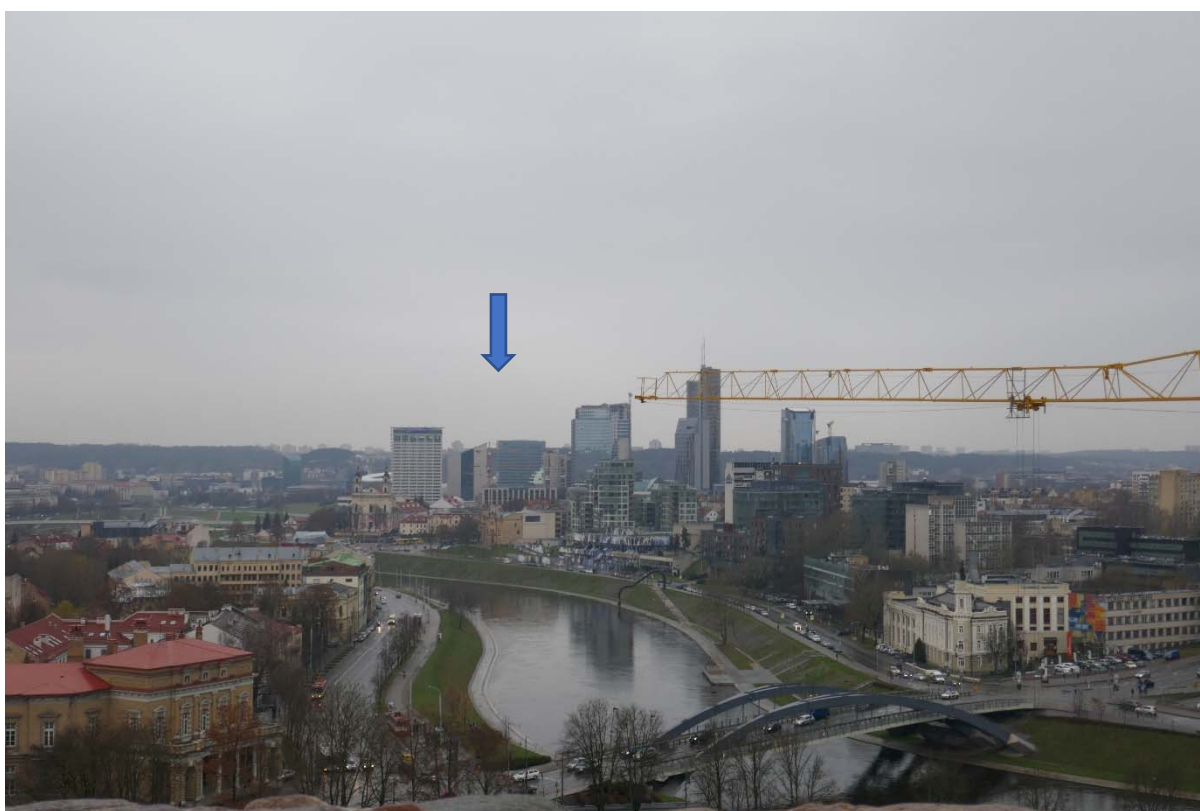
Developed design of K18 and enhanced volume of „Urban Hill“ - analysis



Fig 28 The Architectural Hill from Subačiaus Street viewpoint.



*Fig 29 The Architectural Hill from the south bank of the Neris River at Mindaugas Bridge, November 2017; location of the business centre 'K18' arrowed.*

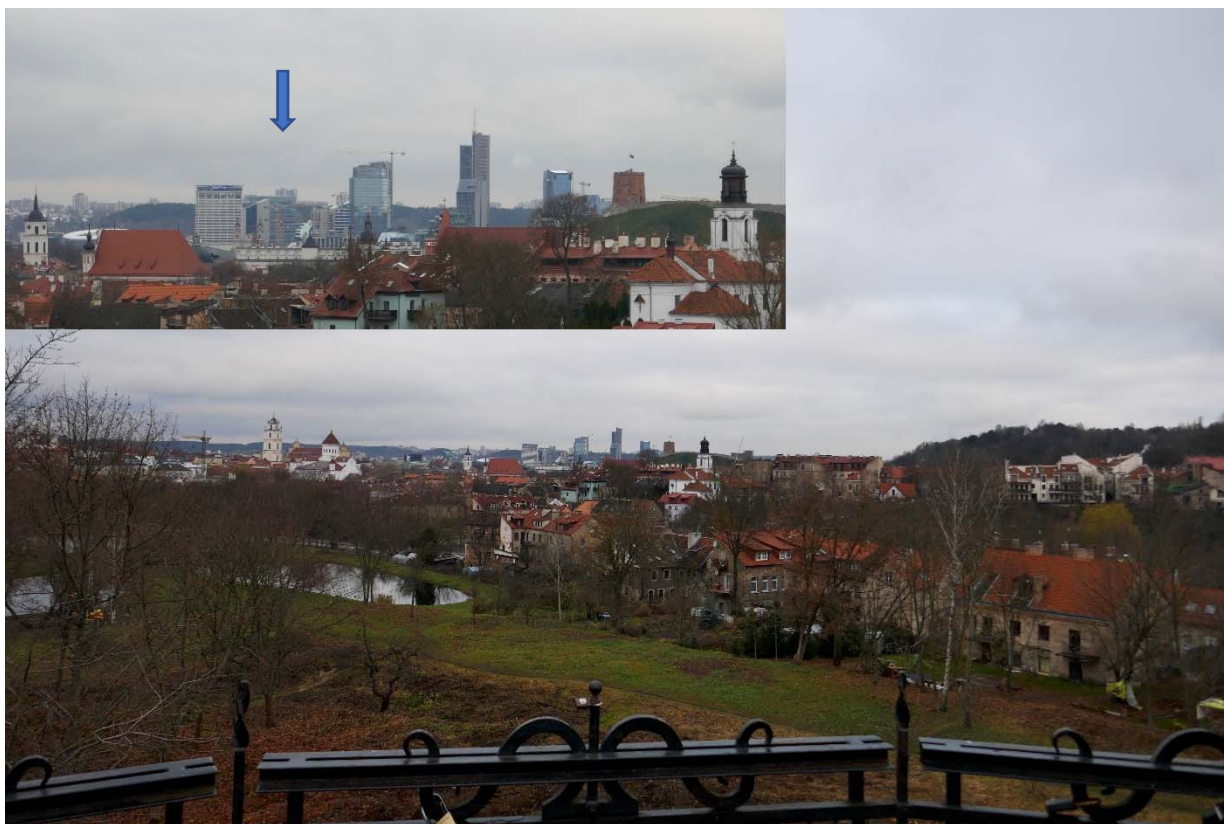


*Fig 30 The Architectural Hill from Gediminas Hill, adjacent to the tower, November 2017; location of the business centre 'K18' arrowed.*





*Fig 31 The Architectural Hill from Bekešo Hill, Gediminas Hill in the foreground, November 2017; location of the business centre 'K18' arrowed.*

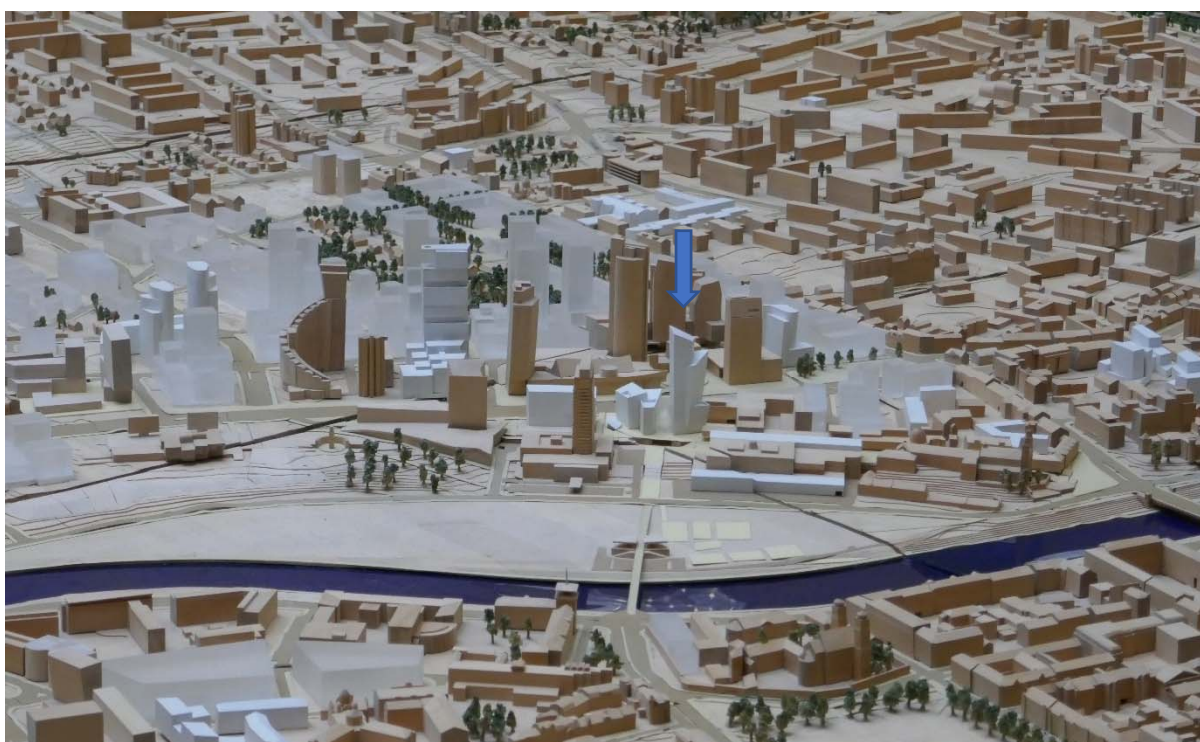


*Fig 32 The Architectural Hill from the viewpoint 1.3, Subačiaus Street, November 2017; location of the business centre 'K18' arrowed.*





*Fig 33 The Architectural Hill in the City Model, from the east; the business centre 'K18' arrowed.*



*Fig 34 The Architectural Hill in the City Model, from the south; the business centre 'K18' arrowed.*



*Fig 35 Traditional and new windows compared in the same (historic) building at 12-14 Savičiaus Street (the security grille is not significant).*