

Community-led Urban Strategies in Historic Towns (COMUS)



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

**Preliminary Technical Assessment**

**Refurbishment of the Aleinicov Villa as a Cultural Centre**

**Soroca**

**Republic of Moldova**

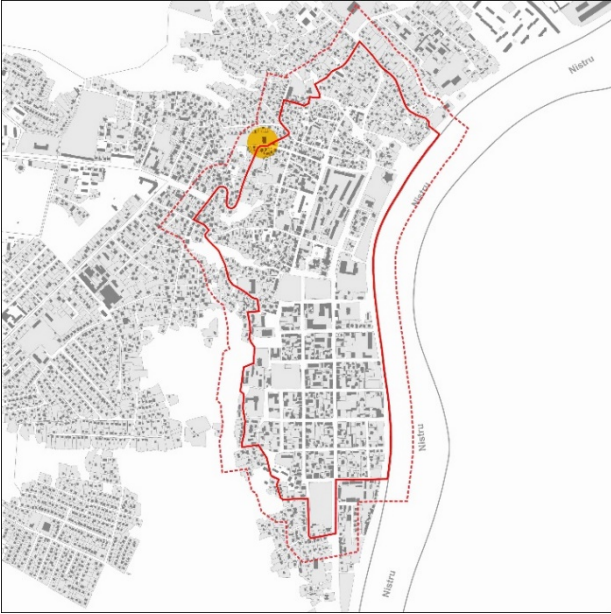
**November 2016**



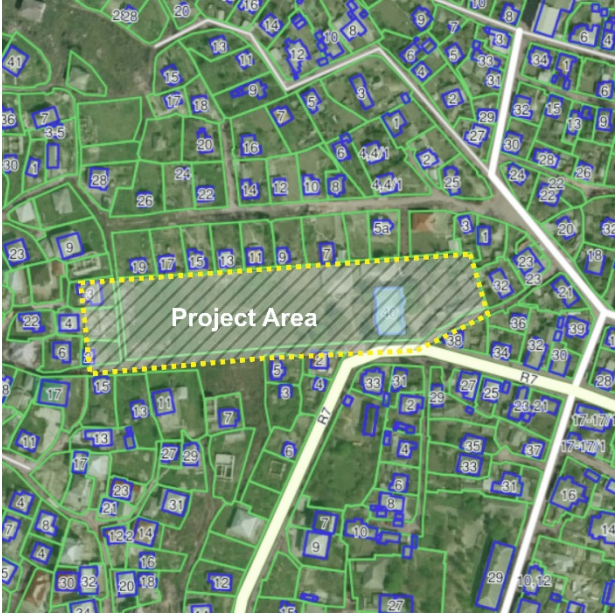
## **1. Introductory page**

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 Tuberculosis Dispensary of the Soroca District Hospital (former Aleinikov Villa)**



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
- 1.4 E-mail address: [ttaralunga@mail.ru](mailto:ttaralunga@mail.ru)
- 1.5 Name and address of building or site: The Tuberculosis Dispensary of the IMSP The District Hospital of Soroca "A. Prisacari", 40 Decebal street, Soroca city, Soroca district, Republic of Moldova
- 1.6 Inventory reference number(s): 7801113.340 (the land), 7801113.340.01, 7801113.340.02, 7801113.340.03, 7801113.340.04, 7801113.340.05, 7801113.340.06
- 1.7 Building/Monument/Site type: Architectural monument of national importance
- 1.8 Main dates: Architectural complex consisting of 6 buildings, of which one is the main facility and the others are auxiliary, situated on a parcel of 4150 sq.m. The building used to be the residence of the last owners of the city, nowadays it is the property of the Soroca District Council
- 1.9 Current use(s): sanitary institution. The authorities foresee the evacuation of the building and resettlement of the sanatorium in a newly constructed facility.

## **2. Executive Summary: the site and its management**

The main building of the Tuberculosis Dispensary of the Soroca District Hospital is an emblematic architectural monument which belonged to the noble family of Aleinikov. It is located in the central part of the town on Decebal Street, which links the medieval town with the newly developed neighbourhood known as "Roma Hill" – one of the main tourist attractions of the city. After the changes in ownership that occurred during the Soviet period, the mansion's function changed, from residential to health facility.

Today it houses a sanatorium that is soon to be relocated to a new purpose built hospital. The building is to be repaired and adapted to accommodate a new use according to the needs of the community. Even though it remains the property of the Soroca District Hospital, the building is not suitable or equipped for health care. In this regards, the managing authorities might consider changing its use to something that is more closely related to its historic and artistic value.

The site is in an exceptional location which could be exploited for its economic and social benefits. However, due to its poor physical condition and use over the past few decades, a significant amount of repair, restoration and adaption to modern services is necessary. The large outdoor space is well suited to hosting open-air leisure activities.

The current study does not provide an exact proposal for the future use of the site, as the managing authorities are yet to formulate a clear vision. Among the most popular proposals are the conversion to a multifunctional cultural centre or hotel. Whichever option is chosen, the rehabilitation and the future management of the site would require close collaboration and partnerships between public and private/civic entities.

## **3. Administrative information**

### **3.1 Responsible Authorities**

- Ministry of Culture
- Ministry of Health
- The Soroca District Hospital "A. Prisacari"
- Soroca City Hall

- Soroca District Council

### **3.2 Building/Site, Name and Address**

The Tuberculosis Dispensary of the IMSP, the District Hospital of Soroca "A. Prisacari", 40 Decebal Street, Soroca city, Soroca district, Republic of Moldova

### **3.3 Map reference**

Spatial reference X, Y coordinates: 336211.100302, 192358.190953

### **3.4 Type of monument**

Architectural monuments of national importance

### **3.5 Ownership**

Public property subordinated to the Soroca District Council

### **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 national 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 coordinated with the Ministry of Culture. Any activity that could endanger the integrity of buildings of the villa 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 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) compilation of 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   | 40, Decebal Street, Soroca | Satisfactory   | E                             | Medium                                      |

#### 5. Existing information

##### 5.1 Documentary sources:

The building is mentioned in many studies about the historic town Soroca, as one of the most significant landmarks of the city. It is also mentioned in internet references. The cadaster documentation offers very little information about the evolution of the site over time.



Old images of the interwar period. Source: Wikimapia

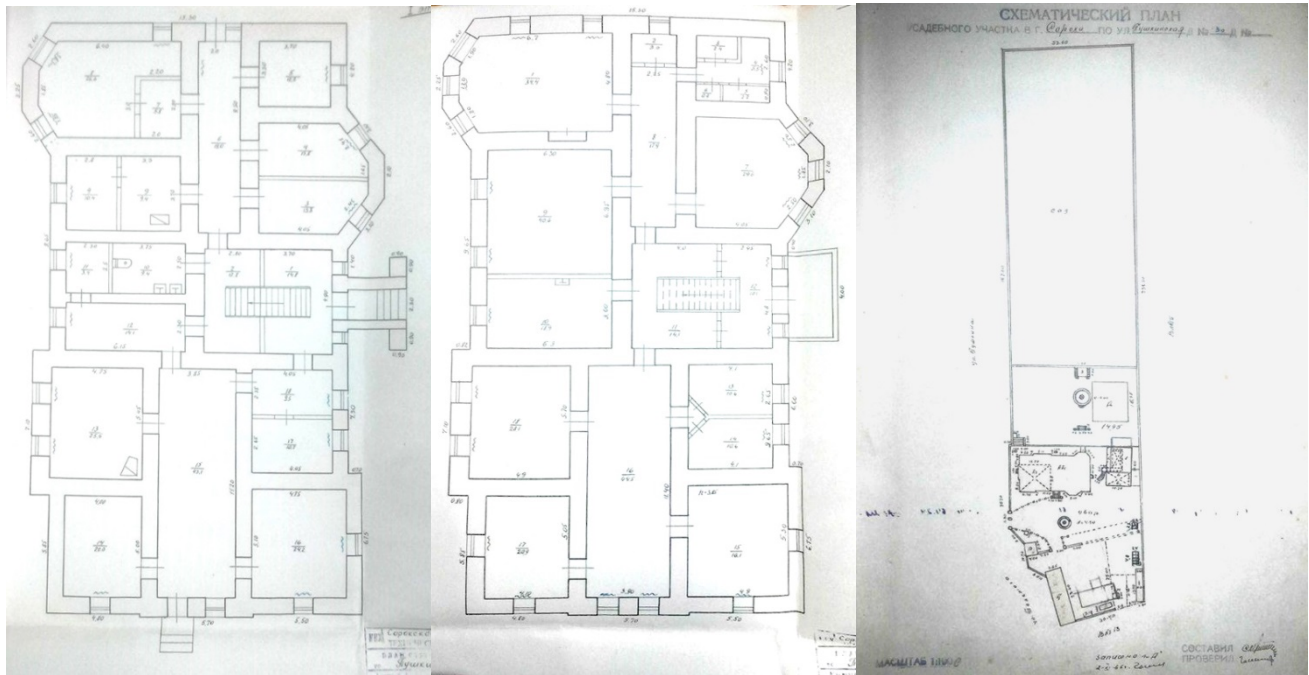
##### 5.2 Bibliography:

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. Historical and geographical landmarks of urban heritage in Moldova, Alexandru Prodan, Institute of Cultural Heritage, Chişinău 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, Chişinău 2007
5. State archive of Soroca
6. Law on Culture, art. 17 (1), published in the Official Journal on 5 August 1999 nr.83-86, p. I, art. 401.8

7. Law no. 1530 of 22.06.1993\_ on Monuments Preservation
8. The Land Code of the Republic of Moldova, article 55
9. Government Decision no. 73 of 31.01.2014 on the approval of the Regulation of Organization and Functioning of the National Council of Historical Monuments
10. Note of 21.04.2016 on amending the Criminal Code and the Contravention Code
11. Law no. 721 of 02.02.1996 on quality of constructions

Internet:

12. <http://wikimapia.org/15568868/ro/Vila-A-T-Aleinicov-1912-fosta>
13. [https://ro.wikipedia.org/wiki/Conacul\\_lui\\_Aleinicov\\_din\\_Soroca](https://ro.wikipedia.org/wiki/Conacul_lui_Aleinicov_din_Soroca)



Floor plans and general plan of the site, images from the Soroca archive, 1977

### 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:

- 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 consulted with an international expert. In addition, specific contributions from the central authority will be considered, as well as existing studies on the area. The PTA was developed over the period of one month.

## 6.2 Limitations of the study:

- Poor archive information, lack of available data on the historic evolution of the site;
- The specifics of the building: the facility was designed with custom finishes and decorative elements specific to the respective times. Therefore, there is a very small pool of restoration specialists available to bring their expertise to the building;
- The current use: an infectious diseases hospital is still located at the site, making the study risky;
- Time limitations.

## 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 was the residence of a noble family; the Aleinicovs. It is a two-story building with a garden behind the house, located on a steep slope. The main architectural element of the building is central entrance portico, supported by two columns of cast iron.

Following the change of ownership in the post-war period, the use of the building was changed from residential to hospital.

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

The villa was built in 1912 on the steep slope of the upper terrace of the Nistru river. The elongated plot is divided into several terraces connected by stairs. In front of the main building, a small park with a fountain was built, but this is no longer working. The facades are asymmetrical, the window bays of the dining and of the lounge rooms have hip roofs. The building has undergone several modifications over time, including changes to the roof. Some windows have been replaced with plastic joinery. Inside the house, some decorative features and details are still preserved, such as the ceramic-tile stoves, the marble fireplace, the wooden floors and the oak staircase in the lobby.

### 7.2 Significance

The site is of important historic value, it is one of the last mansions to be built before the First World War. With its convenient location on the Decebal Street where the medieval urban pattern joins the newly developed neighbourhood known as "Roma Hill", it has exceptionally well placed to become one of the tourist attractions situated on the route linking Soroca Fortress with Roma Hill.



### 7.3 Vulnerability/Risk assessment

The building has been subject to some minor interventions which have not significantly affected the original structure. Unlike other architectural monuments in the city, it has not undergone major reconstructions or inadequate modifications, so its authenticity is relatively integral. Some new auxiliary constructions have been built in the courtyard and in garden. These constructions are not in keeping with the character of the historic monument and damage the site's integrity. The following potential risks may arise during the rehabilitation:

- poor management capacity from the responsible authorities;
- lack of funds for quality restoration;
- use and post-restoration management;
- lack of qualified restoration specialists;
- use of old / improper technologies and materials;
- failure to build sustainable public-private partnerships / conflicts of interest.

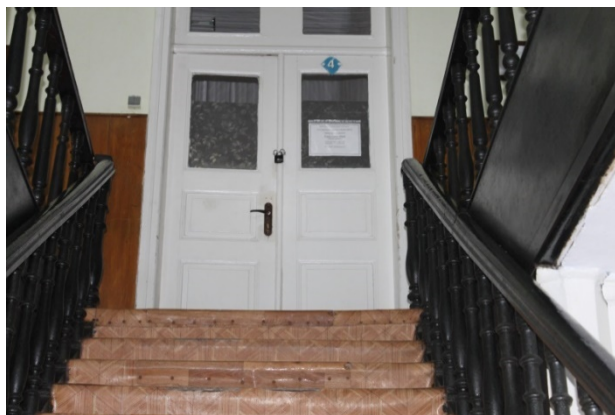
### 7.4 Technical condition

This study focuses on the rehabilitation of historic villa, its garden and fencing. The auxiliary buildings have not been taken into consideration.

The building has a total surface area of 700m<sup>2</sup> and has a stable structure on two levels. The foundations are made of rough stone and are in good condition. The main walls are made of stone with a thickness of 900mm and are rendered with plaster both internally and externally. A visual inspection revealed no significant cracks in the walls. The roof is supported with a wooden frame, covered with waved slates (80%) and galvanized steel sheets (20%), without gutters or downpipes. The slabs are made of shingles, also with no significant cracks.

The joinery and the ironwork are made of wood and wrought iron and require restoration. Some of the wooden window joinery has been replaced with plastic. The floors in the lobby and in corridors are finished with ceramic tiles which are damaged in places. The floors of the rooms are covered with linoleum. The plasters and decorations on the facades are very damaged.

One of the elements which was not modified is the entry portico supported by two columns of cast iron, with a balcony above. It has ceramic floors and a wrought metal grate.





## 7.5 Outline summary of required repairs

The building requires the following repairs:

- \*full demolition of the roof structure and of the tin covering;
- \*reconstruction of the roof according to the initial design of the building;
- \*restoration of the ceiling;
- repair and restoration of the floors;
- restoration and repair of the interior and exterior wooden joinery according to the original design;
- new exterior and interior finishes: plaster, paint, doors, windows, floors;
- repairing of installations: water supply, sewage, heating, electrics;
- \*pitching;
- \*\*landscape improvement with demolition of the auxiliary warehouses;
- Repair and improvement of the 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 the rehabilitation of the Aleinikov Mansion, demolition of the auxiliary constructions and landscape improvement of the courtyard and the garden.

### 7.6.2 *Conservation philosophy*

According to good practice, it is mandatory to use high quality materials and technologies for repairing the building to its original aspect. Highly qualified specialists should be involved in order to assess the interventions needed and set quality standards for the works.

### 7.6.3 *Level of intervention*

The initial stage of the project will see the mansion consolidated and preserved in its actual condition with a veto on any further intervention.

The next stage of the works will be implemented according to the requirements described in 7.5.

#### *7.6.4 Preliminary proposals for appropriate uses, as applicable*

The proposals for further use have not been clearly defined. The most popular and accepted option is a conversion to a cultural centre with additional commercial uses.

An alternative option of converting the building into hotel is also being considered. The owner (the District Council) is hesitant in stating a clear future use for the site.

#### *7.6.5 Opportunities for social uses and sustainable development*

A cultural centre would generate various opportunities for the local community. Setting up a multifunctional space would involve a larger sector of the inhabitants who could benefit from the newly restored facility.

In case of conversion to hotel, the social benefits would be reduced.

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

Described in 7.5.

#### *7.6.7 Public access*

The public access will be determined when a clear vision for the site is formulated. Depending on the functionality, the access could be universal or limited.

#### *7.6.8 Other benefits*

Capitalization of the historic touristic and economic potential.

## **7.7 Finance**

### *7.7.1 Broad assessment of budgetary needs and phasing;*

Based on the assessment of the current condition of the site, in order to secure and protect the building several construction works are needed: reconstruction of the roof, ceilings, repairing of the wooden joinery, of the pitching. Considering that detailed financial estimations will be made within a feasibility study, the following estimations can be listed:

| <b>Description of measures</b>                     | <b>Estimated costs, MDL / including salaries</b> |
|--|--|
| Reconstruction of the roof                         | 1,800,000  |
| Repair of the slabs                                | 700,000  |
| Restoration of wooden joinery of doors and windows | 2,000,000  |
| Interior and exterior finishes                     | 1,900,000  |
| Restoration of the floors                          | 1,500,000  |
| Service installation                               | 2,700,000  |
| Construction of the pitching                       | 700,000  |

|  |                                     |
|--|-------------------------------------|
| Landscape improvement and restoration of the surrounding fence | 1,900,000                           |
| Estimated costs  | 13,200,000 MDL (21.7/€1) = €608,300 |

#### 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;
- private investors;
- local funds of the city and of the district of Soroca (the applicant).

#### 7.7.3 Assessment of (real) possibilities for recovering investments.

- In the case of cultural centre: organization of exhibitions, cultural activities, rent of space for various events, library, café;
- In the case of hotel: accommodation, catering, additional services.

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

No

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

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 team 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.





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 villa, the following recommendations should be taken in account:

- Defining a clear vision for future use and sustainability of the site;
- Additional study and analysis of the structure to produce a detailed timeline, type of works and phased costs;
- Need for additional expert advice from structural engineers and professional restoration craftsmen. Consideration of involvement of international expertise;
- Assessment of the allowed types of interventions regarding:
  - the building of historic mansion;
  - the auxiliary buildings;
  - the courtyard and the fence;
  - new construction proposals.

PTA elaborated by  
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