

Romania's Urban Architectural Heritage: between Neglect and Revitalization.

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The paper tries to offer a perspective of the processes that had happened during the 90s in Romania, in respect to the preservation of the city centres historic properties.

The changes that happened in Romania after the 1989 Revolution were targeted towards political democratization and economic reform. One should think that in this respect, the cultural reform has very little to do with the major concerns of a country which faces a difficult political and economical transition.

I would like first to demonstrate how culture, and especially the preservation of the cultural heritage, has brought new dimensions to the emerging and developing democracy in Romania.

Secondly, I will focus on the role of the domestic commitment and the international co-operation, as a vector for effective architectural heritage management and for public involvement in active guardianship and conservation of their urban legacy.

9. Widening democracy through cultural reform

9.1 Between neglect and revitalization

As in any other European country, the preservation of the cultural heritage lies in the responsibility of the State. Before 1990, this meant that the communist State had discretionary powers in listing or refusing listing immovable properties, as almost everything was owned by the state (except churches, that were accepted to belong to the parishes, even though the religion was a matter of political ban). Reaction to this was, as soon as early 1990, the denunciation of the communist legislation for the protection of cultural heritage (both for movable and immovable items). The responsibility for the protection of historic monuments was delegated by the state to the National Commission for Historic Monuments and Sites, a board of specialists which was empowered to set regulations, to list, to conserve and to monitor the historic monuments. The National Commission for Historic Monuments and Sites, although being budgetary coordinated by the Ministry of Culture, retained its independence as a professional body until mid 1994, when it was engulfed in the Ministry's departments. Since 1994, scientific issues (proposals for listing included) are the responsibility of the National Commission for Historic Monuments, a commission of 31 experts in the field of historic preservation, while regulation, conservation work, inspection and monitoring of historic monuments, are the administrative task of the Ministry of Culture.

In respect to the characteristics of the administrative framework of preservation, one can outline 4 recent periods: until 1990, 1990-1994 1994-1996 and since 1996. I will call them: the totalitarian period, the romantic period, the neo-centralised administrative period, and the de-centralisation period. Every one of these periods has its own characteristics in respect to the public involvement in historic properties conservation and management.

The totalitarian period (until 1990) was characterised by: highly political influence in listing, conservation and management, care for historic structures somehow limited at major architectural achievements, absent public support, and, since 1977, by quasi-absent scientific involvement (as after 1977 central political institutions monopolised the decision in

the field). The results were some 5,000 listed buildings and just several Transylvanian medieval intra-muros historic districts designated as conservation areas. The discretionary attitude of the state towards the protection of the historic monuments was revealed by the 1977-1989 demolitions of churches and historic quarters, to make room for the new "socialist development". Social concern was not an issue in listing and preservation, so neither the public's nor the specialist's protests against historic monument's demolition were taken into account.

The romantic period (1990-1994) is to be assessed through the evaluation of the social and political context of the period. As soon as fall 1992, the list of historic monuments grew to 22,000 items, comprising historic buildings, archaeological sites, sculptures, architectural reserves (roughly correspondent to the English "conservation areas") as well as the sites of the recently demolished monuments (Table 1). This dramatic increase is due to a sort of socio-psychological reaction to the disaster the cultural heritage had faced only few years earlier. Romanian architects, historians, planners or art historians, employees of local architecture offices or museums, academics in the field, they all contributed to the listing process, together with important specialist support from abroad, especially from France, Germany and Hungary. The so recently acquired freedom seemed to the newly re-instated National Commission for Historic Monuments and Sites as an universal panacea to everything related to historic monuments preservation. The ownership status of the new listed monuments was still public (between 1990 and 1994, excepting agricultural land and a few small industrial facilities, no major privatization affected the real estate). In this process, the influence of listing upon the public budgets was not assessed nor was public support for conservation considered a criteria for listing. The largest amount of the new entries in the list comprised XIXth century civil architecture, meaning mostly dwellings.

The neo-centralised administrative period (1994-1996) had two characteristics: a centralisation of the decisions related to historic monuments (a shift from the professional commission to the administrative body of the Ministry of Culture) and a scarcity of the financial means allocated in respect of the actual conservation needs. Related to listing this period was confronted with no significant new entries but to several hundreds of requests for de-listing. This was due to the fact that the Parliament issued the law entitling the tenants of the nationalized dwellings to apply for buying their flats, except for those inhabiting historic monuments. In this respect, de-listing the building was a pre-requisite for the tenants becoming owners of their flats. Political pressures were directed towards the National Commission for Historic Monuments, local politicians being the bearers of the tenants applications for de-listing. Some 400 applications were accepted, in many cases the specialists having to admit that the buildings had been over-estimated during their appraisal for listing.

In the field of urban planning, a large number of planning applications, together with the legal provisions demanding every local authority to elaborate structure and development plans lead to the need to establish the limits and the contents of the protected and protection areas. This made the research of such issues a priority [photo 1]. The conservation perimeters established through structure plans forced both planners and local authorities to bear attention to the heritage and its protection [photo 2]. One should admit that for the majority of the local authorities, outlining the historic centre or the protected areas is especially important for their freedom of decision outside the limits of such areas [photo 3].

In a very peculiar way, this phenomenon somehow displays for the first time a sense of social-responsiveness of the specialist's decision in listing and preservation processes. The specialist had to confront with the local authorities, with local pressure groups and a comprehensive study of the local architectural heritage was sometimes his sole partner [photo 4]. Even though the interest for a wide scale preservation of old buildings is legitimate for the architectural historian, the conservationsists learned for the first time that the public support for what is called "the public interest in historic monuments conservation" is essential for a sustainable process.

In this respect, the present-day period (the de-centralisation period, 1996-,) tries to rebuild the relationship between central administration and local governments, between

specialists and public, taking in account the legitimate interests of local councils for sustainable development and the citizen's fundamental right to private ownership. Therefore new laws or amendments related to local administration, planning and cultural heritage preservation were proposed to or already issued by the Parliament. The project of the law for the preservation of historic monuments was approved and issued as a Government Ordinance¹. A new law concerning the local administration was approved recently by the Parliament, as well as a new law concerning the restitution of the nationalized properties. All these three acts allow a much wider participation of the public in the processes related to historic preservation, planning and decision making, allowing a larger access to ownership of historic properties.

10. The Typology of the Historic Centers of Romania²

The main features of the historic centers built heritage are related to their economical, political, cultural or social background, to their different birth or historic evolution, or to the specific traditions of urban or land management. The cultural stamp of the Hungarian and Austrian domination in Transylvania, compared to the Balcanic cultural roots for the other 2 historic regions (Vallachia and Moldavia) leads to a regional specificity for the historic centers of Vallachia (southern part of Romania), Moldavia (North-Eastern part of Romania) or Transylvania (North-Western part of Romania).

Vallachian and Moldavian historic centers are the built remnants of settlements of special political or commercial status. Being either a princely residence (Bucharest - [photo 5], Targoviste, Campulung, Radauti, Siret, Suceava, Iasi), bishop or metropolitan chairs (Ramnicu Valcea, Buzau) or merely market towns (Craiova, Botosani or Pitesti) they developed into urban settlements from fabrics profoundly market by the balcanic specific. In such cases, excepting the parish churches or the very rare cases in which some areas of housing with gardens and courtyards are still to be seen, the historic centers are outlined by the remaining archaeological remains of XVI-XVIII cellars or by the historic urban fabric and buildings of mid XIXth century. Fortifications are rarely the limits of these historic quarters as in Vallachia fortifications were banned by the Ottoman Empire (Targoviste is the sole case of walled city in Vallachia, Suceava - [photo 6], or Piatra Neamt – in Moldavia - still display their citadels). In this cases, the private ownership of historic buildings is composed largely of XIXth century one family merchant houses.

The historic nuclei of the majority of Transylvanian towns, either developed from roman settlements (Cluj Napoca, Orastie, Alba Iulia) or of medieval origin (Brasov, Sibiu, Bistrita, Timisoara, Oradea), still display something of their walled city specific. In respect to the present day outlining of their historic city centers, the concern is, contrarily to the situation of the extra-carpathic towns, not to restrain their historic conservation area and the emphasis for preservation to the ancient limits of their fortifications, as various valuable developments had happened in those cases (industrial faubourgs were added to the medieval or XVIIth century city, etc.). Nevertheless, outstanding architectural heritage like the citadel of Arad [photo 7] and Alba Iulia [photo 8], the historic centre of Sibiu³ and Oradea⁴, were the targets of specific rehabilitation or revitalization programmes, more or less successful.

10.1 The Typology of the Architectural Heritage of the Historic Centres

¹ GO 228/2000 concerning the preservation of historic monuments, published in the Official Journal (Monitorul Oficial) 616/30 November 2000

² Quotations from the author's "Complex Operations of Rehabilitation of the Urban Architectural Heritage", Phd thesis, University of Architecture and Urban Studies "Ion Mincu", Bucharest, 1999

³ To be presented further on in the paper (n.a.)

⁴ A slide presentation will follow (n.a.)

Largely, the historic centres are marked by the presence of outstanding historic buildings like cathedrals (Bistrita, Cluj-Napoca - [photo 9], Brasov, etc.), town halls (Brasov), citadels housing princely or bishop residences (Sighisoara, Suceava, Targoviste). In some cases, the architectural heritage of the historic centers defines a "landmark route", preserving the historic urban fabric, inside the major urban one. In some cases a single, outstanding monument (Brasov - the Black Church, Bistrita - the Lutheran Church) dominates the historic core.

Historic centers like those of Sibiu, Sighisoara, Piatra Neamt, Botosani, Alba Iulia or Bucharest display another form of architectural heritage: the urban group of buildings, cohesive with public areas like streets, largos or squares. In these cases, we deal with ensembles of religious buildings (The Metropolitan ensemble of Bucharest, The Bishopry ensemble of Oradea, etc.), administrative buildings (The Town Hall Plaza of Targu Mures), or civil commercial and residential buildings (The 3 squares ensemble of Sibiu - [photo 10], the Main Square of Medias, The High Street of Botosani or the Lipscani Street area of Bucharest - [photo 11], etc).

Nevertheless, the so-called minor heritage, gathering dwellings, small commerce areas or workshops, form the bulk of the architectural heritage of the historic centres of Romania. As, excepting churches, the central or local authorities are often the owner or the administrator of the major monuments, the minor heritage of the city centres is somehow the neglected component of the built heritage. This is not due to its rather minor cultural importance, but to the fact that its ownership status is scattered between many private owners, very often with little economic potential. Until now the state didn't pay much interest to the support of restoration or renovation work for such patrimony, even though it forms a large part of the urban landscape.

The social-economical relevance of the minor architectural heritage lies in its capacity of housing a large number of the historic quarter inhabitants. This peculiar heritage establishes the main features of the social life of the historic centre. What should be perhaps added to this is the fact that, wherever socialist development trauma didn't happen on large scale, the urban historic areas retained their urban pattern, as one of their valuables of either regional or national interest.

10.2 Urban historic property management

The new law on Historic Monuments Preservation emphasizes upon the link between monuments and owners or local communities much more than the former regulations did. This is materialized in defining more precisely the relevance (national and local) of the listed buildings¹, in improving the responsibility of local administration in listing and preservation. Owners and the public as well are entitled to participate in the listing process, as they can make proposals for listing, proposals that have to be taken into account by the county services of the Ministry of Culture². On the other hand, the owner of a building proposed to be listed or rejected for listing is entitled to appeal against the decision³. Provisions entitling the owner to receive scientific, technical, material and financial support for the conservation and restoration of his monument, bring the public deeper and more effectively into the process of both listing and preserving historic monuments. This involvement will be strengthened throughout the de-centralization of the procedures related to listing and historic preservation, so that owners and public will be able to get information and support from the local services of the Ministry of Culture and, as well, from the special departments instated in the local councils. The central authorities in historic preservation (The Ministry of Culture and the National Commission for Historic Monuments) will retain their role in approving the listing according to the documents and proposals made by the local services, delegating the

¹ GO 228/2000, Section 8, par. (1), (3)

² GO 228/2000, Section 13, par. (1), a) and e)

³ GO 228/2000, Section 15

responsibility of inspection, monitoring and provision of support to the de-centralized services and to the local councils¹.

These concepts were included also in some adjacent regulation already approved, such as the Governmental Ordinance and Governmental Decision issuing the possibility of granting public funds to private owners for the restoration and enhancement of their listed buildings.

10.3 Social and economic issues in urban historic districts

From the social and economic point of view, romanian historic districts are facing several phenomenon and are bearing the following characteristics:

1. The Social Dimension of Historic Centres

The main demographical features of the historic centers of Romania are:

- The number of inhabitants of the historic quarters increased recently
- The inhabitants of the historic districts are rarely the former owners or the native population of these areas.

Due to these characteristics, the effects upon the built cultural heritage are:

- An increasingly demographical pressure causing speculative pressure, overuse and brutal alterations;
- A lack of identification of the population with its patrimony causing a misunderstanding of the cultural values of the heritage and a lack of civic initiative;
- An alienate relationship between the inhabitants and their amenities causing a lack of maintenance and local government commitment to the preservation and enhancement of the architectural heritage.

2. The Economic Life of the Historic Centers

The relevant economic context of the historic centers lies in the trends of the economic activities, in the trends of the employment and in the evolution of economical mechanisms. Now days these trends are:

a) Trends of the economic activities :

- The diminishing of the industrial activities²;
- A relative growth of the high technology activities;
- A growth of the international trade together with a consistent change in its structure;
- The development of the retail commerce;
- A certain growth of SME;
- A relative growth of tertiary activities in spite of the industrial ones.

b) Trends in employment :

- A growth of the unemployment rate with regional climaxes¹;

¹ The system of listing process and responsibilities, as well as the system of inspection, monitoring and granting support is presented in the Schemes 1 and 2.

² The GNP decreased constantly between 1990 and 1999, to a limit of some 60% of the 1989 value.

- An increasingly number of employees in tertiary the sector;
- More qualified employees;
- A growth of the leisure time for certain segments of population;
- An increasingly number of locals employed in crafts and self-employment.

3. Development of the market

- A real estate market still in development
- The privatization of the building industry and the withdrawal of the public authorities from the real estate market.

4. Some Characteristics of the Real Estate Market

The general features of the real estate market in Romania are the immaturity, the lack of balance between supply and demand (the demand overlaps strongly the supply) and a lack of reliable information.

The effects of this situation are:

- a large gap between the quality of the commodity and the claimed selling price,
- a lack of elasticity of the supply and, last but not least,
- a lack of coherence of the public authorities in their actions on the real estate (social housing) market,

The urban historic areas display following characteristics:

- A certain part of the building stock is exempted from the real estate market (dwellings nationalized being listed as historic monuments);
- An exaggerate selling price for buildings which have been several times acquired and re-sold;
- Certain buildings are bought at the price of the development land underneath, than let to decay for demolishing permit.

This leads to the following effects upon the protection of ancient building in historic districts and the historic environment of the historic centers:

- Having few buildings (for social housing or retail) in their administration, the local authorities can't compete the speculative trend of the market,
- In lack of public funding, the local authorities can't cope with the need for maintenance or refurbishment or renovation work it has to carry for their own proprieties,
- Some of the buildings of architectural merit of the historic centers are left in decay for demolition and redevelopment purposes,
- An important stock of dwellings are housing poor tenants who can not afford restoration work or are not interested to maintain properly their tenancies.

¹ Nnational figures display an average of 10%, but there are regions were the unemployment reaches 35% and towns were the majority of the population lives on welfare.

Several general remarks should be highlighted:

- Several negative trends in the economic field are superposing in historic centers, leading to a maximization of their nuisances (economic recession, important unemployment rate, speculative pressure).
- An unbalanced development of different economic activities (the private housing industry or the retail) and of their mechanisms of regulation (the real estate market or the commerce regulations)¹.

The case studies presented below are to be considered and evaluated in the context of that background.

10.4 Active involvement in rehabilitation. Case studies.

10.4.1 A succesful story: The Sibiu Programme.

The initiative for a comprehensive programme of rehabilitation of the historic centre of Sibiu (Hermannstadt, as the saxon settlers named it) came into being in early 1998, when an international colloquy, held under the aegis of UNESCO, focused on the city's heritage². The participants were able to evaluate the specific and the authenticity of the cultural heritage of the City of Sibiu and of its surroundings. They agreed that, due to its inter-cultural roots, its inter-ethnic and inter-religious tradition of dialogue, the cultural heritage of Sibiu represents an essential contribution to the cultural diversity of Europe.

The contributions of the representatives of UNESCO and the Council of Europe, those of the national boards and organisations from abroad having responsibilities in the field, emphasised upon the fact that the cultural heritage of Sibiu is indeed world-wide regarded as a place of cultural confluences, as a site where peace and civic values are prominent, and therefore there is a strong European and international commitment for their preservation.

The debates identified the main problems the heritage of Sibiu is confronted with, especially those which are threatening Sibiu's architectural heritage. Above everything, it was highlighted the need for updating the legal framework for historic buildings preservation and the legal provisions for their ownership, as essential prerequisites for a comprehensive historic centre rehabilitation programme.

The proceedings identified the various threats of the cultural heritage of Sibiu, from the neglect of owners and administrators, to the lack of full operational and coherent planning provisions, from a alienation between various layers of the residents and their environment and heritage to the spreading of kitsch, illegal or unsustainable development, from the very poor financial resources for conservation to the lack of specialised craftsmanship.

It was emphasised also that Sibiu and its architectural heritage are threaten by the traffic - [photo 8], especially the heavy through - traffic, and in this respect, the participants suggested the need for an urgent study about the relationship between the city and its surrounding, in order to set up a traffic proposal for the historic city.

The participants proposed that, in order to offer grounds for action, the Sibiu colloquy has to have as sequels several highly specialised meetings in:

1. defining the vision of the rehabilitation of the cultural and natural heritage of Sibiu, in order to provide new horizons of hope and confidence in its destiny, authenticity and diversity;
2. legal and social issues directly related to the rehabilitation of the historic city;
3. economic issues related to the rehabilitation of the historic city;

¹ Just recently, for example, new small bed and breakfast facilities were developing in several historic city centers, especially along European routes.

² The colloquy's full title: Sibiu/Hermannstadt, European Confluences. Sibiu / Romania, May 1998, under the aegis of UNESCO & the Council of Europe.

4. intervention priorities; integration of international support into a comprehensive conservation programme for sustainable development;
5. strategic co-ordination of the rehabilitation of the historic city; the international promotion of the city and its surroundings and for their rehabilitation programme.

As a direct follow-up of the colloquy's conclusions, the Government approved an ordinance establishing the rehabilitation of the area as a matter of national interest, and extending this concern to a wide hinterland around Sibiu¹.

Several initiatives were since then focused in that area coming either from governmental agencies, (Ministry of Public Works, Ministry of Transportation, Ministry of Culture), such as:

- elaborating the technical specifications for the erection of some 200 social houses
- elaborating the technical specifications for the Sibiu by-pass
- restoration of several historic buildings of special interest or being in a critical state - [photo 12].

Particularly, the Ministry of Culture developed a programme of raising the awareness upon the importance of the cultural heritage of Sibiu, its opportunities and threats². This succeeded in getting the support of the locals for their active involvement in preserving and enhancing their heritage, and eventually, in gathering different international contributions for the programme³. The City Council allocated a comparative large amount of funds for infrastructure improvement in the city centre and elaborated the town's Urban General Development Plan.

International contributions to the programme consisted in:

- Establishing a cultural trail throughout the historic city centre (Luxemburg/Council of Europe⁴ contribution - [photo 13]),
- Restoration of one of the XVIIIth century landmarks of the city and its transformation as a cultural centre (Luxemburg contribution⁵ [photo 14]),
- Elaborating a study of the city's and region's potential for sustainable development (Flemish contribution)⁶, and
- The urban rehabilitation programme lead and financed by the German Development Agency (GTZ)⁷.

10.4.2 The GTZ Urban Rehabilitation Programme for Sibiu.

The GTZ team worked closely with the staff assigned to the Sibiu Programme by the Ministry of Culture, first of all in

¹ GO 5/1999

² A video tape with the documentary "Sibiu/Hermannstadt", Director Dumitru BUDRALA, was produced by the MoC and performed on national and international TV networks, and displayed at international events.

³ The launching in Sibiu of the Campaign of the Council of Europe "Europe, a Common Heritage" (12 September 1999) was a formal recognition of the succesf of the campaign to introduce Sibiu as a European heritage project.

⁴ Council of Europe Institut of Coultural Routes, Luxemburg, with the support of dr. Hermann FABINI, arch, Sibiu

⁵ Both projects supported heavily by the *Service des Sites et Monuments Nationaux*, Georges CALTEUX, Director

⁶ *Sibiu/Hermannstadt - Romania, Towards a Sustainable Rehabilitation and Development Plan for The Historic City*, study report, Groep Planning, Bruges, January 2001

⁷ GTZ Project 95.4808.2.-026.00, co-ordinated by Arch. Steffen Mildner, Leipzig, FRG

- Gathering all relevant data upon actors and their involvement in activities targeting the rehabilitation of the Sibiu historic city centre¹, and
- Planning actions, assessing objectives, structuring priorities and evaluating progress through 4 workshops that have put together local and central authorities, with experts and businesses located in the area, in the so/called "orientation phase"

A workshop specifically dedicated to the issues to be tackled was organized in August 1999, with the participation of the different actors involved in the rehabilitation of the city centre. The result was a scheme describing the complex problems of the city centre and a precise distribution of tasks between the local, the central, or the regional authorities, as well as expected contributions to be brought by NGO's, international contributors, or local economic agents.

As a component of the orientation phase, a comprehensive social study concerning the inhabitants of the city centre and the state of their dwellings was accomplished with the help of the German experts. The study showed that important changes did happen lately in the perception of the historic centre. Even though many inhabitants complain about the state and the equipment of their homes located in the city centre, they are (85%) willing to improve their living condition rather than to move.

After interviewing some 750 households living in the historic district of Sibiu, the results were²:

State of dwellings and sociological profile of the inhabitants of the Sibiu city centre:

Structure of the ownership:		Ownership status and the state of the buildings	
Owneroccupied	60%	Owneroccupied	
Tenants of the - Town Hall	25%	Unrenovated	50%
- Church	6%	Partially renovated	39%
- Private owners	7%	Fully renovated	11%
- Others	2%	Town Hall	
		Unrenovated	63%
		Partially renovated	31%
		Fully renovated	6%
State of the building stock		Density (persons/room)	
Completely renovated	9%	1 person dwelling	0,67
Partially renovated	37%	2 persons/dwelling	1,12
Partially renovated	37%	3 persons/dwelling	1,79
Church		4 persons/dwelling	2,27
Unrenovated	45%	5 persons/dwelling	2,65
Partially renovated	50%		
Fully renovated	5%		
Private owners			
Unrenovated	45%		
Partially renovated	50%		
		Size of dwellings	

¹ As from the Report on the GTZ Mission for the preparation of the orientation phase, July 1999

² As December 1999

Fully renovated	5%
Others	
Unrenovated	64%
Partially renovated	14%
Fully renovated	21%

Up to 30 sq.	11%
30 – 60 sq.	40%
60 – 90 sq.	30%
More than 90 sq.	19%

Structure of building stock in respect to the occupier's income

Gr.A-Very low income (min. income)	
292 housing units	
Gr.B-Low income (up to average inc.)	
260 housing units	
Gr.C-Medium income (average inc. +)	
186 housing units	

State of the building stock in respect to the occupiers' income

Renovated	Gr. A- 43%
	Gr. B- 44%
	Gr. C- 13%
Partially renovated	Gr. A- 51%
	Gr. B- 38%
	Gr. C- 10%
Unrenovated	Gr. A- 64%
	Gr. B- 31%
	Gr. C- 5%

Number of persons/dwelling

1 person	22%
2 persons	29%
3 persons	20%
4 persons	17%
5 and + persons	12%

Double use for bedroom (745 units)

Livingroom / bedroom	446 units
Kitchen / bedroom	52 units
Other / bedroom	15 units

Common use of sanitary facilities

30% of dwellings have external toilets, 57% of which are of common use

8% of dwellings have external kitchen, 27% of which are of common use

7% of dwellings have external bath, 36% of which are of common use

Occupational structure of the inhabitants

Self-employed	1%
Unemployed	8%
Workers	16%
Students	19%
Clerks	24%
Retired	32%

Demographical structure of the historic center

0-9 years old	9%
10-19 years old	14%
20-29 years old	13%
30-39 years old	14%
40-49 years old	14%
50-59 years old	10%
60-69 years old	13%
70-79 years old	10%
80+ years old	2%

Demographical structure of the city

0-9 years old	14%
10-19 years old	18%
20-29 years old	15%
30-39 years old	18%
40-49 years old	13%
50-59 years old	10%
60-69 years old	8%
70-79 years old	3%
80+ years old	1%

Desire for moving out

Yes	15%
No	85%

Motivation for moving out

More comfort	30%
Larger dwelling	30%
Sound construction	25%
Cheaper housing	8%
Other	7%

Places to move out

Historic quarter locations	58%
Outside historic quarter	25%

Improvements to the dwelling in the past 10 years

Repaint the interior	41%
Roof repair	16%
Exterior re-plastering	10%
Water supply and sewerage	8%
Bathroom renovation	7%
Flooring	5%
Windows and door repair	4%
Other	9%

Repairwork initiated by

The owner	50%
The owner-occupier	21%
The tenant	29%

Repairwork initiated by the owner

Done by himself	35%
Commissioned to a firm	65%

Willingness to do improvements to the dwelling

Repainting	25%
Roof repair	20%
Plastering	11%
Water supply and sewerage	7%
Insulation	7%
Security systems	6%
Windows and doors	6%
Flooring	5%
Bathroom renovation	3%
Garden renovation	3%
Other	7%

Effective help for improvement work received from:

Family	15%
Friends	11%
Neighborhood associations	9%

Within city limits	3%
In the countryside	1%
Other places	12%
<i>Lack of comfort motivated by</i>	
Dampness	35%
Unsatisfactory sanitation	34%
Lack of room space	6%
Other	25%

The conclusions of the orientation phase were contained in a *Charter for the Rehabilitation of the Historic Center*, a document drawn together with the local experts, the representatives of local and central authorities, and submitted to the approval of the Committee Sibiu 2000, a co-ordination board established by the GO 5/1999. The Charter was also meant to be a guideline for further planning and building approvals, until the new building regulation for the city centre will be enforced. The newly elected Mayor (June 2000) endorsed the principles of the Charter and promised his support for implementing it.

10.4.3 The Charter for The Rehabilitation of The Historic Centre

The Charter was initiated in March 2000, as a document leading to a strategic approach in the city's centre rehabilitation. After having considered the opinions and the expertise of conservationists, architects and art historians, local planning and local heritage protection authorities, local representatives of trades, businesses and development agency, elaborated in close co-operation with the Flemish planning group "Groep Planning" and with the support of the Romanian Ministry of Culture, the Charter was the subject of a workshop (3rd and 4th of April 2000) that gathered also the important local stakeholders, as the representatives of the Evangelic Church, one of the important landowners in the city. It was also a subject of media debate. The principles of the Charter were presented at an international colloquy on historic preservation in Transilvania on the 27th of April 2000, in the presence of HRH The Prince of Wales. Most of all, the Charter established a platform of consensus between the candidates at the mayorship of the city in the local elections of June 2000.

Following the conclusions of the 1998 Sibiu International Colloquy, the Charter assesses that the ultimate purpose of the rehabilitation is to preserve the liveability of the heritage and to convert it into a base for sustainable development.

Several basic principles were set up for the rehabilitation programme, structured as follows:

1. Conservation of the townscape through:

- Consolidation of the endangered structures
- Retaining the traditional roof landscape
- Maintenance of the facades
- Employing traditional methods and original material in repairwork
- Revitalization of the inner courtyards

2. Improving the residential use of the City Centre through:

- Reducing the density and improving the living conditions
- Build an advisory and support system for a careful, gradual and cost saving approach in rehabilitating the dwellings

- Sustain a broader demographic and social range
3. Retail trade improvement through
 - Extension of the commercial streets
 - A supportive programme to increase quality and specialisation of the commercial premises
 - Restrictive permissions for new trade areas outside the centre
 4. Revival and reinforcement of local traditional services and professions through
 - Support to traditional arts and crafts
 - Stimulate vertical mix of functions around public spaces and commercial streets
 5. Build a sustainable cultural tourism trough
 - A tourism concept, an information centre and a tourist industry union
 - Improvement of the touristic facilities
 6. Infrastructural renovation having as main objectives:
 - To open up new financial sources for investment
 - To impose charges related to use
 - To identify and avoid leaks in the water and sewerage system
 - To implement a respectful system of services into the historic buildings
 7. Traffic Management targeted to reduce traffic in the City Centre through:
 - Keeping the centre clear of through traffic
 - More pedestrian areas
 - New parking lots at the limits of the city centre
 - Better public transport
 8. Public spaces and urban green should be enhanced by:
 - Developing a green concept for the city
 - Improving the potential of the main squares
 - Reopening of historic passageways
 - Developing a green belt along the former fortification.

The follow-up consisted in establishing a sequence of steps and mechanisms the private owner has to follow in order to get advice and planning approval from the City Hall (who organized a specific planning department to deal with the issues of the historic centre) and financial and technical support from the GTZ program.

10.4.4 The Consultation and Grant for Restoration Programme

The implementation phase consists firstly in developing local professional and administrative capacities, initiating and managing rehabilitation actions in the city centre, as well as maintaining momentum for such initiatives. This was thought to be obtained throughout medium size interventions in partnership with the local and central authorities (infrastructure repair, tourism development, demonstrative projects at major landmarks of the City [photo 15]).

Also, it comprised a system of consultation and grant for restoration programme:

- technical and economical expertise to owners or tenants willing to do repairwork at façades, roof, masonry or to do equipment improvement work at bathrooms, install heating systems or internal refurbishment,
- financial contribution (Rehabilitation Grant) for works improving the living conditions, in respect to the conservation principles,
- financial contribution (Conservation Grant) for repairwork to historic gateways and porches.

Both owners and tenants are eligible for receiving such grants, their amount being up to 50% of the total cost but no more than 500 Million Lei (18,000 USD).

In 2001, 10 demonstrative projects of dwelling rehabilitation will be financed, as well as 25 conservation work at historic gateways or porches. Up to now, owners and tenants came to seek advice and financial support, and a programme of short up-grading courses in building conservation techniques is underway.

10.4.5 A political failure: The revitalization of Bucharest's City historic centre

10.4.5.1 Lipscuria, the core of historic Bucharest

The Lipscuria is the area where formerly the city of Bucharest was founded. It gathers on a 1,25 sqkm area the archaeological remnants of neolithic and bronze settlements underneath a historic built up area which was mainly erected mid and late XIXth century, after the great fire of 1849 [photo 16]. Among merchant houses, retail premises, small pubs and restaurants and bank headoffices, three churches from mid XVIth up to early XVIIIth century and the remains of the Princely Court [photo 17] mark the place where Bucharest became the capital of Wallachia and next the modern Romania.

The population of the area counts for 4,500 people (1,445 families) living in 1,380 apartments [photo 18].

The area still retains its commercial traditional status¹, together with a new financial district feature, both stimulated by the central position in the city² [photo 19].

10.4.5.2 Initiatives in revitalization

Even though several restoration work were carried out during the 70s, the area was doomed by the socialist regime. Not surprisingly, immediately after 1990, several appeals for the rehabilitation of the area were made by architects, conservationists, historians and archaeologists.

A mission of technical assistance was assigned by the British know-how fund in 1993, seizing the potential for revitalization and suggesting some immediate and medium term measures to be taken.

In 1995, a foundation was established by the local banks, together with the National Bank and the municipality, in order to raise funds and implement conservation and revitalization measures. A comprehensive study about the characteristics and the potential of

¹ Some 2,000 people earn their lives in the area, besides the financial institutions.

² A study performed in 1996 showed that the City Council administrated then built up areas in Lipscuria as follows:

Foodstuff retail	Restaurants, snack-bars, pubs	Retail	Culture	Banks	Services	Dwellings
1232 mp	16.825 mp	41.622 mp	13.616 mp	3.350 mp	47.181 mp	268.318 mp

² GO 129/1998

the site was carried out and handed-out to the City Hall. In the same period, a study for the local development plan and a study for the traffic improvement were started.

In early 1996, a mission of the City Council performed a study tour in Great Britain, in order to find out the practical means and the results of inner city revitalization programmes, targeted to the issues displayed by the *Lipscania*.

In the same period, a PHARE Application was drafted for the establishment of a local Regeneration Agency.

10.4.5.3 Political neglect and consequences

The local conflicts of interest inside the City Council, the local election campaign (May-June 1996) and next the general elections (October/November same year) made a halt in the process of establishing and implementing a strategy of regeneration for the area. A Governmental Ordinance¹ issued to establish 2 agencies for the area, one for the development of the modern city centre, the other for the conservation of the historic city centre, never had any consequences, until January 2001 when it was aborted. Neither today, the political disputes between the local and the central government allow at least a fresh start for the regeneration of the area [photo 20].

10.4.5.4 The protection of the architectural heritage of the area

The area is protected as an "Urban Architectural Reserve Area" (similar to a Conservation Area or Secteur Sauvegarde). Besides this, there are 10 ensembles, 93 buildings being listed, out of which 56 having the status of architectural monument. Even though in such areas building permits should normally have the approval of the Ministry of Culture and the Ministry of Public Works, the lack of interest of the municipality leads to various disregard to the respect and care for historic properties and public spaces [photo 21].

10.4.6 Local pride initiatives: Arad, Alba-Iulia and Oradea

All three cases have something in common: the ambition to promote the city by enhancing his major landmark: the Citadel of Arad or the one of Alba Iulia, the main commercial street of Oradea.

Arad is the beneficiary of a large XVIIIth century citadel of Vauban style, which is to be converted from military use to an academic and trade/commercial one [photo 22].

Alba Iulia started a programme of marketing the city with the label of its XVIIIth century baroque fortress and the opportunity of Year 2000 [photo 23].

As for Oradea, the Art Nouveau main commercial street is to be the pride and the symbol of its regeneration as an European town [Oradea.ppt.].

10.4.7 The rehabilitation of the local urban heritage as a lifevest for communities

In many cases, the urban settlements which had a prosperous economic past degenerated today in unemployment and decay. Some of the local authorities confronted to this situation had thought that architectural heritage rehabilitation might bring a new hope and a fresh start for their communities.

There is the case of Targu Jiu with its famous Endless Column by Brancusi, Sulina recalling its role as the place where the headoffices of the European Danube Commission were or Iasi, as the cultural capital of the Moldavian region and one of the major Orthodox pilgrimage centres.

It's interesting to notice that out of 260 towns in the country 167 possess architectural heritage significant enough to be considered of national interest².

² Table 2, chart 1

Annex 1

1. Urban historic center conservation areas in Romania

- | | | |
|----------------------|----------------------------|---------------------|
| 1. Alba Iulia | 28. Deva | 55. Ramnicu Sarat |
| 2. Abrud | 29. Drobeta -Turnu Severin | 56. Rasnov |
| 3. Aiud | 30. Fagaras | 57. Reghin |
| 4. Anina | 31. Falticeni | 58. Resita |
| 5. Arad | 32. Fieni | 59. Roman |
| 6. Bistrita | 33. Gherla | 60. Rupea |
| 7. Blaj | 34. Giurgiu | 61. Sacele |
| 8. Botosani | 35. Harsova | 62. Satu Mare |
| 9. Brad | 36. Hateg | 63. Sebes |
| 10. Braila | 37. Husi | 64. Sfantu Gheorghe |
| 11. Brasov | 38. Iasi | 65. Sibiu |
| 12. Bucuresti | 39. Ineu | 66. Sighisoara |
| 13. Busteni | 40. Lipova | 67. Sinaia |
| 14. Buzau | 41. Medgidia | 68. Slatina |
| 15. Buzias | 42. Medias | 69. Suceava |
| 16. Campulung Muscel | 43. Nadlac | 70. Sulina |
| 17. Caracal | 44. Odorheiu Secuiesc | 71. Targoviste |
| 18. Caransebes | 45. Oradea | 72. Targu Jiu |
| 19. Cernavoda | 46. Orastie | 73. Targu Mures |
| 20. Cisnadie | 47. Oravita | 74. Targu Neamt |
| 21. Cluj-Napoca | 48. Pancota | 75. Targu Secuiesc |
| 22. Codlea | 49. Pecica | 76. Timisoara |
| 23. Colibasi | 50. Piatra Neamt | 77. Tulcea |
| 24. Comarnic | 51. Pitesti | 78. Turda |
| 25. Constanta | 52. Ploiesti | 79. Vaslui |
| 26. Craiova | 53. Pucioasa | 80. Vatra Dornei |
| 27. Curtea de Arges | 54. Radauti | 81. Zarnesti |

Annex 2

List of laws, ordinances or by-laws having relevance with the preservation of the urban architectural heritage (1990-1999)

Title and date of enforcement	Regulation of...
Decree 187/1990 Acceptance of the Convention on the Preservation of the Cultural and Natural Heritage, adopted by the UNESCO	Participation of Romania at the UNESCO World Heritage Convention
Law 50/1991 Concerning Building Permits and Housing	Authorization of constructions, including work at historic monuments and approval of work in conservation or protection areas
Law 18/1991 Agricultural Land	Public ownership of the land underneath historic monuments
Law 69/1991 Local Public Authorities	General duties of local authorities in respect of the preservation of the natural and cultural environment
Government Ordinance GO 27/1992 Concerning Provisional Regulations in Respect to the Preservation of the Cultural Heritage (Approved through Law 11/1994)	Establishing the regulations concerning the outlining of the protection zones of the historic monuments and issuing the compulsory planning approval for developments in protection areas
Law 33/1994 Compulsory Purchase	Allows the State or the Counties to consider compulsory purchase for the protection of built cultural heritage
Government Ordinance GO 68/1994 Concerning the Preservation of the Cultural Heritage (Approved through Law 41/1995)	Issuing Architectural and Urban Reservations as complex historic areas; establishing the tasks of the National Commission on Historic Monuments (NCHM) and of the Ministry of Culture (MoC)
Law 27/1994 Local Taxes	Exempts the owners of historic monuments from taxes on buildings and land underneath, providing that the historic monument is not used for commercial purposes.
Law 112/1995 Concerning the Legal Status of Nationalized Dwellings	Exempts the nationalized dwellings - historic monuments from being acquired by their tenants
Government Ordinance GO 24/1997 Regarding supplementary provisions for the protection of the cultural heritage (modifying L41/1995), approved by Law 56/1998	Defining operations of enhancement of the built cultural heritage, co-financing of restoration work and announcing the possibility to finance works of conservation at privately owned historic monuments
Law for the ratification of the Council of Europe Convention (revised) on the protection of Archaeological Heritage (La Valetta) L 150/1997	Implementing the European standards of protection of the archaeological heritage into Romanian legislation.
Law L 157/1997 for the ratification of the Council of Europe Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)	Implementing the European standards of protection of the architectural heritage into Romanian legislation.
Governmental Ordinance 43/2000 concerning the preservation of archaeological heritage and issuing archaeological priority research areas	Set-up a comprehensive system of preservation for the archaeological heritage from areas of archaeological potential and from the urban development areas, establishing the tasks of the relevant scientific and administrative bodies involved, complying with the provisions of the CoE Convention of La Valetta (1992)

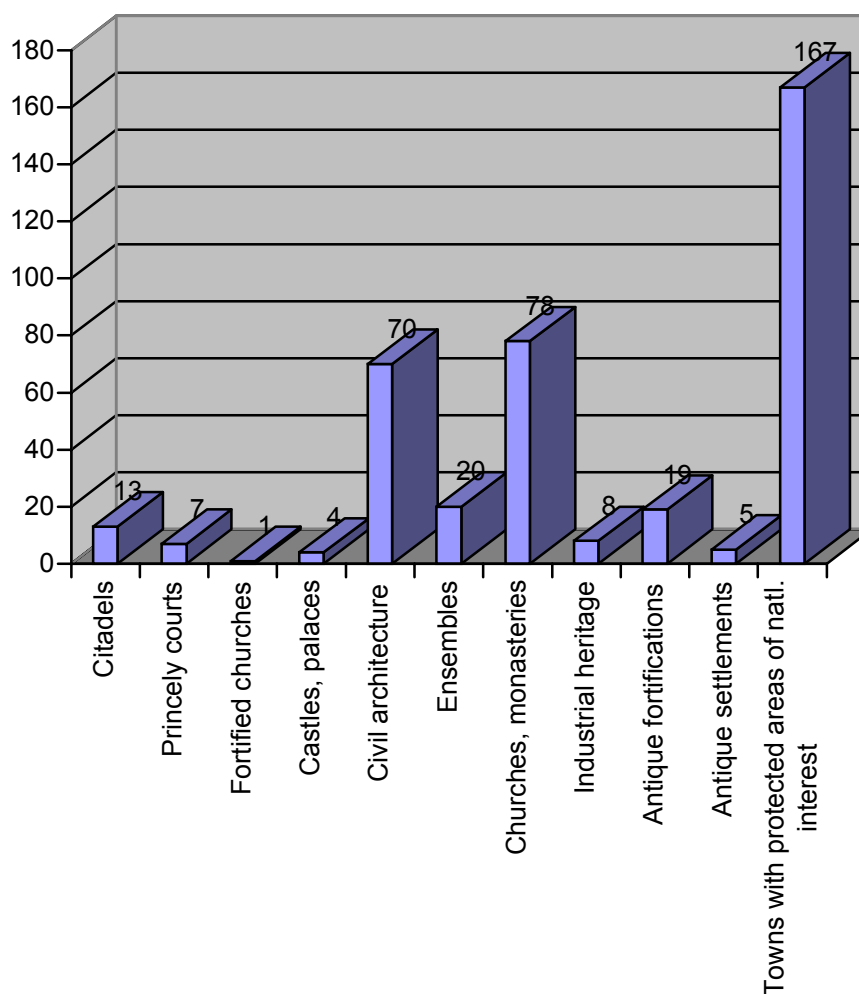
<p>Governmental Ordinance 47/2000 concerning provisions for the special care for the Romania's UNESCO World Heritage Sites</p>	<p>Establishing the principles for the co/operation between the local and central authorities in the preservation and the enhancement of the World Heritage in Romania. Setting up a system of monitoring and preservation responsibilities jointly assumed by the MoC and MoPublic Works with the County Councils. Allowing the local authorities to contribute with local budgets support for the care and the maintenance of buildings inside the WH site's limits</p>
<p>L5/2000 approving the IIIrd part of the National Plan for the Teritorial Development, establishing the protected areas of national cultural interest</p>	<p>Setting up a list of some 600 architectural monuments generating protected areas of national interest and establishing the procedures for the outlining of such areas.</p>
<p>Governmental Ordinance 228/2000 concerning the preservation of the historic monuments</p>	<p>Up-dating the GO 68/1994 (to be transformed in law in near future)</p>
<p>Government Decision GD 525/1996 General Urban Plan (Urban Structural Plan) Regulations</p>	<p>Regulate the contents and the prescriptions of the General Urban Plan (Urban Structural Plan) in towns containing historic conservation areas.</p>

Table 1: Historic monuments, entries in the list by categories (1999)

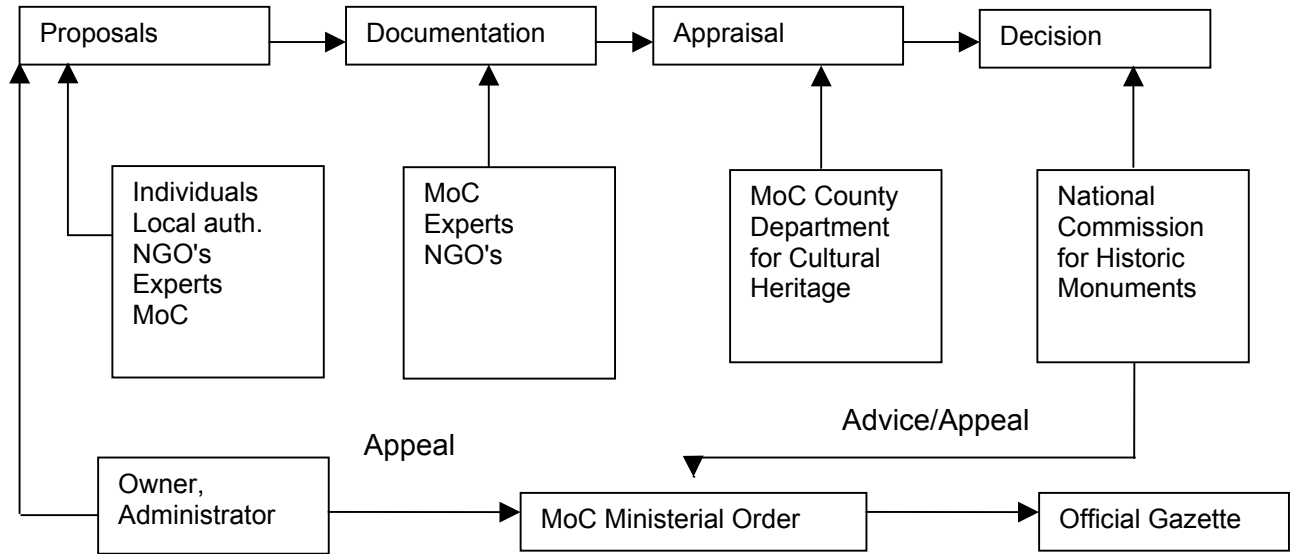
Archaeological structures	Listed buildings	Memorials	Art monuments	Conservation areas
3,957	14,899	291	1,468	404

Table 2: Urban architectural heritage generating protected areas of national interest

Type of architectural heritage	Urban settlements
Citadels	13
Princely Courts	7
Fortified churches	1
Castles, palaces and halls	4
Urban ensembles	20
Churces and monasteries	78
Industrial heritage	8
Antique and byzantine fortifications	19
Civil buildings	70
Antique settlements	5



Scheme 1: The listing process



Scheme 2: Inspection, monitoring and support granting system

