

Community-led Urban Strategies in Historic Towns (COMUS)



"Community-led Urban Strategies in Historic Towns (COMUS)"

Preliminary Technical Assessment

Rehabilitation of the Museum of History and Ethnography of Soroca

Soroca

Republic of Moldova

November 2016



1. Introductory page

This document was produced within the framework of the Joint Project EU/CoE “Community-led Urban Strategies in Historic Towns”. The content does not necessarily represent the official position of the European Union and/or the Council of Europe.

The Museum of History and Ethnography of Soroca



Location in the historic center of the town



Location on site

- 1.1 Country or Territory: Republic of Moldova
- 1.2 Name of organisation compiling the information: Soroca District Council
- 1.3 Contact name: Tatiana ROBU, Nicolae Bulat
- 1.4 E-mail address: ttaralunga@mail.ru, ncbulat@gmail.com
- 1.5 Name and address of building or site: The Museum of History and Ethnography of Soroca, Independenței 66 strada, Independenței 68 strada, Soroca district, Soroca city, Republic of Moldova, postal code 3006
- 1.6 Inventory reference number(s): 7801112.240.01, 7801112.240.02, 7801112.240.03, 7801112.241.01, 7801112.241.02, 7801112.241.03
- 1.7 Building/Monument/Site type: Architectural monuments of local importance
- 1.8 Main dates: Assembly consisting of three buildings located on two adjacent parcels. It is a cultural institution subordinated to Soroca District Culture and Tourism Department.
- 1.9 Current use(s): museum with the following fields of activity: filling, registration, monitoring, conservation and enhancement of cultural-historic heritage; purchasing and collecting pieces of historical and artistic value; exhibition, scientific and promotional activities.

2. Executive Summary: the site and its management

The Museum of History and Ethnography of Soroca was founded on 13 May 1907 by the Society of Research of the Nistru Valley. The institutions underwent reorganization and relocation several times, and now has two main, three auxiliary and two subsidiary buildings (The Soroca Fortress and The Candle of Gratitude). The current initiative focuses mainly on rehabilitation of the site situated on 66 and 68, Independentei strada, which house the main office and exhibition spaces of the museum.

The site consists of two main buildings, the Gendler House, situated on 68, Independentei strada, built in the 1930s, and the Balter Pharmacy, on 66, Independentei strada, dating from 1934. Both buildings are architectural monuments of local importance. There are also three auxiliary buildings in the courtyard which are used as warehouse for the museum exhibits. These are of no architectural or historic value. While the Balter Pharmacy benefited from several investments 2000-2009, when it was restored at the initiative of the District Council, the Gendler House has been in a state of neglect for the last 50 years, and as a result is in a poor physical condition and is not accessible to the public.

The Museum is the main cultural facility of the city and an important cultural institution of the region. It hosts permanent and temporary exhibitions, cultural events where and when possible. The site has the potential to accommodate bigger and diversified indoor and outdoor activities, but is not used to its full capacity due to its poor physical condition. In addition to its symbolic, historic and social values, the Museum is one of the built heritage assets of the Independentei strada and is an important legacy of the interwar city.

The concept of rehabilitation has two directions: firstly, the physical rehabilitation of the buildings and of the outdoor space, and secondly, the reorganization of the institution and functional diversification in order to ensure the sustainable cohabitation of complementary uses. The action will maximise the potential of the museum's collection and increase its visibility. Additional activities, such as research, cultural activities, artistic residence and retail will be encouraged in collaboration with other local or international partners in order to increase both the number of visitors and revenue. The site will be managed by the Culture and Tourism department of the Soroca District Council and collaboration with other associated sectors such as the creative sector, tourism and retail, will be encouraged. The action's main aim is to create a small cultural platform and community centre for the city and for the region, which will mobilize the cultural community, creating new partnerships in the field of culture and creativity and lead to inclusion of communities such as Roma and Jewish.

3. Administrative information

3.1 Responsible Authorities

- Ministry of Culture;
- Soroca City Hall;
- Soroca District Council;
- Museum of History and Ethnography of Soroca.

3.2 Building / Site, Name and Address

Independenței Nr. 68 St., Independenței Nr. 66 St., Soroca city, Soroca District, Republic of Moldova, postal code 3006

3.3 Map reference

Spatial reference X, Y coordinates:

Building on Independenței 66 St.: 335400.96, 192728.10

Building on Independenței 68 St.: 335376.97, 192730.11

3.4 Type of monument

Architectural monuments of local importance.

3.5 Ownership

Building on 66, Independenței Strada, building on 68, Independenței Strada: public property, public domain of the Soroca District Council, confirmed by the extract from the real estate register.

3.6 Statutory Protection / Constraints

Any intervention on the site will be undertaken in accordance with the requirements and constraints imposed by the status of protected architectural monument of local importance.

Any construction, modernization, modification, transformation, consolidation and repair works will be executed based on the design developed by individuals or legal entities with permits to operate in this area and subsequently verified by certified professionals. The Technical Project will be developed according to the established procedure, in compliance with normative documents, the existing architectural and technical arrangements indicated in the Certificate of Urbanism, issued by the authorized body of the local government. [Paragraph 1 Article 13 amended by Law nr.509-XIV of 15.07.99]. The implementation of unverified projects and execution details is prohibited.

Conservation and restoration works will be approved and co-ordinated with the Ministry of Culture. Any activity that could endanger the integrity of buildings of the museum will be co-ordinated with governmental bodies for Monument Protection, with the bodies of local administration and with the advisory service provided by the Ministry of Culture. This service is responsible for examining and approving project documentation related to interventions (conservation, restoration, consolidation) of buildings situated in protected areas.

The investors who will finance intervention on these buildings are responsible for the following commitments:

a) setting quality standards to be achieved through the design and execution, based on normative documents, as well as on studies and surveys;

b) Obtaining the Certificate of Urbanism, building permit and the approvals required by law; [item b) the redaction of the Law nr.509-XIV of 15.07.99]

c) ensuring the examination of the project by certified professionals;

d) ensuring the correct execution of construction works by a certified technical or economic consultancy throughout the work;

e) acting in order to address nonconformities, defects occurring during the execution of works and deficiencies of the project;

f) the retention on completion of construction works and (or) the warranty period;

g) compile the technical file of the construction and surrender it to the owner;

(*) If the investor shall delegate his duties to another trader, the latter will act on the basis of these legal provisions.

4. Summary of condition

Nr.	Address of the building	Summary of the physical condition (very bad to good)	Condition Risk Assessment A-H	Priority for intervention – High/Medium/Low
1	Independenței nr. 66 Strada (former Balter Pharmacy):	Good (functional, refurbished in 2006; small interventions and change of the initial aspect)	F	Medium

2	Independenței nr. 68 Strada (former Gendler House):	Satisfactory (nonfunctional, significant interventions on the original plan, roof and on the interior during the 70's of the XXth century)	C	High
---	---	--	---	------

5. Existing information

5.1 Documentary sources:

The buildings and the institution are mentioned in most of the historic studies concerning the architecture and the urban development of the city of Soroca. When drafting the present report, archival plans, historical studies, publications and the on-line press were consulted.

5.2 Bibliography:

1. Multi-Ethnic Built Heritage in West Ukraine and Moldova – a Challenge for Urban Planning and Development, Volume V, Bo Larsson, Gorag Skoog, Lund University, Sweden, 2006
2. Retro Soroca, Ion Ștefăniță, Nicolae Bulat, "Continental Grup SRL", Chișinău 2012
3. Newsletter of the project "Integrated revitalization of historic cities for sustainable polycentric development " within the INTERREG III B Neighbourhood Programme CADES, Chisinau 2007
4. Study on the situation of Moldovan historic towns, Nesterov Tamara, Chișinău 2007
5. Smirnov V., Urban Planning of Moldova, Cartea Moldoveneasca, Chisinau 1975
6. Soroca Urban General Plan, Chișinău 2011
7. The Strategy for Social-Economic Development of Soroca 2015-2020, Soroca 2015

Legal acts:

8. Law on Local Public Administration 436-XVI of 28.12.2006
9. Law no.1530 of 22.06.1993_ on Monuments Preservation
10. Government Decision n.73 of 31.01.2014 on the approval of the Regulation of Organization and Functioning of the National Council of Historical Monuments
11. Law no.721 of 02.02.1996 on quality of constructions
12. Law no.835 of 17.05.1996 on the Principles of Urbanism and Spatial Planning
13. Note of 21.04.2016 on amending the Criminal Code and the Contravention Code

Internet:

14. <https://www.scribd.com/document/16556412/ARHITE-1>
15. <http://www.stiripozitive.eu/libview.php?l=ro&idc=16&id=417&t=/Lucruri/Timp-liber/O-calatorie-virtuala-prin-Muzeul-de-Istorie-si-Etnografie-din-Soroca>
16. <http://turistintaramea.blogspot.md/2015/12/muzeul-de-istorie-si-etnografie-soroca.html>

5.3 Fieldwork already conducted:

Non-existent

5.4 Projects in progress:

Non-existent

5.5 Projects already planned:

Non-existent

5.6 Financial estimates already made:

Non-existent

6. Scope of the PTA

6.1 Extent/Nature of the assessment:

The PTA has been developed by a team of local experts:

- A specialist in the management of investment projects, responsible for assessing project profitability, sustainability, risk assessment, and for compiling final reports;
- A specialist in construction and construction management, responsible for assessing the physical condition of the site and the need for intervention, preliminary assessment of the restoration costs;
- An expert in heritage, responsible for assessing the heritage value of the site and for formulating the concept of rehabilitation.

The final version of PTA will be examined by a specialist from the Directorate of Cultural Heritage of the Ministry of Culture of the Republic of Moldova, after which it will be reviewed by an international expert. In addition, specific contributions from the central authority will be considered, as well as existing studies on the area. The anticipated period for drafting the document is one month.

In case of developing a Feasibility Study, the involvement of a restoration specialist is required for assessing the exact nature of the work and allowed interventions. Given that the two buildings were initially separate, it is important to outline ways of integrating them into one coherent ensemble.

A landscape architect should also be involved to manage works on the courtyard. Considering the architectural, historic and social importance of the monument, it is recommended to consider input from a museology specialist with contemporary experience in a historic building.

6.2 Limitations of the study:

- Lack of archive information (limited to the cadastral plan, photos, general information about the use);
- Lack of qualified restoration expertise (low number of qualified experts in the country, availability of these experts);
- Lack of documented information concerning the evolution of both the buildings and the site over time;
- Lack of documentation concerning the use of the site over time.

7. PTA

7.1 Background: Form, Function and Evolution

7.1.1 Summary description of the building or site, with comments on its urban or rural context if appropriate

The site comprises an architectural ensemble with two main buildings belonging to the Museum of History and Ethnography of Soroca. There are also three auxiliary buildings of no historical value. They are used as a warehouse for museum exhibits.

The building located on Independentei no. 66 Strada, (The former Balter Pharmacy) dates from 1934. Currently here most of the museum's exhibits are exposed. The other one, located on Independentei no. 68 Strada, (the former House of Lawyer Gentler) also dates from the 1930s. It is an urban villa that has been subject to multiple interventions and is currently in a bad state of repair. It is closed to the public.

The museum was founded on 13 May 1907 through the Society of Researchers of the Nistru Valley. It was later closed and reopened in 1959. Today, in addition to the above-mentioned two buildings, the museum has two subsidiaries: the Soroca Fortress and the Candle of Gratitude.

7.1.2 Summary historic development and evolution of the building or site, from the earliest times until the present day

The House of the Lawyer Gentler was built in the 1930s and belonged to a well-known lawyer of the time. On 22 June 1993 it was listed on the Register of State Protected monuments (no. 2692; architectural monument of local value). During the 1970s, two additional exhibition rooms with the surface of 66.3m². and 65.9m² were built behind the original house. One additional annex with a surface of 12.5m² was built to house the boiler. The building was passed to the ownership of the museum through the City Hall of Soroca (decision no. 2, 23.02.95.) The fence that surrounds the building has some historical value, as it is made of forged iron and stone. The fence was brought from another building (the former maternity centre).



“The Balter Pharmacy” belonged to the Balter family who ran a pharmacy and lived in this building. According to the Decision of the Moldovan Parliament (no.1531-XII, 22.06.93) the "Balter pharmacy" was listed in the Register of State Protected Monuments (no. 2629; architectural monument of local value). Between 2000-09 the building was restored. It is now the main building of the museum. The building was passed to the budget of the Museum of History and Ethnography of Soroca (decision of Soroca City Hall no. 2/1 of 27.02.98). The fence is original.

7.2 Significance

The Museum is the main cultural facility of the city and an important cultural institution in the region. It hosts permanent and periodic exhibitions, and cultural events whenever possible. The inner courtyard, with its garden, has the potential to accommodate events and outdoor exhibitions. The museum is the main place where local artists exhibit their work and has an impressive collection of exhibits and artefacts from different places which are of an indisputable historical value.

However, due to lack of funds and poor physical condition of one of the buildings, the opportunities for exhibition and development of the activities are very limited and only continue due to the enthusiasm of its small administration team.

In addition to its undeniable symbolic, cultural and social value, the buildings of the museum are architectural monuments of local importance, part of the built fund of the Independentei Strada, which is an important legacy of the interwar city.

7.3 Vulnerability/Risk assessment

The two buildings, in particular the house of the Lawyer Gentler were subject to inappropriate interventions and are in deteriorating. The interior of the house was modified using very poor quality materials that have had a dramatic negative impact on the authenticity of the former interwar villa. The exterior has been painted in a different colour to the original. The original roof was replaced after the house was extended.

The main potential risks are physical and management-related:

Potential risk	Contingency plan
Inappropriate interventions, which do not consider the authenticity of the buildings	Detailed supervision of the process of design and implementation
Use of cheap materials and inadequate technologies	Close supervision of materials and technologies used
Lack of skills, poor expertise	Hiring only experienced restoration specialists, requesting and involvement of international expertise
Ignoring internationally accepted standards and practices in the field of restoration	Elaboration and implementation of restoration methodology in accordance with international standards of intervention on monuments
Political pressure - instability and divergence between decisional structures	Coordination between different levels of administration; facilitation and de-politicization of the restoration process
Financial problems, inability to cover quality rehabilitation	Involvement of policy makers and funding authorities; considering alternative scenarios and identifying potential funders
Post-restoration management	Involvement of young specialists in the museum's activities; Creating innovative partnerships with other institutions and organizations
Natural hazards (earthquakes, floods, temperature fluctuations)	Extended project implementation

7.4 Technical condition



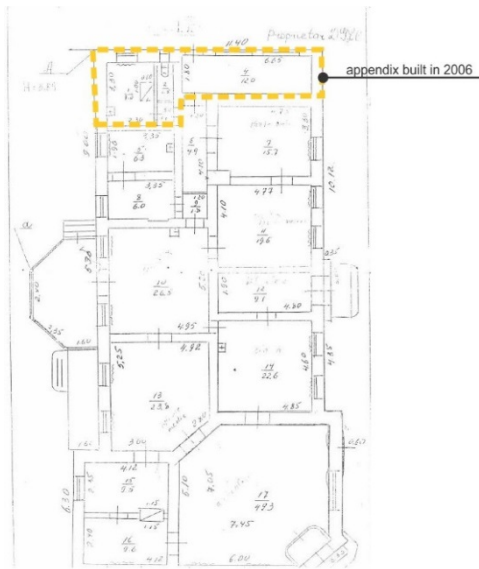
The Balter Pharmacy, façade from Independenței strada



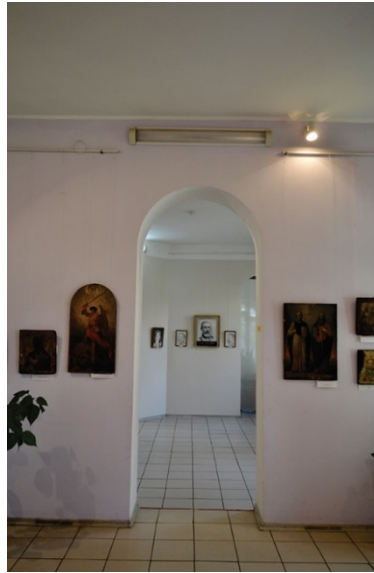
View towards the courtyard from M. Kogălniceanu strada

Over time, the two buildings forming the urban architectural ensemble of the museum have undergone many changes to their initial appearance. The interior decoration, the fireplaces and the fixed historic furniture disappeared.

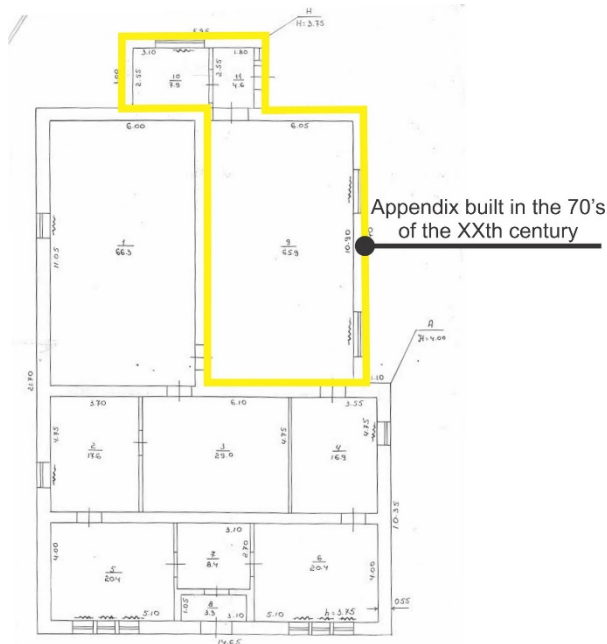
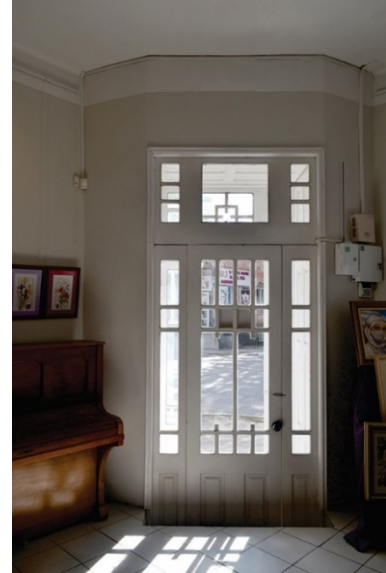
building on 66, Independenței strada (The Balter Pharmacy), has a total surface of 322.5m². It was restored between 2000-2009, when an annex was built, and a wooden roof structure and roof of galvanized sheet metal were installed. In the annex a storeroom and a toilet were added. The original wooden floors were replaced with ceramic tiles, the wooden doors and windows were restored. The interior and exterior finishes of the walls were painted in different colours to the original.



The Balter Pharmacy: modification of the plan after restoration



The interior of the Balter Pharmacy – the wooden floors were replaced with ceramic tiles



The building on 68, Independenței strada (Gendler House), has a total surface area of 324.4m². It consists of a vestibule and some exhibition rooms.

The original plan of the building was modified during the 1970s, when an annex was built. The space housed a boiler room and two other exhibition halls of 66m² each. The building is now in a poor state. The roof structure is made of wooden beams, the covering – of galvanized steel (not the original roof cladding) – shows signs of deterioration that has led to seepage. The wooden slab in some places is completely damaged. The exterior and the separating walls are finished with plaster, which is in many cases degrading. The joinery is made of wood, the floors are finished with wooden parquet, both requiring complete restoration. The foundations of both buildings are made of rough stone and are in good condition.

After a visual inspection and analysis of the available information, no signs of any significant structural damage (cracks, corrosion, subsidence) due to use, weather conditions or natural causes, have

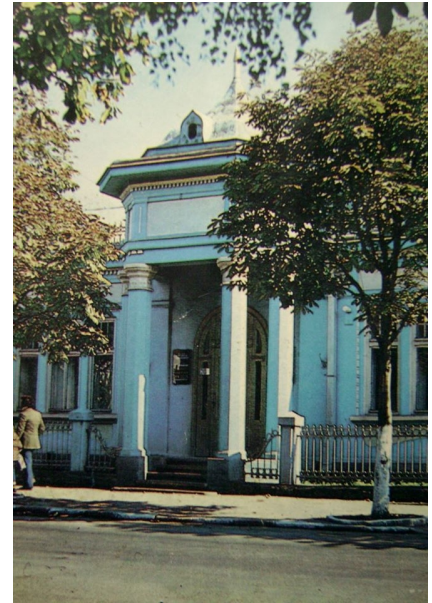
been found. The main structural elements (columns, diaphragms) do not have cracks or breaks.

Both buildings are equipped with sanitary systems and are connected to public utilities (electricity, water, sewage), but the quality of these facilities is unsatisfactory.

The main entrance to both buildings is from Independence Strada. The space inside the yard is requires care and upgrading. The complex is enclosed by a wrought iron and stone fence, which also has historical value and is in need of restoration.



The interior of the Gendler House: illustration of inadequate construction and installations



The initial aspect of the Gendler House



Inside the building – plasterboard plates were placed on the walls

7.5 Outline summary of required repairs

The building on 68, Independenței Strada (The Gendler House) is in need of the following repairs:

- *full demolition of the roof structure and the tin covering;
- *reconstruction of the roof according to the initial design of the building;
- *restoration of the ceiling;
- repair and restoration of the wooden floors;
- restoration and repair of the interior and exterior wooden joinery according to the original design;
- removal of the plasterboard elements and of the provisional interior decoration;
- new exterior and interior finishes: plaster, paint, doors, windows, floors;
- repair of installations: water supply, sewage, heating, electrical.

The building on 66, Independenței St. (The Balter Pharmacy) requires the following repairs:

- removal of the ceramic tiles of the floors, restoration of wooden floors;
- **new interior and exterior finishes: plaster, paint, doors, windows, floors;
- repair of the basement of the building: identification of all accesses and windows of the basement, aeration and drying of the building;
- new sanitation, heating and electrical equipment;
- **construction of new archive storage and restoration laboratory;
- landscape improvement;
- repair and restoration of the surrounding fence.

*priority works

**works not requiring emergency intervention which could be done at stage II of rehabilitation

7.6 Conservation/rehabilitation policy and proposals

7.6.1 *Broad summary of the vision for the site, and its sustainability, at this preliminary stage*

The project envisages that: the whole of Gendler House is restored: the Balter Pharmacy partially repaired, the auxiliary buildings from the courtyard demolished; and a new archive possibly constructed. This will maximise the museum's collection, which currently consists of 28,000 items, and will double the exhibition and storage space. The newly restored building and adjacent building will become an integrated environment that will host, in addition to permanent and periodic exhibitions, cultural and research activities.

The site will be managed by the Museum administration, and collaboration with other cultural entities and representatives of the creative sector will be encouraged, thus creating a small platform for collaboration and events in the cultural and research sectors.

At the same time, the institution aims to promote and popularize the new facility, which will help triple the number of visitors and considerably increase its revenue.

7.6.2 *Conservation philosophy*

Both buildings are architectural monuments listed at a local level, part of the built heritage of the interwar period. In terms of their artistic and identity value, they are an extremely important heritage asset which require preservation and appropriate interventions. According to the general internationally accepted principles, it is important to use suitable technologies and materials for restoring the original aspect of the buildings.

For Gendler House, which suffered significant modifications, it is recommended that its authentic appearance be restored and temporary constructions from the interior be removed. The rehabilitation of the joinery, of the construction elements, of the finishes will be made with respect to the authenticity of the building.

The landscape improvement of the inner courtyard will be made in accordance with the functionality of the site, and in the way that it allows open-air activities and events.

7.6.3 Level of intervention

The preliminary intention is the refurbishment of the Gendler House to its original appearance, both internally and externally. It is proposed that the auxiliary buildings be demolished. New technologies will be introduced so as to modernize the building, in line with modern requirements. Displays and multi-language orientation systems will be introduced to improve access and orientation. Other tools such as virtual tours or games will also be considered.

The Balter Pharmacy requires minimal interventions, especially in terms of finishing and connection to the utility infrastructure.

7.6.4 Preliminary proposals for appropriate uses, as applicable

The use of the site will be the same: as a museum. However, the administration of the institution envisages that a range of complementary uses will be introduced that will contribute to increasing revenues and to the popularization of the institution:

- workshops for students of the city and from the region;
- offering of free or paid space for cultural events, conferences, artist performances;
- restoration lab for the museum pieces;
- scientific research in the field of culture and cultural heritage.

7.6.5 Opportunities for social uses and sustainable development

Reorganization of the institution will also require additional employees. It is expected that the permanent staff of the museum will double (up to 20 people).

With proper management an additional 30-50 part-time or temporary jobs maybe created, including scientific researchers, trainers, artists, residents, maintenance personnel and other opportunities created in association with the partnering sectors such as tourism or trade.

7.6.6 Broad assessment of priorities for consolidation and covering, repair, conservation, restoration, rehabilitation

Described at 7.5

7.6.7 Public access

The buildings will remain public and accessible (paid or by invitation). Some scheduled activities may be free (for examples activities organized in co-operation with schools, workshops for children, etc.). The purpose of the site is as a community space, universally accessible, with commercial activities seen as additional benefits.

7.6.8 Other benefits

Due to its uniqueness and favourable location in the city centre, on one of its busiest streets, the site has the potential to become the main cultural and community centre for the city and region. If properly managed, it will mobilize the cultural community, will contribute to the promotion of traditional and contemporary cultural values among the inhabitants, and will create the opportunity for development of innovative partnerships in the fields of culture and creativity.

7.7 Finance

7.7.1 Broad assessment of budgetary needs and phasing

Restoration of Gendler House (68, Independentei strada) is of priority, considering its advanced state of deterioration. To secure and protect the building, several interventions are necessary: reconstruction of the roof, ceilings, repairing of the wooden joinery, and of the pitching. Detailed financial estimates will be included as part of a feasibility study, however, the following estimations can be made:

Description of measures	Estimated costs, MDL / including salaries
Reconstruction of the roof	1,200,000
Repair of the ceilings	700,000
Restoration of wooden joinery of doors and windows	600,000
Interior and exterior finishes	900,000
Restoration of the wooden floors	800,000
Utility installation works	400,000
Construction of the pitching	100,000
Landscape improvement and restoration of the surrounding fence	600,000
Estimated costs	5,300,000 MDL / (22 MDL = €1) €241,000

7.7.2 Assessment of (real) possibilities for attracting investments

In order to attract investment for restoration works, the following financing bodies can be considered:

- National and regional development funds;
- International and cross-border co-operation funds;
- Local funds of the city and of the district of Soroca (the applicant).

7.7.3 Assessment of (real) possibilities for recovering investments.

- Ticket sales and tours;
- souvenirs and publishing sale;
- workshops and events;
- contribution from the managing authority (District Council).

7.7.4 Have you already tried to raise funds for this site or monument? If so, provide details.

The "Balter Pharmacy" was restored in 2006 at the initiative of the Soroca District Council. The "Gendler House" has not received any funding for restoration to date.

7.7.5 Have you already received funds for this site or monument? If so, provide details.

In 2006 the Soroca District Council allocated 1.6 million lei (about €73,000) for the restoration of pharmacy. The following works were carried out:

- changes to the roof;
- changes to the interior and exterior joinery;
- replacement of the floors;
- interior and exterior plastering;
- connecting to public utilities.

The works were carried out without consulting the Ministry of Culture and disregard standards for monument intervention. Some of them led to modification of the building's authenticity.

7.8. Management

The rehabilitation project will be implemented by a Project Implementation Unit (PIU), responsible for planning, organizing the process, monitoring and visibility. The PIU is composed of long-term and short-term experts, involved for delivering certain tasks within the project. The activity of the PIU will include specific actions. Internal meetings will ensure that the project is implemented in a consistent and timely manner according to a predetermined schedule. Highly specialized activities will be followed by a specific co-ordinator, supervised and supported by the main expert.

The management of the project, the monitoring, the evaluation and the visibility will include the following actions:

1. Creation of the PIU, responsible for successful project implementation. The PIU is composed of 7 members, as follows: 1 project manager, 3 assistant project managers (2 on behalf of the partners), 1 technical advisor, 2 financial managers.

2. Monitoring: the main instruments used by the PIU for monitoring the progress are the Logical Framework Matrix, the Budget of the project, the Gantt chart and a Risk Management Matrix.

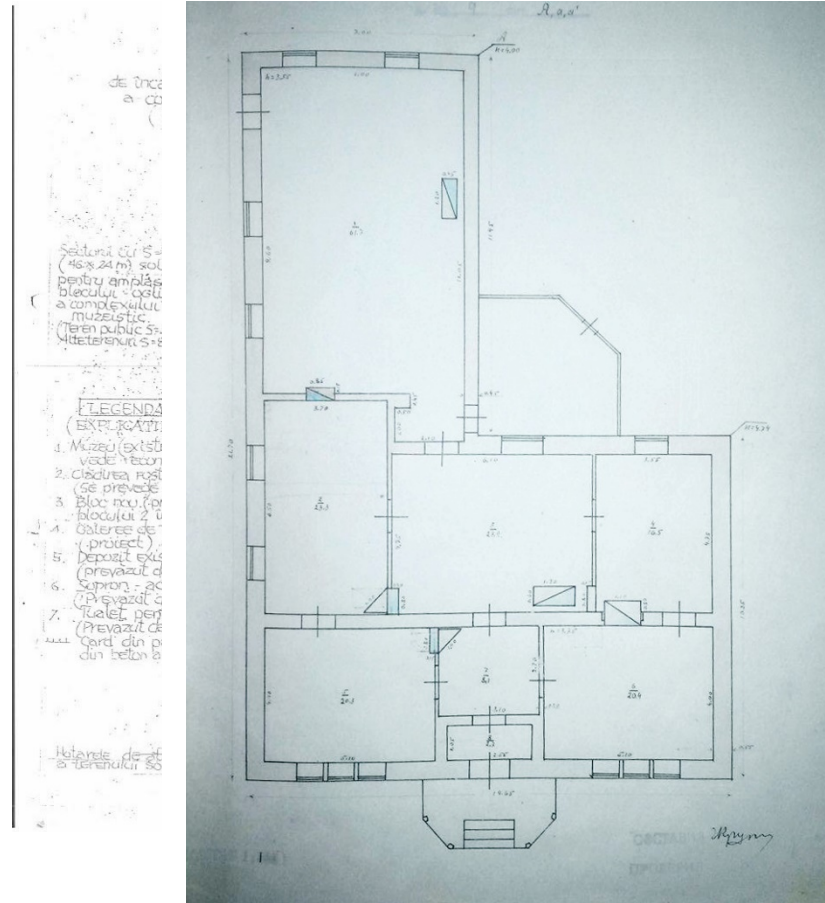
3. Evaluation: Intermediary reports of technical progress, financial reports, and final reports will be compiled by the PIU, according to funder requirements.

4. Visibility: project launching conference, newsletters, brochures, media coverage.

The Soroca District Council, Culture and Tourism Department is the partner responsible for ensuring project sustainability. It will plan and allocate yearly funds for maintenance and for the museum's activities.

8. Documentation / additional images





The plan of the Gendler House at 1968





9. Conclusions and recommendations for elaboration of a Feasibility Study

In the event of drafting of a Feasibility Study for the restoration project of the Museum, the following recommendations should be taken in account:

- detailed elaboration of the rehabilitation concept, including possible uses;
- modernization of the site according to contemporary needs (introducing digital screens, virtual tours, etc.);
- additional study and analysis of the structure to produce a detailed assessment of the timeline, type of works and costs in different phases;
- need for additional expert advice from structural engineers and professional restoration craftsmen; involvement of international experts;
- assessment of the allowed types of interventions regarding:
 - original buildings;
 - annexes to the historic buildings;
 - auxiliary buildings;
 - new proposals for construction and landscape improvement.

PTA elaborated by
Tatiana ROBU
4 November 2016