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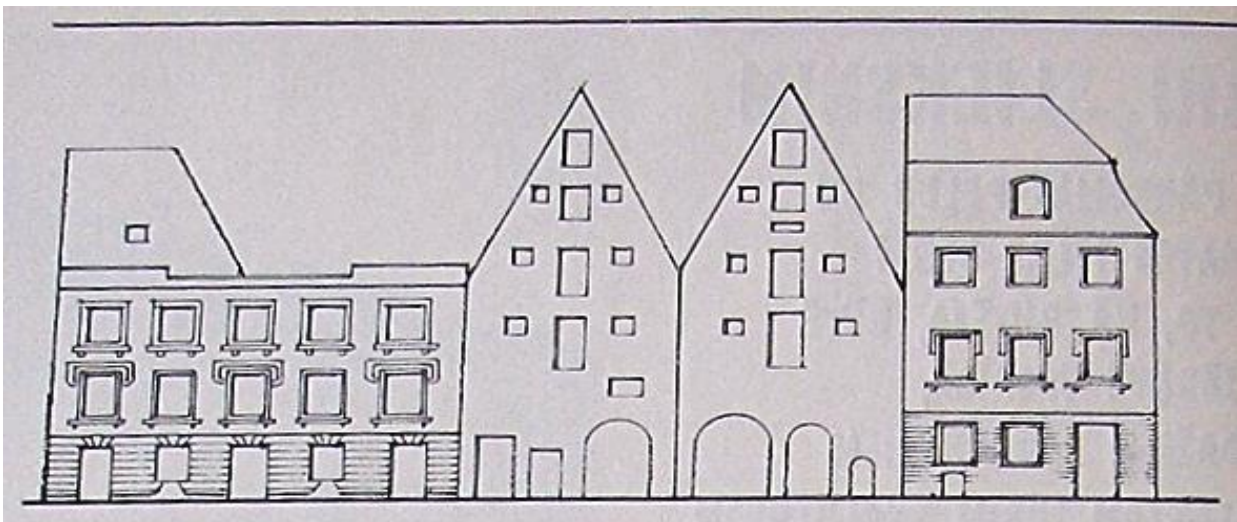
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I. The history of the premises and its location



This relatively novel building for the times of its construction is situated at the corner of two historical streets -Kungu and Peldu. These streets like true Riga's patricians had gone all the way from simple workaholics with ordinary names to the titled noble aristocracy as its inhabitants. Kungu or "Noble" street was originally called "Herring" «Heringstraße» and only during the times when the real nobility began, living there it attained its current name of "Noble «Herrenstraße»". Peldu or "Floating" street, which was also called «Schwimmstraße» in German, leads to the river where apart from the port the city baths were situated in the past, that makes its current name to seem justified.

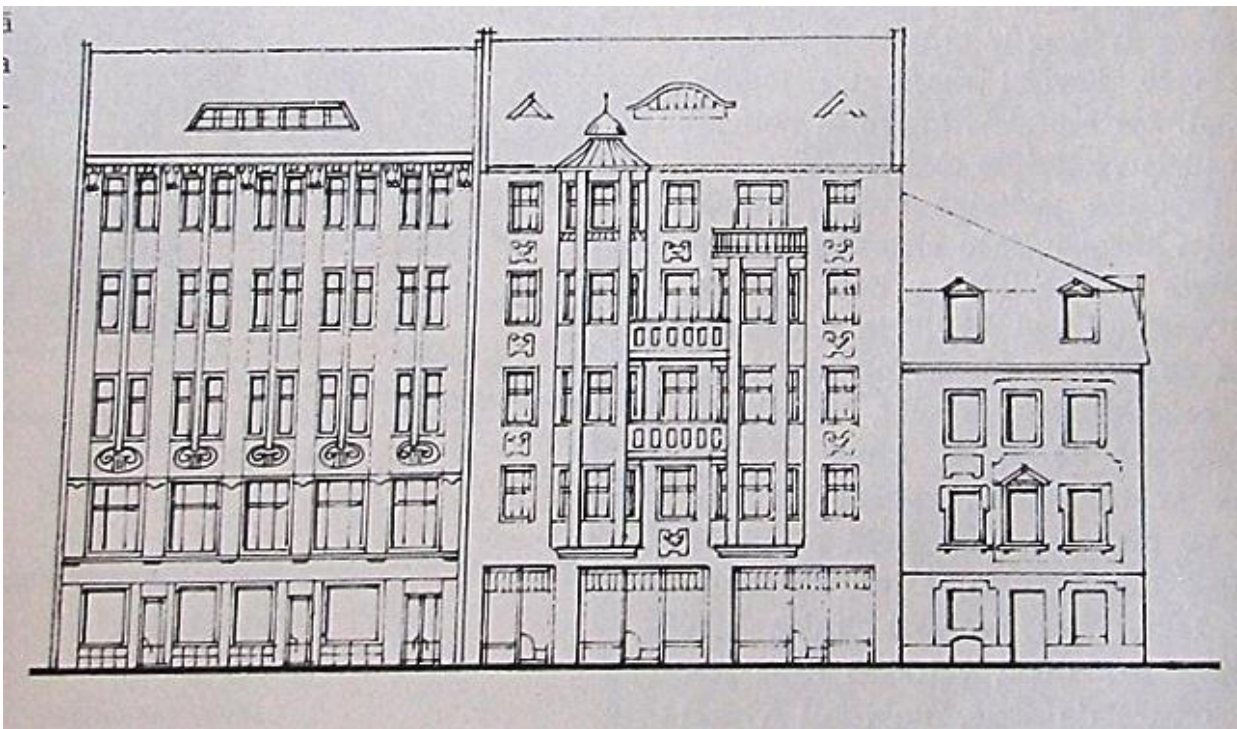
Kungu and Peldu streets , XX century



Peldu street building year 1824

Apartment house Peldu Street 15, Old Town

As can be seen in the above drawing, in 1824 there were four buildings instead of one present building: a small three-storey house, two classical barns of the 17th century with tapered facades and a corner house with baroque roof. By the middle of the 19th century, the world has drastically changed. The townspeople were no longer in need of the old warehouses as there was a place for new ones outside the city ramparts whereas old barns started to be actively sold and refurbished. Twin barns on Peldu Street were bought by Wilhelm VettVetter's trading company, which was selling various chemicals and paints. He decided to remove these bulky barns and build modern buildings in their stead. The architect Victor de Grabe laid out the project for the construction: it turned out to be an impressive building in Florentine palazzo style with a large shop and offices on the ground and first floors respectively and warehouses on all above. After some time warehouses were relocated to another place and the owner of the house decided to rebuild the upper floors to make them suitable for apartments.



Peldu street building, 1913

By the start of the 20th century, the population of Riga exceeded 300 000 and continued to grow. Land within the Boulevard Ring was worth its weight in gold. Similarly, Peldu Street saw the emergence of new buildings constructed from projects of architects Paul Mandelstam and Ernest Pole in vertical Art Nouveau style.

These buildings were mostly taken by apartments with little shops and workshops on the ground floor and in the basement respectively. Thanks to conservatives, historical premises were

preserved in the old city, since new buildings in the Old Town were allowed to be constructed only within the old premises, or at worst combined with several adjacent premises. Slowly coquettish creations of Art Nouveau were replacing Gothic, classical and baroque houses. Their invasion ended in 1914.



Kungu street the 20th century beginning

The apartment house with the shop was destroyed during World War II. After 1945 the ruins of burnt-out buildings were dismantled. By the 1980s the trend for conservation of architectural monuments which were lost during the Soviet period has revived. Firstly, the practice of building within the historical premises returned, then listed buildings began to be gradually relieved from undeveloped housing and restored with institutions placed in them which had the duty to care for the preservation of their cultural and historical heritage. Constructing uncommon buildings typical of 60s was not allowed within Old Town, therefore architects decided to turn to the history of local

By the 1930s a new trend could be seen: the old city has again become too tight, unsightly and was about to get demolished.

Multistorey banks, shops, cinemas, offices and ministries grew in place of the barns, houses, shops and quiet alleyways with streets getting expanded and new squares being introduced.

Not just houses but whole districts of Old Town were going into nothingness.

Quiet streets of Peldu and Kungu managed to avoid this chaos.

Apartment house Peldu Street 15, Old Town

development and facades such as in 1824 drawing have reemerged. P. Birulis and J. Skalbergs developed the project by copying the outlines of old drawings. It turned out to be a very interesting building: at first glance, it seems that this is not one modern building but a few old, restored in the same style. For example, on Peldu street two tapered facades repeating the outlines of the old barns of the 17th century which stood there in 1824 have reappeared.



Technical center «Lauku celtnieks»

A section at the corner has inherited from an old building a three-storey facade and its triple window sectioning, however the corner of the technical center was fitted with a little tower - a typical element of Riga architecture around the threshold of 19th and 20th centuries.

Clocks were installed on the tower. The facade was decorated with different ornaments, fingerplates and some of which were even crafted in the manner of medieval sculptures-basreliefs. This is a slight hint on previous owner of the building.



Authors of the project thought out other details of the facade: rosettes, eaves, balcony railings, and even the drawing of the gate in the yard. Thus the architecture of the new building intertwined with the outlines of historic buildings as well as with traditional and modern elements of urban architecture.

Apartment house Peldu Street 15, Old Town

Construction materials, were delivered from all over the Baltic states according to Riga traditions,; roof tiles were delivered from Lithuania, cast iron grates from Livani, section bricks for finishing of windows from Lode, windows - from Finland and decorative marble from Karelia.



The building project in 1984

The building blended perfectly in its surroundings representing a link between the modern Soviet period architecture and preserved historical buildings.



Building photo 2014

II. Project description

The proposal for buildings future use – A hotel



Advantages:

1) **location** - the center of stay for most tourists (historical places, squares, tourist routes, restaurants and cafes);

2) **developed floor planning**

3) **opposite a large car park**

Short description:

- 1st floor - lobby, reception desk, lounge, elevator, bar and 6 rooms;
- Basement - restaurant with a specific cuisine (optimal meals – breakfast and smorgasbord), storerooms with potential for internet cafes and storage rooms;
- 2nd, 3rd and 4th floors – of standard planning with 17 -20 rooms on each. During refurbishment, it is convenient to use the corridor system of existing floors (elevator and 2 staircases);
- 5th and 6th floors – to be used for rooms with a specific planning (antique style finish and a beautiful view from windows).

The following number of rooms can be located on each floor:

- I floor - 6 rooms;
- II floor - 17 rooms;
- III floor - 20 rooms;
- IV floor - 18 rooms;
- V floor - 16 rooms;
- VI floor - 2 rooms

Total: 79 rooms

Additionally, by using the building on Grecinieku Street, the first floor and basement can be fitted with SPA center and floors 2-6 – with **12 luxury suites**.

Grand total: 91 rooms

III General technical characteristics of the project

Project specifications

Total area (residential and commercial premises)	2682	m2
Land plot	902	m2
Total area of all rooms	1410	m2
Total number of rooms	79	pcs
Are of commercial premises	263	m2
Total number of floors	6	floor
Parking (car parking spaces)	8	pcs
Building inside “Grecinieku street”	600	m2

IV. Appendix



Peldu and Kungu Streets





entrance hall



entrance hall 2



corridor on the 3 floor



room with fireplace

Apartment house Peldu Street 15, Old Town



house in the yard



stairs between the floors



ordinary room



attic room

Apartment house Peldu Street 15, Old Town



hall near the elevator



cabinet



corridor on the 1st floor



conference room

Apartment house Peldu Street 15, Old Town

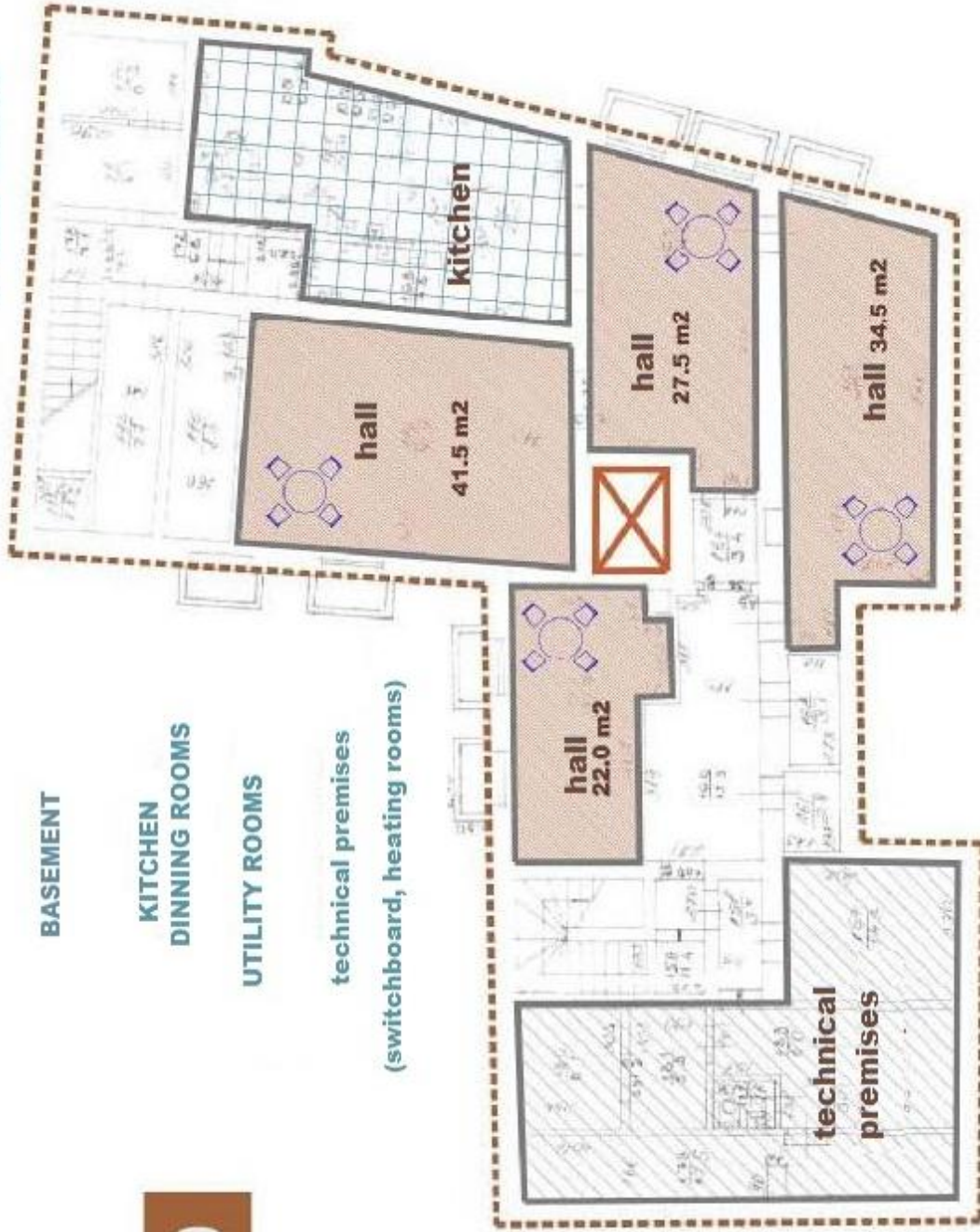


viewing place



observation deck

0-floor Scheme



BASEMENT

**KITCHEN
DINNING ROOMS**

UTILITY ROOMS

**technical premises
(switchboard, heating rooms)**

0

1-st floor Scheme



2-nd floor Scheme



3-rd - floor Scheme

3

3-rd floor
rooms quantity - 20
Total area- 334.5 m²

elevators



4

4-th floor Schema

4-th floor
rooms quantity -18
Total rooms area- 277m2



5-th floor Schema

5

**5-th floor
rooms quantity -16**

Total rooms area - 269.5 m²



6

6-th floor

rooms quantity - 2

Total area 98.5 m2

