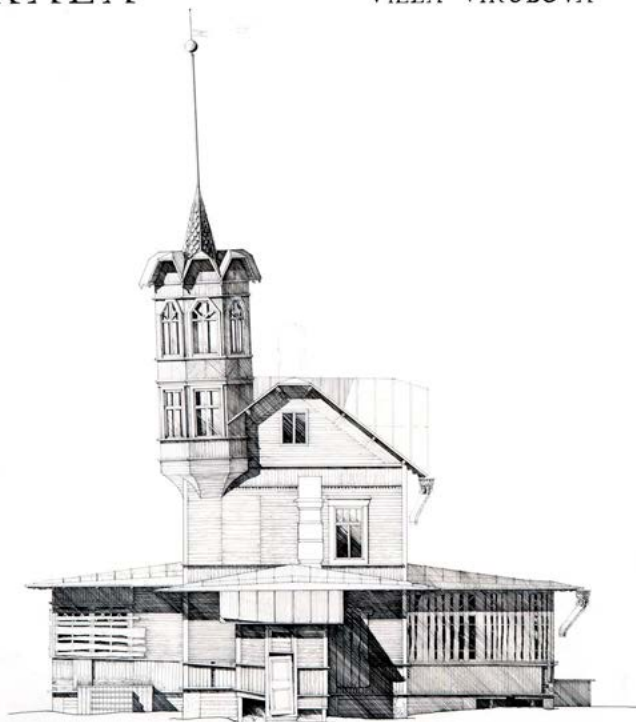


KUOKKALA

VILLA VIRUBOVA



## **Historical dachas and resorts of the Gulf of Finland**

**25th – 26th of August 2018, Helsinki**  
House of Science and Letters  
Kirkkokatu 6, 00170 Helsinki

The Third Russian-Finnish Conference  
**Historical dachas and resorts of the Gulf of Finland:  
Problems of conservation and use**  
25th – 26th of August 2018, Helsinki  
House of Science and Letters, Kirkkokatu 6, 00170 Helsinki

The coasts of the Gulf of Finland can boast with a rich dacha heritage from 19th and early 20th century has experienced various fates in the turns of the 20th century. Among the most well known are the villas in the former spa town of Hanko and those in the "Kurortnyi raion" of Terijoki / Zelenogorsk. These regions have seen several generations of Russian and Finnish villa guests and owners and a rich social life, but also military troops and actions due to the Russian revolution, Finnish civil war and Second World War.

Many of the historical villas or dachas are nowadays maintained as architectural and cultural sites, and yet, many have been left without maintenance and are seriously endangered. Can restoration, adaptation of to modern uses, documentation and research raise the appreciation of this heritage?

**Saturday 25th of August**

9.00 Coffee

9.30 Opening words: Timo Tuomi / Architectural Society of Finland; Minna Silver ICOMOS Finland; Aino Niskanen / Aalto University; Elena Travina / Research group "Old Dachi" or Svetlana Levoshko / Institute of Theory and History of Architecture and Urban Development, St Petersburg

*Illustration on front page: Villa Virubova in Kuokkala, measured drawing by Maria Klemetz, 2000. Aalto University.*

## **I Session, moderated by Margaretha Ehrström**

10.00 Summer housing of the Karelian Isthmus in the aspect of the concept of “shared built heritage” / Svetlana Levoshko

10.30 Emergence of the dacha-area. Case study: look at the notebook of the heirs of the merchant Pietari Paavolainen (Kivennapa) / Pentti Paavolainen

11.00 The state of neglected property in the former dacha villages near Leningrad on the reports of the agents of the “Zimfin” Glumov and Heranen, 1926–1927 / Evgeni Balashov

11.30 Villas as movable heritage? / Timo Tuomi

12.00 Lunch (self-financed)

## **II Session: The past, present and future of dachas in Kurortny district, moderated by Netta Böök**

13.00 Finnish architectural students and dachas at Kellomäki and Kuokkala in 2000 / Vilhelm Helander & Aimo Nissi

13.30 Dachas – objects of cultural heritage in Kurortny district of Saint Petersburg. From Ollila to Lautaranta / Elena Travina

14.00 Restoration of the dacha of merchant I. I. Chizhov in Komarovo/ Kellomäki / Rafael Dayanov

14.30 Sestroretsk resort Kursaal: the lost cultural symbol of the city / Irina Proshchenkova

15.00 Coffee break

### **III Session: Concrete or Virtual Restoration?, moderated by Aino Niskanen**

15.30 Villa Regina in Hanko – A Baltic Villa in its Local Context through the Heyday of Hanko, the War, the Inevitable Decline, and Its Restoration / Juhana Heikonen

16.00 The Results of the Virtual Reconstruction of the Lost Architectural Heritage on the Karelian Isthmus 2014–2018 / Olga Ushakova

16.30 On the historical villas of Vartiosaari and other islands near Helsinki / Mona Schalin

17.00 The restoration of a villa in Linnunlaulu, Helsinki / Sari Viertiö

17.30 Concluding words

Posters by Aleksandr Bravo (“Post-war plans of Terijoki/Zelenogorsk restructuring”), Lia Kebke & Vitold Muratov (“Mirnoe” or Peaceful Estate in Ollila: documents for its purchase and public significance in connection with the “Russian Society enthusiasts of World Science”, ROLM), Viktor Krykov (“Krykovs: Related family dachas in Kellomäki, 1905–1939”), Evgeniia Petrashen & Aleksandra Tolstova & Kirill Alferovskii (“The Research Program in Preservation of the Historical Wooden Cottage Architecture of the Coast of the Gulf of Finland in St. Petersburg State University”) will be on display.

### **Sunday 26th of August**

–10.00–15.00 Excursion to late 18th century villas in Linnunlaulu and Meilahti. More information will be provided at the conference on Saturday.



**Svetlana Levoshko**

**Светлана Сергеевна  
Левашко**

Ph.D. in Architecture, associate professor, head research fellow (Science and Research Institute for the Theory and History of the Architecture and Urban planning), a member of the ICOMOS Russia (St. Petersburg section). The main topics are Russian architecture abroad, country and seaside resorts on the Baltic sea and heritage preservation. Author and scientific editor of a large number of articles, monographs and research collections. Organizer and curator of various international scientific events and exhibitions.

Кандидат архитектуры, доцент. Ведущий научный сотрудник (Научно-исследовательский институт теории и истории архитектуры и градостроительства, НИИТИАГ), член ИКОМОС-Россия (Санкт-Петербургское отделение). Основные темы исследований: русская архитектура за рубежом, дачно-курортная застройка Балтийского побережья и охрана наследия. Автор и научный редактор множества статей, ряда монографий, сборников. Организатор и куратор различных международных научных мероприятий, выставок.

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Дачная застройка Карельского перешейка в аспекте концепции «совместного наследия»

Концепция «совместного наследия» появилась вследствие поиска новых путей и подходов к сохранению и управлению наследием. Концепция применима, в частности, к территориям, обладающим наследием разных стран, исторически связанными между собой именно этой территорией. Карельский перешеек - классический пример территории совместного и поочередного владения России и Финляндии. Соответственно культурное наследие в виде характера расселения, планировки поселений, застройки может считаться принадлежащим как культуре Финляндии, так и России - то есть «совместным». Оно не так явно идентифицируются, как в Выборге на архитектурном материале. Однако общепризнанный факт, что на Карельском перешейке «читаются» глубоко укоренившиеся в русское социокультурное пространство финские и восточно-карельские культурно-бытовые традиции. Особые черты «совместного наследия» проявлены и в художественно-стилевом характере дачной архитектуры. Выраженная художественная общность дачно-курортной архитектуры побережья Финского залива и шире, Балтийского моря, свидетельствует об общих истоках и эволюции, и обуславливает уникальность данного вида архитектурного наследия для России. В докладе будет сделана попытка сформулировать характеристики «дачного наследия» как «совместного» России и Финляндии с целью обоснования тезиса «Карельский перешеек – территория совместного наследия и ценности» и поиска новых эффективных методов сохранения наследия в условиях реального риска его полной утраты.

Svetlana Levoshko,

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## **Summer housing of the Karelian isthmus in the aspect of the concept of “shared built heritage”**

The concept of “shared built heritage” has emerged due to the search for new ways and approaches to the preservation and management of the heritage. The concept is applicable, in particular, to the territories that have the heritage of different countries, historically connected with each other by this territory. The Karelian isthmus is a classic example of the territory of shared and alternate control of Russia and Finland. So, the cultural heritage expressed in the mode of urbanization, settlement planning, housing can be considered as belonging to both cultures - Finland and Russia - that is, “shared built.” It is not so clearly identified, as on architectural material in Vyborg, however, it is a generally accepted fact that Finnish and East Karelian cultural and domestic traditions are deeply rooted into the Russian socio-cultural space on the Karelian Isthmus. Special features of the “shared built heritage” are manifested in the artistic and stylistic character of the dachas architecture. Expressive artistic community of the dacha-seaside resort architecture of the Gulf of Finland coastline and the Baltic Sea, attests to common origins and evolution, and determines the originality of this type of architectural heritage for Russia. The report will attempt to formulate the characteristics of the “dacha heritage” as a “shared built heritage” Russia and Finland in order to justify the thesis “Karelian Isthmus - the territory of “shared built heritage and values” and search for new effective methods of preserving the heritage in the real risk of its complete loss.



## Pentti Paavolainen

Pentti Paavolainen, FT, is a docent in theatre research (University of Helsinki), previously professor in the University of Arts in Helsinki (Theatre Academy). As a theatre historian he has also published on the cultural history of Vyborg. He is the chairman of the Finnish Literature Society of Vyborg (VSKS, est. 1845) dedicated today for the research on Vyborg. Pentti Paavolainen has also studied his family ancestors, the Paavolainens, which have lived in Kivennapa (Kivinebb, Pervomaiskoe) from 1720s to 1939/1944. An interesting booklet on the selling of villa slots in Kellomäki and Ollila, and lists of their buyers will be presented.

### **Emergence of the dacha-area. Case study: look at the notebook of the heirs of the merchant Pietari Paavolainen (Kivennapa)**

The emergence of the villa-area between Raivola, Terijoki and Ollila, Roschino, Zelenogorsk to Solnitsnoe, from 1870 onwards was an interesting historical process in which the economic and social development of both Russia and Finland played an important role. The Russian industrialization, economic growth and the “dacha-culture” of the upper middle class was a new phenomenon in Russia, commented even in the plays by Anton Chekhov. The expansion of St. Petersburg to the coastal and lake-districts along the railroad was inevitable.



Simultaneously the feudal land-owning of the “Old Finland” (i.e. Viborgskaya guberniya) was unlike all the rest of the Finnish Grand Duchy. Peter I and his successors since 1710 had donated large territories on the Karelian Isthmus to the Russian landowner gentry, which resulted to the serfdom of the peasant folk. All the Kivennapa parish and its inhabitants were subjects to the Sestroretskyj oruzhennyj zavod. (Siestarjoki / Systerbäck munitions factory). The old parish of Kivennapa (Kivinebb, now Pervomayskoe) consisted of also all those villages, which became Raivola and Terijoki areas until the river Sestr.

Since Alexander II in 1863 made the democratic development in Finland possible, the Finnish State started to buy, to measure and to give lands to the local peasants. The process was long and not without speculations and intrigues in the business. As the demand from Petersburg bourgeoisie was great, the land parcels were sold by the State soon after the railway was opened (1870). And by the peasants, the future owners of the lands, although their final legal papers were not formally clear. The huge rise of the land price also benefitted the descendants of the original serfs (lampuoti, landsbonde), who however were not all of them poor any more. ↯

This presentation shortly introduces the case of the heirs of the merchant Pietari Paavolainen (1846-1904), who had become owners to some areas in the village of Terijoki and Kellomäki. Practical maps and note books about the splitting and selling of those villa-plots is available in the Paavolainen family archives (Nat. Arch., private collections.) A sociologist or historical economist might be provided with interesting information about who bought, for what price; or whether there were mediators or speculants before the future owner etc. They may provide some extra information in addition to the official land-register -documents of the National Archives filial in Mikkeli.



**Evgeny Balashov**

**Евгений Александрович  
Балашов**

Local historian, independent researcher of the Karelian isthmus. The author of the series of books “Karelian Isthmus – Unknown Land”, “History of the ancient settlements of the Karelian isthmus”, as well as several publications on the fortification of Finland. Recently focused on the theme “Foreign ownership in Finland 1918–1939”, which required periodic visits to the National archives of Finland and the Russian national archives.

Краевед, независимый исследователь Карельского перешейка. Автор серии книг «Карельский перешеек – земля неизведанная», «История старинных поселений Карельского перешейка», а также нескольких изданий по фортификации Финляндии. Последнее время занимался темой «Иностранная собственность в Финляндии по состоянию на 1918–1939 гг.», что потребовало периодического посещения Национального архива Финляндии и отечественных архивов (ЛОГАВ, ЦГА СПб, ЦГАИПД).

## **The state of the neglected property of the former dacha villages near Leningrad in the reports of the agents of the “Zimfin” Glumov and Herranen in 1926–1927**

After the separation of Finland from Russia and the closure of the border, many citizens of the country of victorious socialism lost the opportunity to visit their dachas which were situated on the territory of a bourgeois state.

For the first time the issue of compensation for the loss of “dacha territories” was raised by Soviet delegation in 1920 at the Peace talks in Juriev (Tartu). In order to protect the property interests of Russian citizens in Finland, on March 7, 1925, the Society for the Protection of the Property Interests of Soviet Citizens in Finland, abbreviated as “Zimfin”, was registered in the Leningrad City Executive Committee, and in the autumn of 1925 a branch of society was opened in Vyborg. The budget of “Zimfin” consisted of membership dues and deductions of 15% of the amount received by the client after the completion of the case. The money was directed to renting a room in Leningrad, remuneration for work to Finnish lawyers, payment for travel and search for relevant documents and property.

For the entire period of activity in society, there were 451 people, from workers and peasants to students and traders. The staff consisted of real estate agents, a lawyer, an accountant and clerical employees. Most interesting for the researcher are the reports made by the agents Glumov and Herranen from 1926 to 1927, where the real state of the housing stock and property of citizens, members of the “Zimfin”, is reflected.

From the analysis of the documentation it follows that almost a third of the housing stock by the end of the 1930s was unfit for habitation and was good for firewood only. About a third of the buildings needed significant repairs or were to be disassembled for building materials. And quite a small part of the dachas could be used for housing after carrying out cosmetic repairs. The greatest damage to the Russian dachas was caused in 1918–1919, when they were quartered Finnish and German units.

## **Состояние безнадзорной недвижимости в бывших дачных поселках под Ленинградом по отчётам агентов «Зимфина» Глумова и Херранена, 1926–1927 годы**

После отделения Финляндии от России в 1918 г. и закрытия границы многие граждане страны победившего социализма лишились возможности посещать свои дачи, оказавшиеся на территории буржуазного государства.

Впервые вопрос о компенсации за потерю “дачных территорий” был поставлен советской делегацией в 1920 году на мирных переговорах в Юрьеве (Тарту). С целью защиты имущественных интересов русских граждан в Финляндии 7 марта 1925 г. в Ленгубисполкоме было зарегистрировано Общество защиты имущественных интересов советских граждан в Финляндии, сокращенно именуемое “Зимфин”, а осенью 1925 г. в Выборге открылось отделение общества. Бюджет “Зимфина” складывался из членских взносов и отчислений 15 % от суммы, полученной клиентом после завершения дела. Средства направлялись на аренду помещения в Ленинграде, вознаграждение за работу финским адвокатам, оплату проезда и поиска соответствующих документов и имуществ.

За весь период деятельности в обществе состояло 451 человек, от рабочих и крестьян до учащихся и торговцев. Наибольший интерес представляют отчеты, сделанные агентами Глумовым и Херраненом в период с 1926 по 1927 гг., где отражается реальное состояние жилого фонда и имущества граждан, состоявших членами «Зимфина».

Из анализа документации следует, что почти треть жилого фонда к концу 1930-х гг. была непригодна для жилья и годилась разве что на дрова. Около трети зданий нуждались в значительном ремонте или подлежали разборке на стройматериалы. И совсем небольшая часть дач могла использоваться под жилье после проведения косметического ремонта. Наибольший ущерб русским дачам был причинен в 1918–1919 гг., когда в них были расквартированы финские и немецкие подразделения.



## Timo Tuomi

Adjunct professor, University of Helsinki 2008–. Director, Espoo City Museum 2009–2017; Head of Research, Museum of Finnish Architecture 1994–2009; Researcher, National Board of Antiquities, Department of Monuments and Sites 1988–1993. Several publications, f. g. “Jalan halki Ranskan”.

### **Villas as movable heritage?**

One of the consequences of Tartu Peace Treaty between the newly independent republic of Finland and the equally new government of Soviet Union in 1920 was that the former summer resorts of St Petersburg, Terijoki as the most famous, remained in Finnish possession. The Finnish state body responsible for foreign property decided that if the rightful owners of thousands of abandoned villas in Terijoki did not claim their property within five years the state had the right to authorize communal officials to sell the buildings at public auctions. As many of the former owners had belonged to the higher social ranks of Imperial Russia and were by then, if alive, scattered around the world their return to Terijoki was rather theoretical.

It is claimed that around 2000 villas were thus sold after the legal waiting period. This resulted in lively business activity and buildings were carefully dismantled, their log frames numbered and details packed into crates. These were transferred to all parts of Finland that the railroad could reach, from Oulu to Joensuu and of course the newly established villa communities around Helsinki.

This paper examines aspects of this unique phenomenon, both as architectural and social history. Many of the villas were moved by small-scale entrepreneurs, often one by one. But some, as the founder of Järvenpää township Bjarne Westermarck, brought about 200 villas to his new community (of these 16 are remaining). From the point of architectural history an attempt is made to estimate in what scale the secondary details such as towers or ornamental details were actually saved as parts of villas when they were moved to other ends of the country.

The transport of log-framed buildings will be put in longer historical perspective, because such buildings had been moved from one place to another for centuries. For example when Helsinki was transformed from a low wooden town to a metropolis built of stone around the turn of the century 1800–1900, the former classicist townhouses were transferred to surrounding villa towns and often fitted with towers and new bow-windows to please the new owners. Finally, as the distance to golden era of Terijoki villa resort grows bigger, a question can be asked how many of the buildings now being bought and with the romantic attraction of the Terijoki fame really are what they are claimed to be. There is an old joke that Carl Ludvig Engel designed about ten manor houses in Finland and that fifty of them are in Uusimaa.



## Vilhelm Helander

Architect, Professor Emeritus, Born 1941 in Helsinki, Finland.  
Master of Science in Architecture, Helsinki University of Technology  
1967, Lic. Techn. 1972

Professor History of Architecture, Helsinki University of Technology  
(now Aalto University) 1986–2005, Professor Emeritus 2005–, Acting  
Professor 1968–69, 1972–76, 1985–2004.

Writer, lecturer, practising architect. Own architectural practice since  
1968, in partnership with Juha Leiviskä since 1978. Works mostly deal-  
ing with historical environments and restoration.

European Gold Medal for the Preservation of Historical Monuments  
1998, Pro Finlandia medal 1998.

One central theme in the teaching of the history of Finnish and Nordic  
architecture has for more than 100 years been that every student should  
make a survey of some historical building or area. Professor Helander  
was leading these student works for more than 20 years. In the year  
2000, a measurement workshop was arranged on the Karelian isthmus,  
in Zelenogorsk (Terijoki), Komarovo (Kellomäki) and Repino (Kuo-  
kkala). About 40 students were documenting some of the preserved,  
most interesting villas in this area. The workshop resulted in a series of  
measured drawings, now preserved in the archives of the Aalto Univer-  
sity. Some of the drawings will be presented in the Terijoki seminary in  
Helsinki in August 2018.

The workshop was arranged with the aid of the Finnish Institute for Russian and East European studies and in cooperation with the Russian State Institute of Historical Monuments in Sankt Petersburg. The workshop was supported by the Finnish Ministry of Education.



Architect (M. Sc.) Aimo Nissi is currently employed as a university teacher of History of Architecture, at the , School of Arts, Design and Architecture of Aalto University. As a practicing architect, he has been involved in several restoration project and written criticisms on restorations in architectural reviews. He has a long experience of organizing measuring camps for architectural students in collaboration with architect Markku Mattila.

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**Elena Travina**

**Елена Травина**

PhD (social philosophy, problems of cultures dialogue). Coordinator of the research group “Old Dachi”. Research topic: Dacha settlements on the Karelian Isthmus (1880–1939). Author of four monographs and a several articles. Member of the Council of the Petersburg Branch of the Society for the Preservation of Monuments. Lives in St. Petersburg.

PhD (социальная философия, проблемы диалога культур). Координатор исследовательской группы “Старые дачи”. Тема исследований: Дачные поселения на Карельском перешейке (1880–1939). Автор четырёх монографий и ряда статей. Член Совета Петербургского отделения Общества охраны памятников. Живет в С.-Петербурге.

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## **Dachas – objects of cultural heritage in Kurortny district of S.-Petersburg. From Ollila to Lautaranta**

Several dozen dachas of the beginning of the XX century remained in Kurortny district of St. Petersburg after World War II. They were given to the trade unions and the city administration and were used for resting adults and children.

Wooden dachas at this time were not considered objects of history and culture. They were used, while it was possible to use, and demolished, if the enterprise possessed funds to build new houses. Only since the late 1990s the process of identifying wooden dachas as objects of historical and cultural heritage began. In 2001 several dozen buildings received a temporary protection status, which was subsequently lost by many objects for a number of reasons. In 2014 the state finally carried out historical and cultural examinations, which gave permanent protection status to the surviving objects.

Currently, 31 objects are under the protection of state in the indicated part of the Kurortny district. This is about one third of the total number of dachas that require state protection here. The group “Old Dachas” and researchers of the site [terijoki.spb.ru](http://terijoki.spb.ru) with the help of some journalists and politicians are trying to prove the dacha’s value, but the state department that carries out the function of protecting the historical buildings in St. Petersburg, refuses to admit it in most cases.

## **Дачи – объекты культурного наследия в Курортном районе С.-Петербурга. От Оллила до Раутаранта**

На территории Курортного района СПб сохранилось несколько десятков дач, построенных на рубеже XIX–XX веков. После II Мировой войны сохранившиеся дачи были отданы в ведение профсоюзов предприятий и администрации города и использовались для отдыха взрослых и детей.

Деревянные дачи начала века в это время не считались объектами истории и культуры. Их использовали, пока была возможность, и сносили, если у предприятия находились средства для постройки новых домов. Только с конца 1990-х гг. начался процесс выявления

объектов истории и культуры в среде деревянной дачной застройки. В 2001 г. несколько десятков зданий получили временный охранный статус, который впоследствии был потерян по ряду обстоятельств. В 2014 г. государством, наконец, были проведены историко-культурные экспертизы, которые дали постоянный охранный статус сохранившимся объектам.

В настоящее время в рассматриваемой части Курортного р-на СПб находится 31 объект культурного значения. Это примерно одна треть от общего числа дач, которые нуждаются в государственной охране. Группа «Старые дачи» пытается доказать их ценность и необходимость введения в реестр охраны, но государственный орган, осуществляющий функцию охраны и использования исторических зданий Петербурга, отказывает в этом по разным причинам.



**Rafael M. Dayanov**

**Рафаэль Маратович  
Даянов**

Architect-Restorer, Director (“Architectural Bureau” Liteynaya chast-91), lecturer in Department of architecture (Saint Petersburg State Academic Institute of Painting, Sculpture and Architecture named after I.E. Repin), expert in the field of conservation of cultural heritage of the Russian Federation.

Developed projects of restoration and reconstruction of historical objects of country-resort construction in the Gulf Coast (Temple buildings, houses, landscapes, small architectural forms).

Архитектор-реставратор, директор (ООО «Архитектурное бюро «Литейная часть-91»), преподаватель кафедры архитектуры (Санкт-Петербургский государственный академический институт живописи, скульптуры и архитектуры им. И.Е. Репина), эксперт в области сохранения объектов культурного наследия Российской Федерации.

Разрабатывал проекты реставрации и восстановления исторических объектов дачно-курортной застройки побережья Финского залива (Храмовые сооружения, дачи, ландшафты, малые архитектурные формы).

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## **Restoration of the dacha of merchant I. I. Chizhov in Komarovo/ Kellomäki**

The dacha of Ivan Chizhov (early 20th century) is an object of the cultural heritage of the peoples of Russia.

In 2013, the Architectural Bureau “Liteinaya chast’-91” commissioned by a private investor began work on restoring of the burnt dacha and adapting it to modern use. Priority work was related to the search for historical materials and the study of the preserved building.

It turned out that in the period between 1909 and 1913, Chizhov built on his plots a two-level park with a system of artificial ponds and a staircase. In the corner of the plot above the precipice a pavilion-rotunda was built, from which a view of the Gulf of Finland was opened. It was imprinted on numerous species of Kellomäki. No other documents or photographs that could be a source for clarifying the lay-out of the territory, as well as building drawings were not found.

In April 1917, Chizhov sold the land to Anatoly Reno, the owner of the hotel “France” in St. Petersburg. After 1917, A. Reno left Russia, leaving his property to Wanda Oreshnikova for management. She opened a boarding house “Villa Reno” here.

After 1945, the territory of the dacha belonged to the Ministry of Defense of the USSR and was adapted for summer children’s recreation. By 1953, almost all historical buildings were lost, only two houses were preserved. Their architectural and design features could be designated only on the basis of field observations and the materials of photographic fixation before and after fires. These materials were the basis for the project to restore the villa.

Now the work is completed and accepted by the authorities of KGIOP. Currently, pre-project works to develop the rest of the site are underway, as well as to restore the fence. Perhaps, this will return new life into a beautiful romantic corner of Komarovo / Kellomäki.

The report will present the project of restoration of the Chizhov dacha.

## **Восстановление дачи купца И. И. Чижова в пос. Комарово (Келломяки)**

Дача купца Ивана Чижова (нач. XX в.) является объектом культурного наследия народов России.

В 2013 году Архитектурное бюро «Литейная часть-91» по заказу частного инвестора приступило к работам по восстановлению облика сгоревшей дачи и приспособлению ее под современное использование. Первоочередные работы были связаны с поиском исторических материалов и изучением сохранившегося здания. Выяснилось, что в период между 1909 и 1913 годом Чижов устроил на принадлежащих ему участках двухуровневый парк с системой искусственных прудов и лестницей. В углу участка над обрывом была построена беседка-ротонда, откуда открывался вид на Финский залив. Она была запечатлена на многочисленных видах Келломяк. Никаких иных документов или фотографий, которые могли бы стать источником для уточнения планировки территории, а также чертежей построек обнаружено не было. В апреле 1917 года Чижов продал землю Анатолию Рено, владельцу гостиницы «Франция» в С.-Петербурге. После 1917 года А. Рено покинул Россию, оставив управлять своим имуществом Ванду Орешникову. Она открыла здесь пансионат «Вилла Рено». После 1945 года территория дачи принадлежала Министерству обороны СССР и была приспособлена для летнего детского отдыха. К 1953 году почти все исторические постройки были утрачены, сохранялись только два дома. Об их архитектурных и конструктивных особенностях можно было судить на основании натурных наблюдений и по материалам фотофиксаций до и после пожаров. Эти материалы явились основанием для проекта восстановления дачи.

В 2018 г. работы были полностью выполнены и приняты органами охраны.

В настоящее время ведутся предпроектные работы по развитию остальной части участка, а также восстановлению ограды. Возможно, это вдохнет новую жизнь в прекрасный романтический уголок посёлка Комарово/Келломяки.

В докладе будет представлен проект реставрации дачи И. И. Чижова.



**Irina S. Proshchenkova**

**Ирина Сергеевна  
Прощенкова**

Post-graduate student the Faculty of Architecture (Saint Petersburg State University of Architecture and Civil Engineering). Architect, Project Manager at ООО «Neustadt». The area of scientific interests – the history of the resort complex and dacha settlements architecture the Baltic Sea coast (end of the XIX - beginning of the XX centuries). Current research is focused on the problems of conservation, rebuilding and contemporary use of the monuments of architecture on the Karelian Isthmus.

Аспирант архитектурного факультета (Санкт-Петербургского государственного архитектурно-строительного университета). Архитектор, руководитель проекта компании ООО «Нойштадт». Область научных интересов – история архитектуры курортных комплексов и дачных поселков Балтийского побережья конца XIX – начала XX вв. Текущие научные исследования сфокусированы на проблемах сохранения, воссоздания и современного использования памятников архитектуры Карельского перешейка.

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## **Sestroretsk resort Kursaal: the lost cultural symbol of the city**

The Kursaal of Sestroretsk resort is a spectacular example of a unique architecture, where the aesthetic and cultural ideals of time were reflected. The loss of the Sestroretsk Kursaal during the Second World War (1941) is not only the loss of a fine example of resort architecture, but the disappearance of a whole layer of the cultural life of the Silver Age St. Petersburg.

When designing resort complexes, the priority was given to the architecture of the Kursaals. The Kursaal of Sestroretsk resort, built in 1900, was an architectural dominant of the resort. People took photograph on the background of this “picture-postcard” architecture; pictures of the Kursaal were used to advertise the resort and its “theatrical” facades served as the scenery for scenes from the high life. The architect Siegfried Lewy performed the volumetric solution of the Kursaal in the traditions of the European promenade concert Kursalon of the second half of the 19th century. The dominant domed central volume of the concert hall is flanked by towers, where a library, a reading room, and a salon were located. In general, the rational volume of the building in the artistic-style solution refers to the eclecticism typical for the resort architecture of the Baltic seashore.

In the actively developing resort area of St. Petersburg there is no cultural dominant comparable with the role and significance of the Kursaal of the Sestroretsk resort now. The report concludes that, recreated in accordance with modern functional and technical requirements, the Kursaal (resort cultural and entertainment center) could assume the role of a new cultural symbol of the Kurortny district of St. Petersburg.



## **Курзал Сестрорецкого курорта: утерянный культурный символ города**

Курзал Сестрорецкого курорта яркий представитель уникального типа архитектуры, в котором нашли отражения эстетические и культурные идеалы времени. Утрата Сестрорецкого курзала, произошедшая во время второй мировой войны (1941), это не только потеря прекрасного образца курортной архитектуры, но исчезновение целого пласта культурной жизни Санкт-Петербурга Серебряного века.

При проектировании курортных комплексов архитектуре курзалов уделялось первостепенное значение. Курзал Сестрорецкого курорта, построенный в 1900 г., являлся архитектурной доминантой курорта, на фоне «открыточной» архитектуры фотографировались, изображения курзала использовали для рекламы курорта, «театральные» фасады служили декорациями для сцен из светской жизни. Объемное решение курзала архитектор Зигфрид Леви выполнил в традициях европейских променадных концертных курсалонеров второй половины XIX в. Доминирующий купольный центральный объем концертного зала фланкирован башнями, в которых располагались библиотека, читальня, гостиная. В целом рациональный объем здания, в художественно-стилевом решении относится к эклектизму, характерному для курортной архитектуры Балтийского взморья. В активно развивающейся курортно-рекреационной местности Санкт-Петербурга на данный момент нет ни одной культурной доминанты, сравнимой по роли и значению с курзалом Сестрорецкого курорта. В докладе делается вывод: воссозданный в соответствии с современными функциональными и техническими требованиями курзал (курортный культурно-развлекательный центр) мог бы взять на себя роль нового культурного символа Курортного района Санкт-Петербурга.



## Juhana Heikonen

Mr. Heikonen (PhD (Arch.), MA (art history), architect SAFA) has graduated from Helsinki. He has his own architect's office that specializes on restorations and renovations of 19th century domestic architecture. His PhD dissertation concentrated on late antique Roman domestic architecture and its transformability into public space – a feature that also is common to 19th century upper class architecture. His work on restorations of the 19th century large and representational apartments in Helsinki city centre, from the time of the Grand Duchy of Finland, belong to the same architecture that is common to all the countries bordering the Baltic Sea.

The 19th century villas in Hanko, as well as around the whole Gulf of Finland, also belong to this domestic architecture of representation. In his research and practical work with the villas in Hanko the same themes of representation, and the dichotomy between public and private appear – as in antiquity.

In this current conference, Mr. Heikonen will produce a building history, restoration experiences and points of reflection of a typical seaside villa in Hanko, which restoration he designed and directed, and which is typical to the Gulf of Finland, and beyond, down to the North coast of Germany.

## **Villa Regina in Hanko – A Baltic Villa in its Local Context Through the Heyday of Hanko, the War, the Inevitable Decline, and its Restoration**

Hanko's history as a seaside resort begins in the 19th century, when it was Finland's only export harbor during the winter. From the start, the harbors administration and engineers were encouraged by the city to build villas that could also house paying summer guests during the summer season. Hanko was no match to the northern German summer resorts of, like Rügen or Usedom, but was very popular among the travel restricted Russians who had no limits to travel to the Grand Duchy of Finland. This period lasted until the WWI.

There are still ca. 65 of these villas in Hanko with in a close proximity to the city center. The average size of these villas is 200–500 m<sup>2</sup> and all of them are built between the 1880s and 1910s. Since the owners were from the upper echelons of the society, many famous Finnish architects of the time have been responsible for their architecture. Even though, small in size compared to the German Binz, Heringsdorf, Ahlbeck, etc., Hanko could provide the same services for the local and Russian aristocracies, higher civil servants and industrialists spending their summer seasons. There were a casino, the baths and other services built to provide the holiday makers requirements - including a small orthodox church that was built with donations from the Russian spa tourists (relating to Alexander III's vow to build churches after surviving an attempted assassination in 1888).

Villa Regina was built by an industrialist from Tampere in 1891-1901 and stayed in the same family until the WWII. The architecture was typical eclectic style of its time with a small turret. Being a smaller type of these villas, the outlay was a kitchen and three heated rooms on the ground floor and two unheated rentable rooms upstairs, including their own staircase.

During the war, Hanko was rented to the Soviet Union, which kept a navy base there in 1940-41. After the hostilities began again in 1941 Hanko was in the middle of the war. Villa Regina also got hit by a close artillery concentration, which left several shrapnel shards in the structures that were found during the restoration 2004–06.

After the war in the 1950's, Villa Regina got new owners that made very thorough modernizations in the house. First of all, a central heating system was built along running water and other normal technical features. A new side wing was also built to house a bathroom, a sauna and other bedrooms. The new wing also included the oil heated boilers and a garage. This upgrade also included the new chimney for the central heating that towered over the whole house. No attempt was made to fit the new wing with the old - the new wing was clad with at the time popular mineral based sheeting. The remaining parts of the old villa were also modernized - the ceilings were lowered, the doors narrowed and all the floors were covered with linoleum carpets. Most of the remaining "Swiss cottage" -style facade decorations were stripped.

The restoration started in 2004 and was finished in 2006. All in all, the house was basically rebuilt after decades of decay and rotting. The 1950s extensions and technology were demolished since they were originally very badly built and beyond repair. The interiors and exteriors were rebuilt in the pre-1950's style. This required specialist carpenters to replace the up to four rows of rotten logs and to remake the original type doors according to the only remaining original door. The exterior decorations, the balcony and the kitchen veranda were built according to the original drawings. Since the 1950s wing was the main reason of the villas poor technical conditions, the sauna and other technically stressing functions were moved to a new building in the corner of the plot. This new building with its own kitchen, spa facilities and a couple of bedrooms were designed to match the neighboring villas traditional support building architecture.

As a restoration architect, developer and a building survey historian, the challenging task was the gathering of original documents to perform the job for the client. Many of these had disappeared during the war. Also, the gathering of skillful experts and material proved to be hard. Thankfully, the client was a literate, and did not want to make the villa more prestigious than it originally was. A problem that has occurred in other villa restorations and renovations in Hanko.



**Olga Ushakova**

**Ольга Борисовна  
Ушакова**

Architect, associate professor of St. Petersburg University of Architecture and Civil Engineering and St. Petersburg National Research University of Information Technologies, Mechanics and Optics. I've worked in design companies, where I went from architect to general architect of the project. I manage student architectural measurements of old dachas of the Karelian Isthmus. Member of the Union of Architects of Russia since 1997. Member of the Union of Artists of Russia since 2011.

Архитектор, доцент Санкт-Петербургского Государственного архитектурно-строительного университета и Санкт-Петербургского Национального исследовательского университета информационных технологий, механики и оптики. Работает в проектных фирмах, где прошла путь от архитектора до главного архитектора проектов. Руководит студенческими обмерами исторических дач Карельского перешейка. С 1997 – член Союза архитекторов России. С 2011 – член Союза художников России.

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**«ДОКУМЕНТАЦИЯ УТРАЧЕННОГО»:  
РЕЗУЛЬТАТЫ ВИРТУАЛЬНЫХ РЕКОНСТРУКЦИЙ  
УТРАЧЕННОГО АРХИТЕКТУРНОГО НАСЛЕДИЯ  
КАРЕЛЬСКОГО ПЕРЕШЕЙКА 2014-2018.Г.Г.**

В настоящее время одним из наиболее перспективных прикладных направлений в архитектуроведении является виртуальная реконструкция, которая помогает в процессе моделирования и демонстрации памятников архитектуры. Фактически, это направление продолжает традиции «бумажной архитектуры» - концептуального направления в архитектуре 80-х годов. Термин «виртуальная реконструкция» имеет множество определений, но в рамках данного направления оно включает в себе смысл нематериальности и это является неотъемлемой чертой любого объекта созданного в виде 3D-модели. “Реконструкция” – это воссоздание внешнего вида объекта по имеющимся данным (архитектурным обмерам, текстам, фотографиям и др.), а также пространственной среды, в которой он существовал.

Профессиональный подход позволяет воссоздать утраченные здания, опираясь на существующие архитектурные обмеры, фотофиксации и виртуальную модель.

В рамках проекта «Документация утраченного», была предпринята попытка на основе архивных материалов – фотографий, воспоминаний современников и аналогов воссоздать архитектурный образ виллы «Арфа», дачного дома архитектора Г. В. Барановского, построенного по его проекту на территории Финляндии (нынешнего поселка Комарово).

Выполнены виртуальные реконструкции утраченной дачи Леонида Андреева (арх. А.Оль), усадьбы Ала Кирьола в имении Нобелей (арх. Гюстав Нюстрем), виллы Суур –Мериоки (финские

архитекторы А. Сааринен, Г. Гезелиус, А. Линдгрэн).

Sent-Petersburg, Russia

## **“DOCUMENTATION LOST»:**

### **THE RESULTS OF THE VIRTUAL RECONSTRUCTION OF THE LOST ARCHITECTURAL HERITAGE OF THE KARELIAN ISTHMUS 2014-2018.Gg**

Currently, one of the most promising applied areas in architecture is virtual reconstruction, which helps in the process of modeling and demonstration of architectural monuments. In fact, this trend continues the tradition of “paper architecture” - a conceptual direction in the architecture of the 80-ies. The term “virtual reconstruction” has many definitions, but within the framework of this direction it contains the meaning of immateriality and it is an integral feature of any object created in the form of a 3D model. “Reconstruction” is a reconstruction of the appearance of the object according to the available data (architectural dimensions, texts, photographs, etc.), as well as the spatial environment in which it existed.

Professional approach allows to recreate the lost buildings, based on existing architectural measurements, photographic and virtual model.

Within the framework of the project “documentation of the lost”, an attempt was made on the basis of archival materials – photographs, memoirs of contemporaries and analogues to recreate the architectural image of the Villa “Harp”, a country house of architect G. V. Baranovsky, built on his project in Finland (the current village of Komarovo).

Performed a virtual reconstruction of the lost garden by Leonid Andreyev, built by architect A. Olya, Ala Kirjola estate in the estate Nobel, whose author was the architect Gustav Nyström, Villa Suur –Merici, the architects of which were outstanding Finnish architect E. Saarinen, G. Gesellius, A. Lindgren



## **Mona Schalin**

Architect (M. Sc.) Mona Schalin is the principal of the architecture office Kati Salonen & Mona Schalin Architects Ltd, that specializes on making surveys and inventories of cultural environments and built heritage, as well as making renovation and restoration plans for remarkable sites. Schalin has been involved in teaching history of architecture and landscape architecture, and coordinating International Courses on the Conservation of Modern Architecture (MARC) and as the visiting professor of the Post graduate master course on Nordic Architectural Heritage (NORDMAK ). In the past few years she has made historical surveys on coastal and island settlements and villas in the Helsinki, Espoo and Porvoo region.

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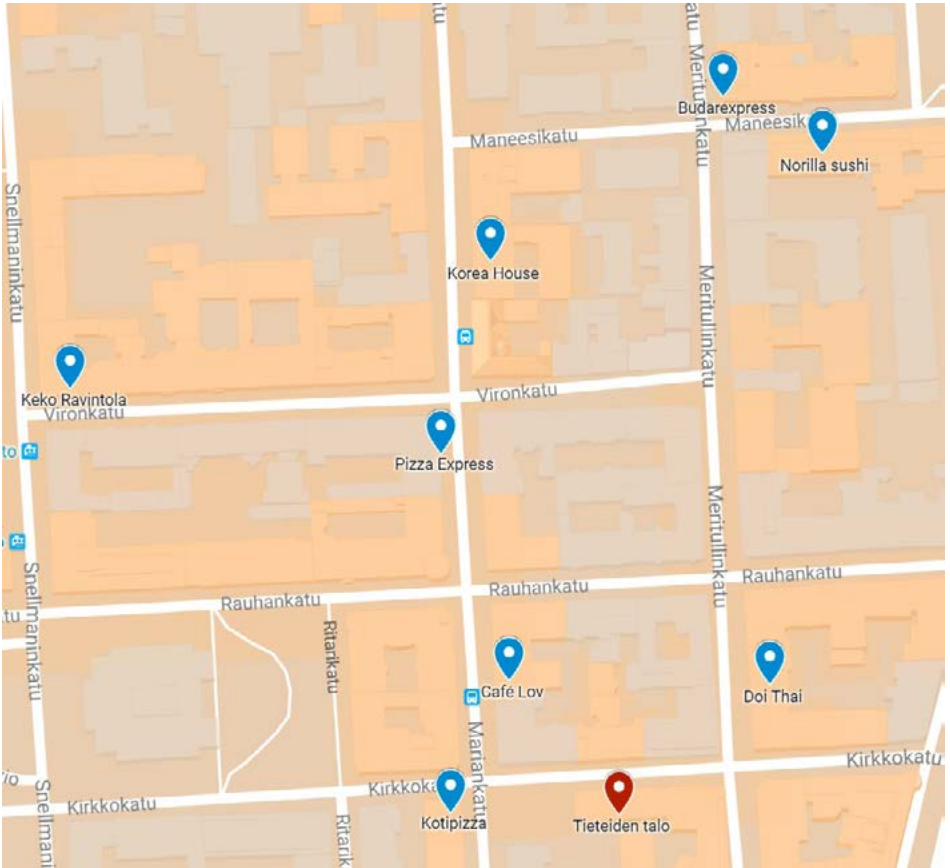




## Sari Viertiö

Architect (M.Sc.), Helsinki City Building Control.

”I realized at an early stage of my studies in architecture that it was the chair of architectural history that provided me with the best tools for a career as a designer. The concreteness of extant buildings and environments and the opportunity to understand what they were about and taking them for granted as starting points helped me substantially to solve design tasks. In the course of years my predilection for historical buildings has got deeper and I am quite intrigued by the question how to make old and new encounter in a good way in the cityscape. In my current position in the Helsinki City Building Control I deal daily with the challenges of gentle preservation versus property development.”



**Where to eat?**

Kotipizza (Mariankatu 10)

- Pizzas

Cafe Lov (Mariankatu 13)

- Late breakfast buffet, daily soup, salads, flammkuchen

Doi Thai (Meritullinkatu 5)

- Thai cuisine

Pizza Express (Mariankatu 18)

Keko (Vironkatu 11)

- Pizzas, kebabs, salads

Korea House (Mariankatu 19)

- Korean cuisine

Norilla Sushi (Maneesikatu 4)

- Sushi, noodles, salads

Budarexpress (Maneesikatu 1-3)

- Venezuelan sandwiches, baguettes

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Aalto-yliopisto  
Taiteiden ja suunnittelun  
korkeakoulu

