

Community-led Urban Strategies in Historic Towns (COMUS)



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Preliminary Technical Assessment

Rehabilitation of the "Mihai Eminescu" College

Soroca

Republic of Moldova

November 2016



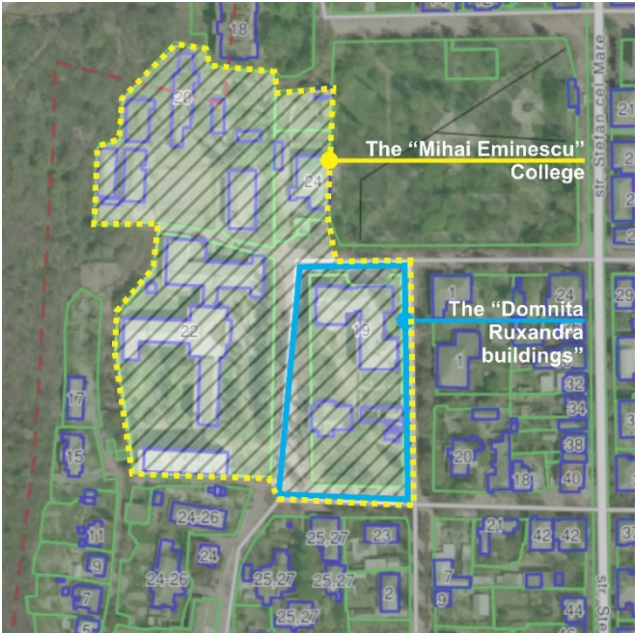
1. Introductory page

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 "Mihai Eminescu" College, Former "Domnita Ruxandra" Gymnasium for Girls



Location in the historic center of the town



Location on site

- 1.1 Country or Territory: Republic of Moldova
- 1.2 Name of organization compiling the information: Soroca District Council
- 1.3 Contact name: Tatiana ROBU, Tatiana VISNEOVAIA
- 1.4 Email address: ttaralunga@mail.ru , t.visniovaia@yahoo.com
- 1.5 Name and address of building or site: 19, Ion Creanga street, Soroca district, Soroca city, Republic of Moldova
- 1.6 Inventory reference number(s): 7801111.450.01, 7801111.450.02, 7801111.450.03, 7801111.450.04, 7801111.450.05
- 1.7 Building/Monument/Site type: Architectural monument of national importance
- 1.8 Main dates: Assembly consisting of five buildings under the subordination of the "Mihai Eminescu" college of Soroca. The main building, subject of the current study is architectural monument of national importance, the other four are less valuable and host a library and warehouses of the college. The college has another important study building and dormitories in its subordination, situated on the adjacent parcel. It is managed by the Ministry of Education.
- 1.9 Current use(s): Post-secondary technical vocational education institution, ISCED level IV

2. Executive Summary: the site and its management

The College "Mihai Eminescu" is a post-secondary educational institution from Soroca, with an over-100-year history. It has two main study blocks, an accommodation structure and some auxiliary facilities. Until 1991 this complex was an important regional educational centre serving Moldova and Ukraine, with a capacity of about 2,000 students. Due to the economic and social crisis of the past two decades, the institution began to physically deteriorate, making it difficult to exploit its assets fully. At a preliminary stage, this study focuses on the rehabilitation of the main historic building of the complex, the former "Domnita Ruxandra" gymnasium for girls, situated on 19, Ion Creanga Street.

The building is an architectural and artistic monument of national importance, built between 1902-1910 to the design of the architect V.I. Schmidt. It has an eclectic classical architectural style. It is one of the few buildings in Soroca which has maintained its function from its construction until present. At present, although it is exceptional well placed for accommodating an educational and cultural centre of regional importance, the building cannot be used to its full potential due to its poor physical condition. The walls and the slabs of the building are deteriorating with risk of injury to the students, while the lack of connectivity to public utilities makes the use extremely difficult, especially during the cold part of the year.

Directly subordinate to the Ministry of Education, the institute's administration aims to rehabilitate the historical building of the college and use it for teacher training, serving the city and the entire region. It is envisaged that by creating a training-centre for skilled staff, the local academic community will be mobilized and complementary educational and cultural uses will be attracted. Meanwhile, the modernization of the institute will bring new and innovative activities and partnerships based on culture and education to the college that take it beyond its original remit. For example, the new facility could host regional conferences, media libraries, academic research and other cultural events. It is therefore hoped that the initiative will have a sustainable and beneficial impact on the wider public.

Even though the Ministry of Education is the main entity managing the site, collaboration with other educational and cultural institutions, as well as the NGO sector, will be encouraged.

3. Administrative information

3.1 Responsible Authorities

- Ministry of Education of the Republic of Moldova – owner of the building

- Ministry of Culture
- Soroca City Hall
- Soroca District Council
- Ministry of Regional Development and Construction
- Ministry of Transport and Road Infrastructure

3.2 Building/Site, Name and Address

The college "Mihai Eminescu" from Soroca, 19 Ion Creangă Street, Soroca city, Soroca district, Republic of Moldova, postal code 3006

3.3 Map reference

Spatial reference X, Y coordinates: 335040.107385, 192451.988874

3.4 Type of monument

Urban architectural and artistic monument of national importance.

3.5 Ownership

The complex is public property, administrated by the Ministry of Education. The land on which it is situated is in the ownership of the Local Public Administration (Soroca Municipality) and is to be transferred to the Ministry of Education.

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 implemented according to the design developed by individuals or legal entities with permits to work in this area and approved by authorised professionals. The Technical Project will be elaborated in 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 will be coordinated 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 the quality level 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 project is examination by authorised professionals;
- d) monitoring the execution of works by authorised technical or economic consultants throughout;
- e) acting in order to address non-conformities, 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) compiling 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	19, Ion Creangă Street, Soroca	Satisfactory (functional only during the warm period of the year). Even though the building is currently exploited, the lack of connectivity to public utilities and the damaged roof slab in some rooms significantly limit the activities of the college.	C	High

5. Existing information

5.1 Documentary sources:

The building is mentioned in most of the studies and research publications about Soroca's history as one of the most significant buildings in the city. There are also internet references, but these are not always verifiable. When drafting the present report, archival plans, historical studies, publications and the online press were consulted.



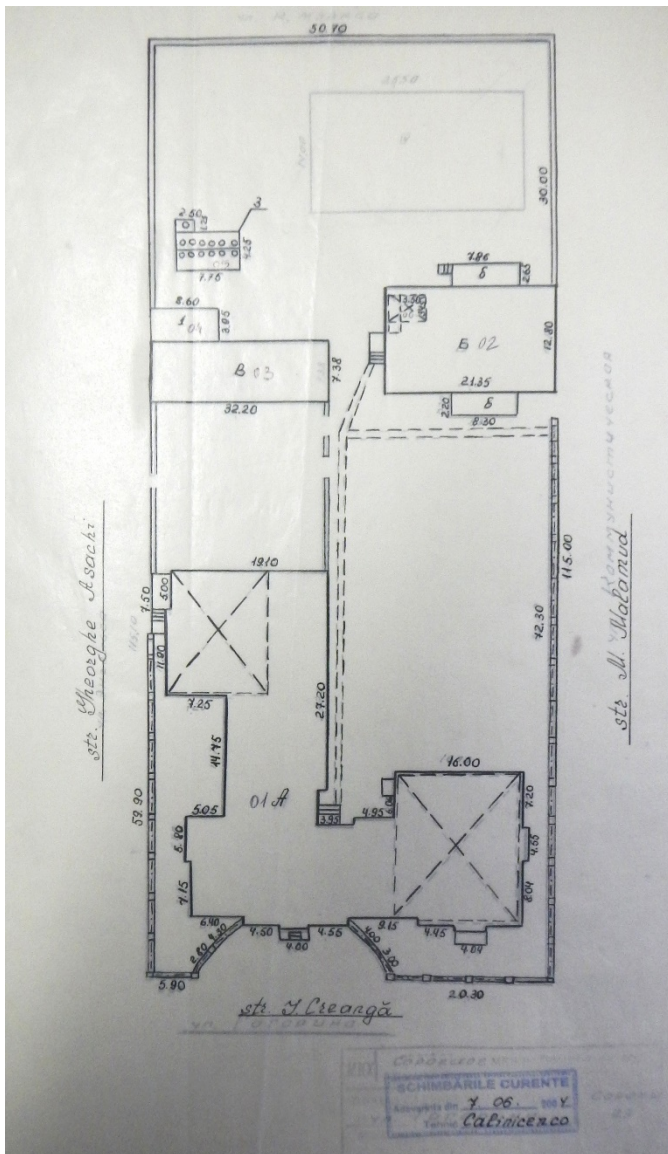
Image from 1988



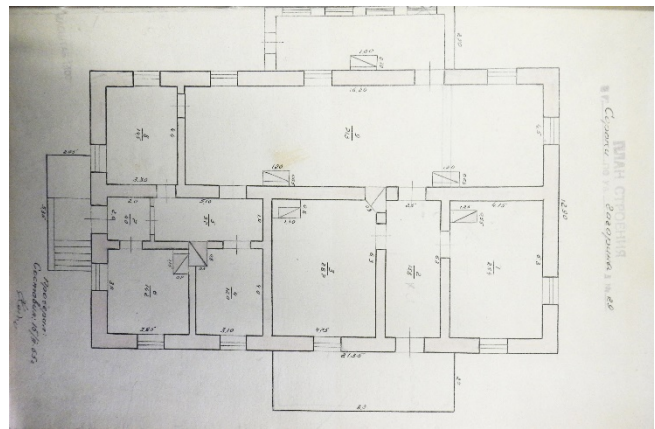
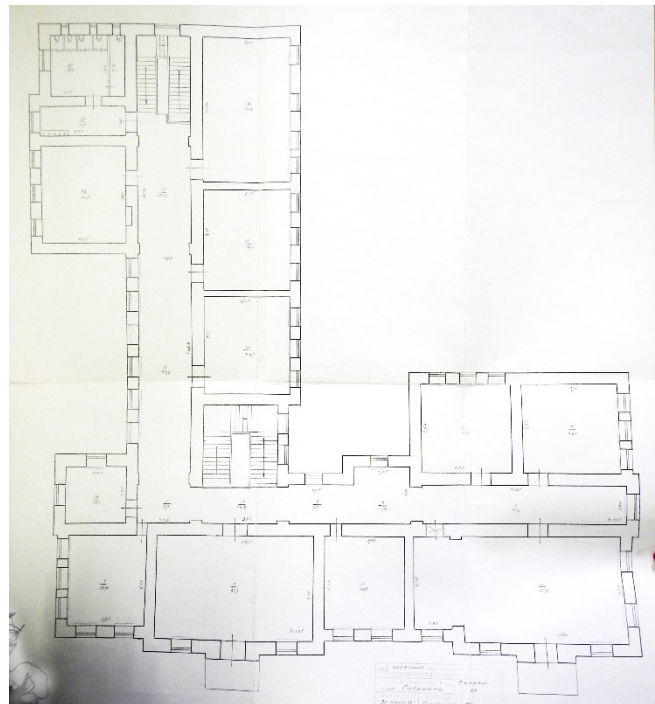
Old photograph, postwar period



Overview of Soroca, beginning of the 20th century. In the foreground - the building of gymnasium and the House of Modest Flexor



General plan of the site, image from the Soroca archive 2004



Floor plans of the gymnasium and of the library, image from the Soroca archive, 1972

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 Neighborhood 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 nr. 1530 of 22.06.1993_ on Monuments Preservation

10. Law on Culture, art. 17 (1), published in the Official Journal on 5 August 1999 nr.83-86, p. I, art. 401.8
11. The Land Code of the Republic of Moldova, article 55
12. Government Decision nr. 73 of 31.01.2014 on the approval of the Regulation of Organization and Functioning of the National Council of Historical Monuments
13. Law nr. 721 of 02.02.1996 on quality of constructions
14. Note of 21.04.2016 on amending the Criminal Code and the Contravention Code

The State archive of the city of Soroca

Internet:

1. <http://wikimapia.org/10199825/ro/Colegiul-Pedagogic-M-Eminescu-din-Soroca>
2. https://observatorul.md/social/2016/06/08/14178_colegiul-pedagogic-din-soroca-ramane-fara-trei-specialitati-din-2017
3. https://observatorul.md/moldova-plus/2015/11/12/10753_sa-pastram-patrimoniul-arhitectural-istoric
4. <https://www.scribd.com/document/16556412/ARHITE-1>

5.3 Fieldwork already conducted:

Non-existent

5.4 Projects in progress:

Non-existent

5.5 Projects already planned:

Non-existent

5.6 Financial estimations 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 as follows:

- 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 sent for review by an international expert. In addition, specific contributions will be sought from the central authority, as well as existing studies on the area. The draft PTA was drafted over the period of one month.

6.2 Limitations of the study:

- Time limitations: the study only covers parts of the complex;
- poor archive information, lack of data on the historic evolution of the site;
- the specifics of the building: the facility was designed in an eclectic style with custom finishes and decorative elements specific to the times. Some elements such as the custom mosaic of the floors were produced in a factory which is no longer in production. The ironwork and the wooden joinery are

also custom-made. Therefore, there are a limited pool of restoration specialists who could bring their expertise to the building;

- rooms are damaged and therefore it is difficult to examine them thoroughly.

7. PTA

7.1 Background: Form, Function and Evolution

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

The building's architectural heritage is of the Tsarist period. Once the province of Bessarabia was annexed to the Russian empire in 1812, Soroca obtained the status of city and became the administrative centre of the county. In this period (end of the 19th century), the first urban development plans were developed and the city expanded to the South. A new street grid with rectangular districts replaced the old irregular one. It is at that time when a new monumental gymnasium was built at the end of the main boulevard.

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

The Gymnasium for Girls was built between 1902-10 to the design of the architect V.I. Schmidt. During the interwar years it was named "Domnita Ruxandra". It is on two levels, and is "T" shaped, symmetrical in plan. The main facade was doubled in order to increase the facility's capacity. It has two entrances supported by a balcony and a fronton, typical features of Soroca's eclectic classical architecture.

The classrooms are located on both sides of the 'recreation' corridor, which is illuminated on one side by large windows. On the second floor, there is a large room for festivities and a chapel. The tower of the chapel is a vertical feature of the building and functions as a vertical point of reference in the cityscape.

The building has specific decorative elements: the floors are paved with ceramic tiles and a mosaic, the ceilings are decorated with customized stucco. The classrooms floors are wooden parquet.

The flower garden in front of the building is fenced with a wrought iron railing, the whole structure has a special, elegant character.

In 1944, the building was reorganized to accommodate a Moldovan middle school. Later, following the Government Decision of the Republic of Moldova No. 816 of 28.07.1998 and the Order of the Ministry of Education and Science No. 532 of 05.08.1998, the Middle School of Soroca was reorganized into the Pedagogical College "Mihai Eminescu". Currently the institution houses the College "Mihai Eminescu" of Soroca, and administers the former "Xenopol" high school for boys, in its own building, an accommodation structure and some smaller auxiliary buildings.

7.2 Significance

The building has of special significance to the city, as it relates to the period of reconstruction and reconfiguration of its historic urban fabric. It is of great architectural and historic value, as a symbol of the golden age of the city, when it was an important cultural and educational centre not only for the northern part of the country but also beyond Moldovan borders. It is also of significant social and spiritual importance, as one of the very few facilities in the city to have maintained its original use for a period of over 100 years.

7.3 Vulnerability/Risk assessment

The building has undergone some minor intervention not particularly affecting the original structure. Unlike other architectural monuments in the city, there were no major reconstruction works so as the authenticity of the building is still preserved. However, there still are a series of risks associated with possible further interventions which should be considered:

- Anticipating improper interventions on the structure and on the elements of the building;
- Unqualified staff and expertise, lack of skills in the field of monument restoration;
- Use of old / improper technologies and materials;
- Failure to comply with internationally accepted methods and practices in restoration;
- Financial issues, high restoration costs;
- Post-restoration management.

7.4 Technical condition

The site's main building total surface area is 1,612m², the library of 224.4m². The total surface of the land is 5,689m². This assessment does not incorporate the library or its restoration.

The main building is in a satisfactory physical condition and is used only during the warm part of the year (the heating system is broken, and with the exception of electricity, it is not connected to any other services).

The foundations of the building are made of rough stone and are in good condition. The bearing walls are made of stone masonry, with a thickness of 900mm, finished on internally and externally with plaster. The paint work is a different colour than the original. A visual inspection revealed no cracks in the walls.

The roof slopes have a structure of wooden beams covered with wavy roof slates. This is not the original roof. In some places the roof is broken, leading to water infiltration. The roof slabs are made of shingles and are significantly cracked or completely damaged in some areas. The ceilings are decorated with stucco.

The joinery is made of wood. The floors in the corridors and in halls are paved with ceramic tiles, the classrooms have wooden floors. Generally, the floors are in a satisfactory condition, but in some places the tiles are damaged.

The building has a large basement, where a sport hall and a canteen were situated. Currently it is in a very poor state and is closed.

The grounds are enclosed by wrought iron railing that needs restoration. The interior courtyard also requires improvement.

7.5 Outline summary of required repairs

The building requires the following repairs:

- *Full demolition of the roof structure and reconstruction according to the initial design of the building;
- *Restoration of the slabs;
- Repair and restoration of the wooden floors and of the ceramic pavement of the floors;
- Repair and restoration of the windows and doors;
- Interior and exterior finishes: plasters, painting, doors, windows, floors, ceilings
- *Utility equipment: heating system, water supply, sewerage, electrical equipment;
- Repair of the basement of the building, aeration and drying of the building;
- Landscape improvement;
- Restoration of the iron 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 college administration aims to use the rehabilitated building for training professionals from the city and surrounding localities. The training centre will focus on educating skilled personnel, where they can receive specific training and in-depth knowledge.

Meanwhile, its increased capacity will allow the institution to host different cultural and education activities and take it beyond its original remit. For example, a multifunctional concert hall can be used by the whole artistic community of Soroca. In this context, the building has the potential to become an important educational centre with mixed uses able to generate various forms of collaboration focused on culture, scientific research and education. The large rooms can accommodate a media library serving a wider range of users, and some of the rooms can be used for temporary local events.

The chapel on the second floor can be used as reading room and other compatible functions.

7.6.2 Conservation philosophy

The building is an architectural monument of national category, and this requires a very careful approach. In terms of historical and artistic importance, it is a very valuable heritage asset that requires highly qualified expertise and appropriate interventions. According to good principles and practices of restoration and rehabilitation, it is mandatory to use high quality materials and technologies which will not affect the authenticity of the site.

7.6.3 Level of intervention

At a preliminary stage, the conservation of the original fabric should be established as mandatory. For the next steps, construction and repair works should be carried out as described at 7.5.

7.6.4 Preliminary proposals for appropriate uses, as applicable

The use of the building will continue: post-secondary education. Nevertheless, other complementary uses can be considered, which will contribute to a sustainable use of the facility and diversified activities:

- training centre for teachers;
- providing free or paid space for cultural activities, conferences, artistic performances;
- academic and scientific research;
- media library for the students and for the citizen of Soroca;
- cultural and education activities in cooperation with other institutions.

7.6.5 Opportunities for social uses and sustainable development

The reorganization of the institution will foster the creation of different social activities and increase the quality of education and the skills of graduates. At the same time, the cultural life of the city will be enhanced, thus contributing to an increased level of education, better quality of life and reduced migration.

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

Described at 7.5

7.6.7 Public access

The building will remain public property with universal access. Some activities could be organized with surcharge, for example training courses or extracurricular activities. Overall, the character of the site is universally accessible, with commercial exploitation secondary and complementary.

7.6.8 Other benefits

The site has significant historic value and favourable location in the centre of the city, and thus the potential of becoming an important education and cultural centre for the Northern region of the country. It can mobilize the local scientific community and to create new partnerships based on culture and education.

In the long term, it is envisaged that one of the main outcomes of the rehabilitation project will be increased attractiveness for residents and for surrounding cities and towns, and also the increased level of education and community involvement among the young.

7.7 Finance

7.7.1 Broad assessment of budgetary needs and phasing;

The following repair and construction works can be identified at this preliminary stage:

Description of measures	Estimated costs MDL
Reconstruction of the roof	8,500,000
Repair of the slabs	4,500,000
Restoration of wooden joinery of doors and windows	3,500,000
Interior and exterior finishes	9,000,000
Restoration of the wooden floors	2,000,000
Utility installation works	7,500,000
Repair of the basement	3,000,000
Landscape improvement and restoration of the surrounding fence	2,000,000
Total estimated cost	40,000,000 (22MDL=€1) = €1,818,000

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 cooperation funds;
- local funds of the city and of the district of Soroca (the applicant).

7.7.3 Assessment of (real) possibilities for recovering investments.

- Extracurricular activities and training courses;
- media library, paid services;

- gym to be used by students from outside the college;
- rent of halls for temporary events.

7.7.4 *Have you already tried to raise funds for this site or monument?*

No

7.7.5 *Have you already received funds for this site or monument?*

No

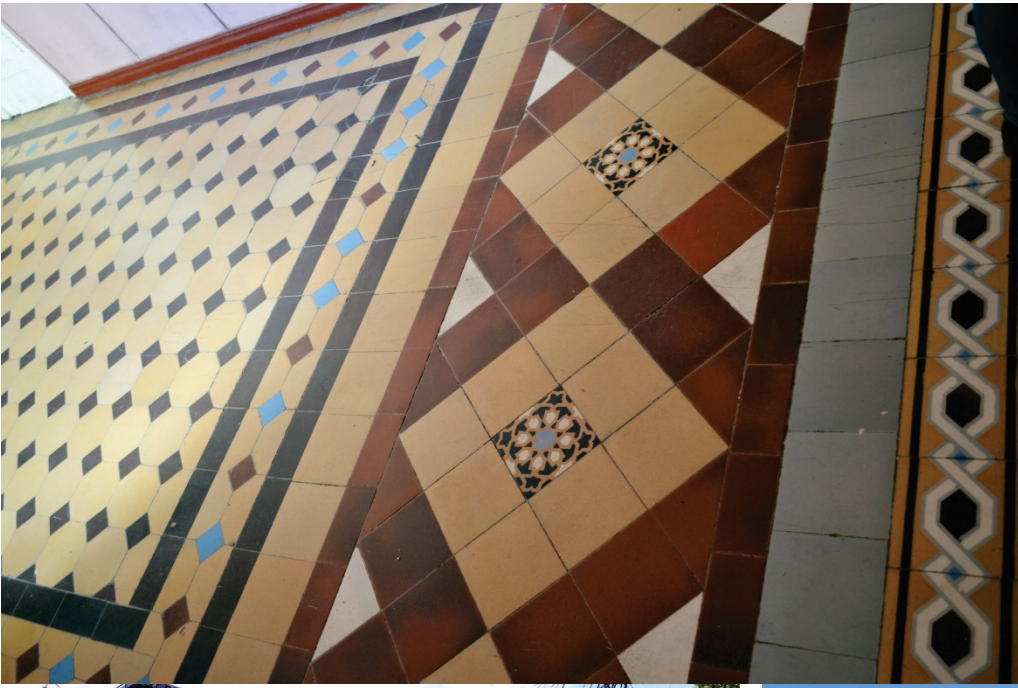
7.8. Management

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 the predetermined schedule. Highly specialized activities will be followed by a specific co-ordinator, who is 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. Technical, administrating and coordinating internal meetings with the managing them and with representatives of the partners;
2. Monitoring of the implementation according to the requirements of the funders and of the beneficiaries;
3. Preliminary and final evaluations, including technical and financial, according to the requirements of the funder;
4. Promoting and visibility, including conferences, publications and newsletters.

The Ministry of Education is the main partner responsible for ensuring the sustainability, who will plan annual funds for maintenance and for supporting the activity of the institution. For further management it may be considered whether an informal consulting body could be appointed to co-ordinate the activity of the institution.



8. Documentation / additional images

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 College, the following recommendations should be taken in account:

- assessment of opportunities for complementary multifunctionality of the building and of the whole college complex;
- defining the management structures and types of activities to be carried out for implementation;
- additional technical analysis of the structure for 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. Consideration of involvement of international expertise;
- detailed elaboration of the concept of modernization of the institution and proposal for additional uses
- assessment of the allowed types of interventions regarding:
 - main building of the college and the whole complex;
 - The courtyard and the fence;
 - new construction proposals.

PTA elaborated by
Tatiana ROBU
25 November 2016