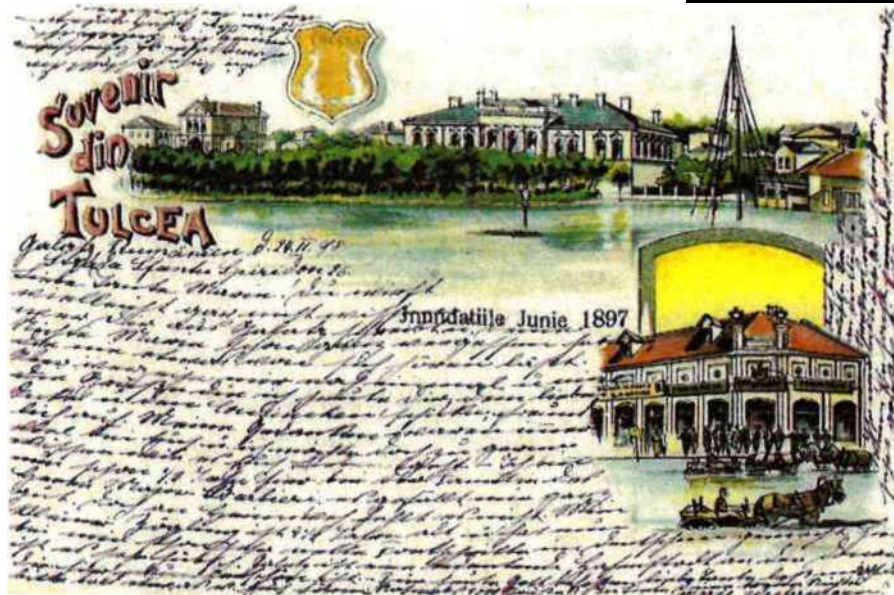


**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

**Translation from Romanian**



**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS**

- 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PERSONALITIES PARK (PHASE I- PUZ; PHASE II- ELABORATION SF; PHASE III- OBTAINING THE BUILDING AUTHORIZATION)**
- 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION)**
- 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

Elaborated: Arch. Catalina Dana PREDA, MCC Certified Specialist - 176S, A2, RUR F6, G5  
2023

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

## **THE CONTENT OF THE STUDY**

### **I. METHODOLOGICAL NOTE**

- 1.1. The objectives and limits of the study**
- 1.2. Description of the research method and directions**
- 1.3. Development team**
- 1.4. Highlighting documentary, iconographic, cartographic sources, etc.**
- 1.5. Critical presentation of the general bibliography - General bibliography**
- 1.6. Description of the studied territory**
- 1.7. Legal regime of protection**

### **II. ANALYSIS OF THE EVOLUTION AND CHARACTERISTICS OF THE TERRITORY STUDIED**

- 11.1. Analysis of the evolution of the studied territory**
  - a. The history of the studied territory in relation to the locality where it is located**
  - b. The evolution of the ethnic structure, occupations, functional character**
  - c. The evolution of building and urban regulations**
  - d. The evolution of the street grid and the plot**
  - e. The evolution of the built fund**

#### **Conclusions regarding the evolution of the studied territory**

- 11.2. Important historical data**
- 11.3. Archaeological finds**
- 11.4. Historical monuments, cultural heritage values of national interest.**
- 11.5. Analysis of the characteristics of the urban fabric**
  - a. Analysis of the links between them (the length of the alignments, the manner and degree of occupation of the plots, withdrawals from the alignment, access to buildings, etc.)**
  - b. The evolution and characteristics of planted spaces**

#### **Conclusions regarding the age of constructions and urban planning.**

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

### **III. IDENTIFICATION OF BUILT HERITAGE VALUES**

**111.1. Identification of valuable constructions and facilities (architectural and urban values)**

**111.2. Identifying spaces and valuable perspectives.**

**111.3. Significant data related to constructions and improvements**

### **IV. ESTABLISHING THE METHOD OF BUILDING IN THE TERRITORY STUDIED**

**IV. 1. Establishing the protected elements and their protection methods in the studied perimeter**

**IV. 2. Establishing the method of intervention allowed in the studied territory, depending on the objectives of enhancing the value of the protected elements and the development objectives (management and regulatory elements)**

### **CONCLUSIONS OF THE STUDY, REQUIRED INTERVENTIONS and POSSIBILITIES OF INTERVENTION**

**Recommendations regarding registration in the urban context - restrictions and permissions**

### **DRAWN PART**

**Annex 1. Historical maps**

**Annex 2. Areas related to PUZs**

**2.1. NEIGHBORHOODS**

**Appendix 3. Historical photographic documentary**

**Annex 4. Photographic documentary of the buildings in the 3 areas related to urban regeneration PUZs**

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

## **HISTORICAL FOUNDATION STUDY OF PUZ DOCUMENTS - URBAN REGENERATION REGARDING HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES**

### **I. METHODOLOGICAL NOTE**

#### **1.1. The objectives and limits of the study**

The study represents the historical substantiation of urban planning documents:

#### **URBAN REGENERATION for 3 AREAS:**

**(1) UNION CULTURE HOUSE AREA, SUMMER GARDEN, PERSONALITIES PARK;**

**(2) OLD SQUARE OF TULCEA MUNICIPALITY.**

**(3) MIRCEA CEL BATRAN SQUARE, UNIRII STR., TREI FANTANI PARK**

The study objectives of this paper are the research of the urban and architectural context of which the 3 studied areas are part, in order to analyze the potential of urban regeneration and remodeling, of the methods of construction and arrangement of permitted public spaces.

The following aspects will be analyzed:

- evaluating the qualities of the existing urban and architectural context of which the 3 urban areas are a part
- understanding the urban characteristics in their evolution, to establish the general rules of intervention (proper construction/arrangement method for the proposed architectural and urban program)
- valuing the significant elements and maintaining a continuity with the previous stages of urban development, through the development proposals.

These analyzes of the historical urban structure in relation to the current urban structure and of the sites that are the object of the 3 PUZs, were carried out through bibliographic research, urban planning documents at the locality level, cartographic sources as well as through in situ research of urban areas which are the subject of the PUZs, in compliance with the framework content according to OMTCT 562/2003 and the cultural assessment of buildings and premises according to the criteria established by OMCC 2260/2008.

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

## **1.2. Description of the research method and directions**

The research and evaluation method includes the following criteria:

- the inclusion of the studied area in the territory of the locality, Tulcea municipality
- functional organization - traditional functions, current programs, centers of interest of the area in which the area/areas subject to the PUZ are integrated
- historical value - urban fabric, evolution over time, density of built heritage elements
- urban value - the evolution of functional zoning, height regime, alignments, vertical dominants
- architectural value - volumetric and spatial compositions, aesthetic, stylistic value
- co-visibility - visual field, perspective heads.

## **1.3. Development team**

Arch. Catalina Dana Preda - MC Specialist, 176S, A 2; RUR G5, F6

Arch. Camelia Altan - Crapatureanu - RUR G5

Arch. Mihai Dumitrache

## **1.4. Highlighting documentary, iconographic, cartographic sources, etc.**

The documentary, iconographic, cartographic sources that were used in the study are listed in the General Bibliography chapter and the cartographic sources in the Annex - Historical maps - the evolution of the city of Tulcea, of the studied areas, related drawings PUG - Tulcea Municipality (2015), photographic images from the various historical periods (19th-20th centuries), systematization plans of urban planning projects (60s-70s 20th century).

## **1.5. Critical presentation of the general bibliography**

The works on the history of Dobrogea and the city of Tulcea or on the history of architecture and urbanism include information about the landmarks that structured the study areas, with the circulation axes that made the connections between NS and EV and the connection with the fundamental element in the history of the city's development - the river Danube.

The succession of historical data related to the development of the area thus represents only one of the relevant benchmarks for the elaboration of urban planning regulations of the studied areas.

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

The historical plans of the city were critically reinterpreted, with successive urban development elements, in order to obtain the characteristics that will influence the proposals for future urban solutions for the regeneration of public spaces, for the creation of new urban areas with pedestrian and cultural functions.

## General bibliography

**Ariton C. Nicolae-** *The Mysteries of the Danube chronicles, vol. 1, vol. 2.*

**Baumann V.H.Dr.-** *Sketch regarding the historical evolution of the current territory of the municipality of Tulcea, Steaua Dobrogei, 2003*

**Corhan Aurora-** *From Aegyssus to Tulcea, Tulcea County Library, <https://tulcealibrary.ro>, 2017/01*

**Cruceru Florica -** *A great Dobrogean sculptor: Ion Jalea (1887-1983). Annals of Dobrogea. History of Dobrogea. Series II, year VI, no. 1/2006*

**Dima Ligia Dr.-** *A journey through the city of Tulcea (1878-1918)(I), (II).*  
- *The progress of the port city of Tulcea between 1878-1948, ICEM Tulcea, 2015*  
- *The population of Tulcea, a real ethnic and cultural mosaic, Istro Pontica Library, History Series, 2-14*

**Flaut Daniel, Iacob Mihaela, Paraschiv Dorel -** *Tulcea 1878-1948. MEMORY OF A CITY, Istros s, Braila Museum, 2012*

**Ionescu MD -** *Dobrogea at the threshold of the 20th century, At. SOCECU graphics, 1904*

**Jurov Cosma Dr. -** *Civic centers - Contributions to the definition and conception of some types of multifunctional civic centers for future small towns, Technical Publishing House, Bucharest, 1979*

**Marinache Ioana -** *New Turkish documents about Tulcea and its inhabitants in 1871, Steaua Dobrogei, No. 1-2/2001*

**Postelnicu Valentina -** *Old Tulcea, 2nd Edition, Harvia Publishing House, Tulcea, 2005*  
- *Tulcea in archive documents, Ex PONTO, Constanta, 2006*

**Visan Lidia -** *Tulcea of yesterday and today, Association European Center for Diversity, 2010*  
EU diverse. Rediscover your city

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

**Zahariade Ana Maria prof. Dr. - *Architecture in the communist project. Romania 1944-1989*, Simetria Publishing House, Bucharest, 2011**

**\*\*\* RPR Architecture Magazine, No. 2/1959 - *Systematization of the city of Tulcea*, Authors: arch. V. Sebestyen, Sulamita Cleja, Dorin Gheorghe, s.a.**

**\*\*\* RPR Architecture Magazine No. 6/1964 - *Tulcea city planning sketch*, Authors: arch. Dan Corneliu, Dumitru Poenaru**

**\*\*\* RPR Architecture Magazine No. 1/1965 - *House of Culture Tulcea*, Author: arch. Dan Rusovan, Lutfi Sefchi, Maria Lacatus, DSAPC Constanta**

**\*\*\* Architecture Magazine no.1/1966 - *Residential blocks in the central area of the city of Tulcea*, Authors: Lutfi Sefchi, Lidia Anania, Denisa Burlusan**

## **1.6. Description of the studied territory**

*The urban structure and its evolution are illustrated in the cartographic documents from the period between the middle of the 19th century and the 20th century, representing significant stages from a documentary point of view of the recent historical evolution within the studied areas.*

**AREA (1) - UNION CULTURE HOUSE AREA, SUMMER GARDEN, PERSONALITIES PARK and**

**AREA (2) - OLD SQUARE OF TULCEA MUNICIPALITY are located in the Central - West part of the city, in the Centru-Embarkment area/neighborhood.**

**Area (1)** - is bounded by Portului Str. (N) - Lac Ciuperca str. (W) - the front of flat buildings G+10/Garii str. (E) - Isaacei str. (S). In the maps from the first half of the century XIX flood zone (inhabited only to the S of the future Isaccea street) becomes at the end of the century an area which, due to the overpopulation of the city and the damming of the Danube shore with stone by the European Commission of the Danube (CED), which determined the clogging of the port and led to the formation of 2 slums on the studied site - the Ceamurlia slum (in the "red" territorial constituency) and the Cear slum, in the E area of the city. At the beginning of the 20th century (1909), Isaccea str. was laid out, but the area towards the Ciuperca lake (where the Personalities Park is currently located) was free of construction, with only a sawmill (the Avramide factory) being located, the park being laid out in 1995.

**Area (2)** - is bounded by Isaccea str. (N), Square Alley (S), partially by Mihai Eminescu str. / Belvedere street (S), perpendicular to the area related to Old Square, being Carpati str. Located at the foot of the Comorofca Hill, from the middle of the XIX century the territory is inhabited by the Greek community and the Romanian community, Belvedere/Mihai Eminescu str. and Buna Vestire/Victoriei str. being the 2 main axes of the neighborhood and the former slums of the two communities.

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

**Area (3) - MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK AREA** is located in the Center-East area of the city, it is also part of the Center-Embarkment area, being bounded by Pacii str. (E), includes the public space of Mircea cel Batran Square/Civic Square and is crossed by Babadag str. and Isacsei str., having as the central connecting axis between the 2 arteries - Unirii str. The space that makes the transition to the bank of the Danube river / the Danube embankment, is a public space / landscaped green space, the Trei Fantani Park.

### 1.7. Legal regime of protection

Located in the Center - Embankment neighborhood/area, the 3 areas studied within the PUZ-type urban planning documents that aim to regulate the urban regeneration operations of public spaces, do not include historical monument buildings located in LMI 2015. But the urban context of the city of century XIX, traditional urban context in which the systematization interventions of the 60s (1963-1965) and 70s (1972-1973) took place, which currently define the architectural framework of the 3 studied areas, is only partially preserved, in the bordering area of them, hidden behind the screen formed by the G+4 collective flat buildings. Some of these remaining areas of the traditional urban fabric maintain elements of heritage built in the 19th century, bourgeois residential buildings, but in a state of decay.

From the point of view of the values represented by the structural categories I and II (sites, ensembles, archaeological and architectural monuments), values found in the areas adjacent to the 3 areas that are the subject of urban regeneration PUZs, within the List of Historical Monuments (LMI 2015), are the following objectives:

*Area (1)- UNION CULTURE HOUSE AREA, SUMMER GARDEN, PERSONALITIES PARK does not have any objectives with historical monument value, registered in LMI 2015, in any of the structural categories (I, II, III, IV).*

Within the Personalities Park, there are public monuments, represented by the 15 busts of personalities, which, however, are not included in the LMI 2015. They represent an important cultural and memorial value for the city, both through their authors, renowned plastic artists, as well as by the personalities represented, being important to be ranked in the List of Historical Monuments in the subsequent design phases. The authors of the busts are:

1. Mihai Buculei - Jean Bart; Alexandru Ciucurencu
2. Geta Caragiu - Grigore Antipa
3. Dinu Câmpeanu - Orest Tafrali
4. Ion Deac-Bistrita - Constantin Moisil
5. Ion Duman - PanaitCerna
6. Alexandru Galai - Ioan Nenitescu



HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

7. Ion Iancut - Gheorghe Munteanu-Murgoci; Mihai Istudor - George Pantazi Boulanger
8. Vasile Ivan - Mihail Kogalniceanu
9. Adrian Popovici - George Georgescu
10. Cornel Mihai Stanescu - Constantin Bratescu
11. Nicolae Saptefrati - Nifon Balasescu; Grigore Moisil
12. Mircea Stefanescu - Carol I
13. Paul Vasilescu - Ion Jalea

The public space, which includes the mosaic fountain, has a modern sculpture<sup>1</sup> - the central element of the fountain - which can most probably be attributed to the sculptor Constantin Lucaci (in the specialized literature it is not mentioned among the kinetic fountains made by the master) or to a student of the master, being a public monument that must be preserved and put in a better place in value, with the possibility of classification within category III - public monuments.

***Area (2) - OLD SQUARE OF TULCEA MUNICIPALITY does not have any objectives of historical monument value, registered in LMI2015, but the V limit of the area studied within the PUZ is at the limit of the protection zone for a building of great cultural value - Lipoveneasca Church "Sf. ap. Ioan Teologul", 1868 - (which was proposed for classification in the framework - analysis of existing values in the territory of PUG Tulcea municipality 2015 - authors: SC Sagetator srl, SC Quattro Design srl scientific coordinator Serban Popescu Criveanu).***

***Area (3) - MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK AREA does not have any objects of historical monument value in the studied territory, listed in LMI 2015, but adjacent to Unirii street, which represents a major urban axis in the studied territory, there are both values of the urban fabric - (ensemble, site urban) - as well as architectural monuments (structural category II), which form conf. PUG Mun Tulcea 2015 2 Proposed protected built-up areas - ZCPII and ZCP.***

IV. These objectives are important as evidence of the urban structure and typology of urban housing from the end of the century. XIX, for personalities of the city, being some of the rare examples preserved following the systematization operations from the middle of the 20th century

.

#### **Architectural monuments (LMI 2015)**

- item no. 472 TL-II-sB-05989 - Urban complex "Progresulului street" (both fronts);
- item no. 473 TL-II-sB-05990 - Urban site (between Pacii str. and Unirii str.);
- item no. 484 TL-II-mB-05974 - Orthodox Church "Buna Vestire"

---

<sup>1</sup> RPR Architecture Magazine, No. 1/1965 - Tulcea House of Culture - Photo of the fountain from the public space

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

item no. 485 TL-II-mB-05975 - House  
item no. 486 TL-II-mB-05976 - House  
item no. 487 TL-II-mB-05977 - House  
item no. 496 TL-II-mB-05986- House  
item no. 497 TL-II-mB-05987- House  
item no. 499 TL-II-mB-05991 - Lichiardopol House  
item no. 500 TL-II-mB-05992 - Motomancea House  
item no. 501 TL-II-mB-05993 - Headquarters of the Garrison Command  
item no. 502 TL-II-mB-05994 - Avramide House  
item no. 503 TL-II-mB-05995 - Orthodox Cathedral "St. Nicholas".

in the former Civic Square/ Mircea cel Batran Square, there is the equestrian statue of the ruler Mircea cel Batran, the work of the sculptor Ion Jalea, which was unveiled on December 1, 1972. Made of bronze, it represents the ruler in armor, the sculpture being oriented towards the Danube, on the frontispiece of the pedestal, on a marble slab, being written "*Mircea cel Batrân. Ruler of the Romanian Land 1386-1418*".

The sculptor Ion Jalea was born in Dobrogea, in Casimcea (Tulcea county) - May 19, 1887 - November 7, 1983 Bucharest - being one of the prominent personalities of Romanian monumental art. However, the monument of the ruler Mircea cel Batran is not registered as a public forum monument in LMI 2015 (category III), together with the urban regeneration operations, it being necessary to register it as an author's work and as an element that marks the history of the territory of Dobrogea.

*"The erection of the equestrian statue of Mircea cel Batran in Tulcea, a symbol of his reign,... to the Great Sea... "fulfilled not only a necessary act of culture, but even the desire of the ancestors of Tulcea, ancestors of today's inhabitants. They had wanted and obtained a statue of the ruler at the beginning of the century which, according to the records of the historian Nicolae Lorga, represented the ruler,... as an old man with a big beard "holding a mace in his hand...". during the first world war the statue of Mircea will disappear, posterity knowing it only from the reproductions that appeared in the press of the time and from the description of lorga. Now the statue of the ruler, executed by Ion Jalea dominates the central square of the city. »<sup>2</sup> From the point of view of urban planning documents, the studied areas are not included (in accordance with the town planning documentation in force - PUG Tulcea Municipality/HCL TULCEA nr.29/27.05.96, RLU/HCL no. 19/25.02.99, HCL no. 129/26.05.2011) - the delimitation of Protected Built-up Areas, defined according to the Regulation board, nor in the subsequent urban planning documentation - PUG Tulcea Municipality 2015 (currently not approved), in this last documentation a new protected built-up area - ZCP-II, which includes the surface behind the E front of Unirii str.*

---

<sup>2</sup> Florica Cruceru - A great Dobrogean sculptor: Ion Jalea (1887-1983), Annales of Dobrogea, the history of Donbrogea, Series II, year VI, no/2006

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

## II. ANALYSIS OF THE EVOLUTION AND CHARACTERISTICS OF THE STUDIED TERRITORY

### II.1. Analysis of the evolution of the studied territory

The Tulcea municipality is the seat of Tulcea County, being located in the northern extremity of Dobrogea, on the right bank of the Danube river; it borders the communes of Ceatalchioi, Pardina, Maliuc, Nufaru, Valea Nucarilor, Mihail Kogalniceanu, Freceatei and Somova. Tulcea County overlaps the historical province of Northern Dobrogea, the archaeological discoveries from Hamangia and Ceamurlia dating from the Neolithic period, which attests to the existence of an intense circulation of material and spiritual goods coming from the South to the mouths of the Danube and vice versa.

The 7th century BC represents the beginning of the Hellenistic colonization of the area of the western shores of the Black Sea, so that in the 1st century AD, the Roman Empire conquered Dobrogea, which it would rule for several centuries.

"*Paristrion Theme*", that Byzantine state unit formed in the 11th century on the Dobrogean territory, had as its first ruler of these medieval lands, Constantin Diogenes, the one entitled "duke of the cities and lands of the Danube" (*Par-Istrion, Para-Dunavon*).

Also in the first half of the 11th century, during the reign of Emperor Constantine IX Monomachus, the one who rules Dobrogea in the name of the Basile, is Duke Katakalon Kekumenos, famous for the victory won in 1043, in Varna, against the Russians led by Prince Vladimir, is a period in which trade will develop.

Trade from the Byzantine period at the mouths of the Danube will continue during the 13th - 14th centuries following the treaty between the Byzantine Empire and the Republic of Genoa in 1261, through which the Genoese merchants take over the business on the Black Sea and on the arms of the Danube, developing an intense economic activity in this area. At the end of the 15th century (1485), the territory of Dobrogea will become part of the Ottoman Empire, a population of Turks and Tatars being colonized here.

In the XV-XIX centuries, the territory conquered by the Ottomans following the campaigns of 1419-1420 and 1484 entered the state and administrative borders of the Empire, with the names *Dobrogea Ugi/Dobrogea Vilaiet, Dobrogea El-I*, variants meaning the *edge Dobrogea*. At the end of the 15th century, Dobrogea figured in the *Silistra sanjak*, a territory in which new administrative units - *kazals* - were demarcated, Tulcea being among the kazals from the beginning of the XVII century. In the middle of the XIX century (1850) the *Silistra sanjak* included the kazales of Tulcea, Isaccea, Macin, Harsova, Babadag, Silistra (Tulcea being the seat of the sanjak) and in 1864 the administrative division of the Ottoman Empire was reformed, the province being reorganized and the Silistra sanjak being divided into two sanjaks: Silistra and Tulcea (Tulcea as the seat of the sanjak with the same name).

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

The modern period of the history of the city of Tulcea (starting with the Peace of Adrianpole -1829 until the War of Independence in 1877) - is an important stage of growth of the city, through the coming of waves of immigrants, of different nationalities, who settled next to the existing locality, developed at that time only on Monument Hill; this particularity will lead to the existence, in 1870, of a very large city, with an already formed structure.

The basic structure of the town, formed on the territory defined by the Monument Hill, the Mahmudiei Hill and the Mill Plateau, will expand in the western part of the lagoon, and this new part of the city is focused on the Babadagului Road, with all its route variants.

At the end of the War of Independence (1877-1878), following the Congress of Berlin - 1878, the North of Dobrogea returned to Romania and the South to Bulgaria. At the end of the Crimean War, the freedom of navigation on the Danube will be established, the neutrality of the Black Sea will be established and the European Commission of the Danube (CED) -1856 will be established.

After fishing, the main activity in 19th century, the second fundamental economic activity of the city takes shape - milling with windmills - there are groups of windmills which, unfortunately for the landscape of the city, will disappear after the First World War, in 1853, the French traveler and archaeologist Boucher de Perthes, note in his book "Voyage en Constantinople " *... To the left, on the Turkish coast, on the hills, another view appears, namely one of the most pleasant as can be found. It's about an army of windmills, one by one faster, as if in a hurry to finish the grind sooner. I count about forty, besides the ones I can see."*

A special role in the life of the city belongs to the military function, a function that will involve the realization of important urban planning elements for the city - the forts and redoubts built outside the city, in the NW area (Islaz area) and S (Citadel area) as well as the city center, which unites the 3 barriers, all being elements that will have an urban role in the following periods.

The 2nd stage of urban development, after the integration of Dobrogea into the territory of Greater Romania, will be characterized from an urban point of view by:

- expansion of the port towards W (New Port)
- occupying the central space of the city, obtained by draining the lagoon with slums of various ethnicities,
- occupying the space between the new port developments - Comorofca Hill,
- the inclusion of Ciuperca Lake in the built-up land,
- the expansion of the city on the hills in the S area (but without going beyond the city ditches).

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

*Urban commune* which belongs to the *Tulcea area, Tulcea County* between the years 1878-1902, *Tulcea* becomes *the seat of the area and Tulcea County* until the period after the Second World War, the years 1950-1956, when the Law on the Administration of the Territory is amended by dividing it into regions with the district subdivisions, and Tulcea will become a *district town of the Galati region*, because between the years 1956-1968 to be a *district town, seat of Tulcea district* and from 1968, *Tulcea Municipality, seat of the newly re-established Tulcea county*.

#### **a. The history of the studied territory in relation to the locality where it is located**

The territory studied through the 3 PUZs for urban regeneration, is part of the Central area of Tulcea Municipality.

***Area (1) - Union Culture House, Summer Garden, Personalities park***

**And**

***Area (2)- The Old Town Square of Tulcea*** is part of the **Center-Embankment District**, developed around Isacsei Street, a street considered a secondary street until 1950 (considering that until 1856, the waters of the Danube flooded the territory up to the foot of Babadag Hill, the route streets being present in the plans from the first half of the 20th century).

It is the territory on which the Ceamurlia slum was formed (of which Isaccea str. and Carol I str./Garii str.) and the Grecesca slum (M. Eminescu/Belvedere str., Buna Vestire str./Trandafirilor str.). After 1950, Isacsei str. became, following the systematization and construction operations of 1962-1963, a main street of the city, through the G+4 collective housing blocks that form the new fronts of the street (N and S) and through the insertion of public spaces with functions cultural and recreational on the N front (Union Culture House, "Dacia" Summer Garden and Personalities Park).

Territory of the ***Area (3) - Mircea cel Batran Square***, Unirii str., the ***Trei Fântâni*** Park is part of the **Center - Embankment District**, originally being a flood zone of the Danube until the middle of the 19th century, the maps from that time represented the bay leading to the Russian Church (S), between Mahmudiei Hill (E) and Babadag Hill (W), part of the current route of Babadag str., Pacii str. and the Civic Center/ Mircea cel Batran Square, being covered by water. After the damming operations carried out by the European Commission of the Danube (1856) - the consolidated quay being called the "Dutch embankment" due to the Dutch company that carried out the works - the drained territory will be part of the slums that are formed or will expand - *the Romanian slum, the Nemteasca slum (to the W) and the Ceair slum (to the E)*.

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

Because the new land was closer to the bustling activity of the Old Port, warehouses for grain storage, cafes, shipping agencies began to be built here, and soon it would become the *commercial center of the city*.

Between the years 1861-1866, a building will be erected in the *Ceair slum*, following the model of oriental bazaars, which will become an important urban landmark, which will mark the traditional image of the city, the architectural complex with a commercial purpose, known as the Turkish Bazaar or "*Sub coloane - Under the columns*", the largest bazaar in SE Europe. Built of brick, the building included a portico made up of 72 oriental columns, placed in 2 rows, on one side and the other of Stefan cel Mare street, approximately on the current site of the Central Post Office, it partially had areas with commercial ground floor and apartments on the first floor .

An intense commercial activity took place in the 41 shops, in the city's agri-food market, with stalls selling small items, with carpenters and grocers or with people looking for work.

*"The bazaar is a typical oriental construction whose architecture is adapted to the climatic requirements typical of oriental countries. The basic feature is the existence of a long corridor, guarded on one side by massive columns, with a circular section, and on the other side by commercial spaces. The corridor, with a width of 2-4 meters, paved with natural stone tiles, is thus a space protected from the destructive summer sun and the slightly unfavorable weather of in winter. Shopkeepers take advantage of the abundance of the aisle and put out their goods in front of the shops, and street vendors walk their products among the customers. Everything looks like a small Babel Tower, with a chaotic movement of people, who quickly go from motionless states and muteness during hectic negotiation sessions, carried out with aggressive gestures and shrill voices. Thus, over time, the bazaar became a mirror of the oriental society, with its abundance and colorful disorder, with the crowding in the narrow spaces between the columns and people selling and buying according to a real ritual"*<sup>3</sup>.

The ensemble disappeared from the Tulcea landscape in 1963, following its downgrading and demolition to make way for the new type of architecture.

The Civic Square and the fronts of G+4 flat buildings on Unirii str. and str. Babadag are made in the 70s. XX, constructions that will introduce another urban scale at the level of the city fabric, unrelated to its historical evolution and specifics, and the former Regina Elisabeta street/Unirii street will stop at Isaccei str., without keeping the route that reached the Danube embankment.

---

<sup>3</sup> Arition C. Nicolae - Danube Mysteries, vol I, vol I, Tulcea 2018, CERTA 2016

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

## **b. The evolution of the ethnic structure, occupations, functional character.**

Speaking about the population, very diverse from an ethnic point of view, we note that it registers increases and decreases during the history of the city, depending on the historical events that also included the Northern territory of Dobrogea.

If in 1878 the population of the city numbered 17,518 inhabitants, in 1913, according to statistics, the population had increased to 21,727. The demographic jump continued even after the two World Wars, but did not register a spectacular increase, so that in 1934 the number of inhabitants reached 27,000. Unfortunately, the census carried out in 1948 records a decrease in the number of inhabitants to 20,769; only in 1956 a new increase was recorded, the number of the city's inhabitants reaching 24,639. The data from the 2002 Population Census show a number of 91,875 inhabitants, a number that will decrease in 2011 to 73,707 inhabitants.

A specific feature of the demography of the city of Tulcea, which should not be ignored, is the ethnic mosaic of its population - which was also mentioned by foreign travelers in their peregrinations through this area. Ethnic diversity also determined the building of churches for each religious confession, the synagogue, the opening of schools not only for Romanians but also for other ethnicities - Turkish, Bulgarian, Russian schools. Perhaps this developed the spirit of tolerance of the population and determined the inter-ethnic collaboration, all the conflicts dying out in the end through mutual acceptance.

Currently, most of the ethnic communities in Tulce (Bulgarians, Russian-Lipovians, Greeks, Ukrainians, Turks, Tatars) have their own headquarters where meetings between community members take place, various activities can be organized, the ensembles thus preparing for participation in various festivals in country and abroad. Moreover, the teachers teach the children of the communities the language inherited from their parents, at the same time as the language of the country in which they live.

The occupations of the population evolved from agriculture and fishing to an intense commercial activity, with the development of trade on the Danube, with the development of the New Port, activity doubled by the development of industry. Although in 1878 Tulcea was the most important Dobrogean city, its place will gradually return to Constanta, thanks to the construction of the Cernavoda bridge by Anghel Saligny, the railway and especially the Black Sea port.

For Tulcea County, agriculture/grain cultivation constituted the main occupation of the population, being otherwise considered the main economic branch. After Dobrogea passed under Romanian administration in 1878, in the following years (*1882, 1885, 1889, 1893, 1908*) real estate ownership was regulated, a fact that contributed to the delimitation of the hearths of villages and towns, of the islands and communal forests, as well as to the individualization private lots. In this context, schools and churches benefited from land for maintenance and the arable surface of the county increased from 51,900 ha (1879) to 198,048 ha (1916).

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

The second economic branch is represented by fishing, being the basic occupation of many inhabitants. If at the beginning the estuaries and ponds of the Delta were exploited, work was started to expand the fishing areas, by establishing canals (King Carol I, Queen Elizabeth, Prince Ferdinand canals). In 1885, the market for fish from the Danube ponds was in the centers of Tulcea, Braila and Galati.

At the end of the XIX century - XX century, laws will be passed to encourage domestic industry, establishing the first enterprises with the character of factories, included in the statistics of the time in the "large industry" category. However, Tulcea county will experience slow development, one of the major causes being the lack of connection to communications and rail transport. However, the exploitation of the Dobrogen quarries - implicitly those from Tulcea county - which had materials of exceptional quality, will be developed. The city's industry will be reduced to a few small factories: flour, oil, timber factories, blacksmith workshops, bakeries, cheeses, lime kilns, fish canneries and black roe for export. The windmills were still preserved (36 in number, of which 3 were steam powered).

After 1885, a series of industrial units appeared, such as the Prodanoff tannery, established in 1885, producing soles and tannery products, with 41 workers (in 1902 it will be enlarged and retooled), Alexe Avramide's timber factory established in 1894, which had 26 workers at the beginning of the 20th century; the G. Nedelciu mill, established in 1895, produced flour and had 6 workers.

The number of merchants in the city was significant - 780, of which 25 grocers, 300 tavern keepers, the rest having other manufactures or having trade with colonials, as nationalities being 42 Romanians, 118 Jews, 20 Germans, 1 Italian, 549 Greeks, Armenians and Turkish.

Due to the fact that in a short period of time significant investments were made in agriculture, the volume of commercial, financial and credit transactions increased, which determined the emergence of some profile institutions, the first credit institutions opened were "Dunarea Bank" from the city of Tulcea (founded in 1890) and the Scont bank, from the city of Constanta, founded in 1899. In 1913, in Dobrogea there were 12 banks, which operated as joint stock companies.



**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

From the point of view of urban development, at the beginning of the century, in the 20th century, in 1900, the city of Tulcea had 5,900 houses, 35 cottages, 10 inns, 71 shops, 54 windmills and 165 wells listed in the City Hall's inventory. The industry was present through the leather factory, at that time the medium industry included 2216 craftsmen. Due to its geographical position, the great asset of the city of Tulcea being its outlet to the Danube, its presence defines it not only as a cosmopolitan city but also as a city with an appreciable trade. Thus, referring only to the grain trade, in 1876, goods of this type were exported through the port of Tulcea in the amount of 2,893,859 lei, i.e. half of the general export of Dobrogea, between the years 1893-1894 entering the port of Tulcea about 256 ships.

### **c. The evolution of building and urban regulations**

After 1943, Gheorghe Bratescu, the architect of the city of Tulcea, will present a solution, through a plan drawn up in which the original location of the railway station was re-studied, obtaining, in addition, a more developed land both for the needs of the Railways and for all the services of the port, creating a double boulevard - by doubling Carol Street, separated by a lane planted with trees - from which one of the streets served the port, widening its platforms and the second served the Railway Station, the airports and the rest of the city. The project was presented to the Directorate of Romanian Railways, the APC House and the Ministry of Internal Affairs, being given the approval in this regard.

During the period of 1943-1947, the city of Tulcea aimed to achieve several important objectives regarding the improvement of the living conditions of the inhabitants, among them:

- 1943 - preparation of the inner and outer city plan, with the suburbs, the completion of the urban file; drawing up the city's general sewerage plan;
- execution of a section of sewerage on Regina Elisabeta street and Gloriei street (in accordance with the general sewerage plan for serving the public buildings on this route - Health House, Girls' Primary School No. 2 and Girls' High School);
- restoration of Isaccea, Babadag, Regina Elisabeta, Stefan cel Mare, Basarabilor, Carol, Lascar Catargiu, Mahmudia, Mircea streets;
- the construction of a building block on Carol street, corner with Stefan cel Mare and Regina Elisabeta streets; the construction and organization of the park St. Gheorghe by demolishing the old buildings in Sf. Gheorghe Square;
- building the Market of food and products of the itinerant trade, by paving and supplying water to Basarabilor Street;
- plantings on the streets and completing the existing plantations with trees on Babadag Street, Sf. Nicolae, Mahmudiei, Gloriei, Carol, Libertatii, Reannexation Monument Park;
- planting the banks of the Ciuperca lake, leveling the land of these banks towards the Isaccea road and covering the banks with fodder seeds.

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

1944 - all the works started in 1943 had to be continued, other works being foreseen:

- sewerage of Regina Elisabeta streets - section I, Isaccea - section I, Carol cu Vasile Lascu, Basarabilor - section I, Stefan cel Mare and the streets between Carol and Isaccea streets;
- layout and final execution of Isaccea streets - sector I, Carol street and Vasile Lascu street with the connecting streets between Carol street and Isaccea street, according to the Systematization Master Plan;
- landscaping and planting with trees and a garden of the newly drawn Boulevard consisting of the Danube Quay - Carol street - Vasile Lascar street;
- restoration of pipes in the water distribution network, verification, replacement, construction of dormitories at nodes, systematization of the network Regina Elisabeta Street - sector I, Isacsei Street - sector I, Carol Street up to Lascar Catargiu Street, Basarabilor Street - sector I, Stefan cel Mare Street and the junctions between the streets".

1945: completion of the sewerage of Sf. Nicolae, Regele Ferdinand - sector I, Isaccea street - sector I, Babadag street - sector I, Mahmudiei street - sector I and Gloriei street - sector I, according to the General Sewerage Plan of the city;

- the layout and final execution of the streets: Isaccea - sector I, Regina Elisabeta - sector I, Babadag street - sector I, Sf. Nicolae and Regele Ferdinand street - sector I;
- preparation of the alignments and the land for the layout of Regina Elisabeta streets - sector II, Babadag street - sector II, Grivitei street - sector II, Mahmudia street - sector I, Gloriei street - sector I, the Fishery or Commerce Square and the streets adjacent to them;

1946 - sewerage of Regina Elisabeta streets sector II, Babadag street sector II, Basarabilor street sector II and adjacent streets;

- construction of the Commerce market in Fishermen's Port;
- construction of the city's Theater and Cultural Home, including the city's Museum and Library;
- construction of the amphitheater and portico of the Mircea cel Mare stadium;
- restoration of the water distribution network, verification, replacement, construction of dormitories at nodes, systematization of the network.

1947 - the city plan provided for the construction of furniture for the Theater and the Cultural Home;

- construction of a fishing and canoeing pavilion at Ciuperca lake;
- additions of materials and devices necessary for the Sanitation Service and the arrangement of the dams of the communal ponds on the hills;
- the construction of the Mircea the Great Monument;
- restoration of the high voltage electrical network;
- restoration of the water distribution network / verification, replacement, construction of dormitories at nodes,
- systematization of the network on the streets remaining from the work plan for the previous years.

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

Starting with the year 1950, a policy of systematization of the cities of the RPR will begin, the first "Systematization Sketch of the City of Tulcea" being made before 1959<sup>4</sup>, the project envisaging for the period 1959-1961 the construction of 233 apartments, shops and 1 hotel (it should be noted that the planned height regime of the collective housing buildings was G+2, for the rest of the city a height regime of G+1 was recommended) following "to ensure the connection of the city with the natural elements". The constructions of collective housing from the 70s far exceeded this height regime, especially on the embankment, with buildings having a height of G+10, which form a compact front on the street and on the embankment, without ensuring the possibility of a perception of the Danube from on the main streets (eg. Isaccai).

#### **d. The evolution of the street grid and the plot**

within **Area (1), the UNION CULTURE HOUSE AREA, SUMMER GARDEN, PERSONALITIES PARK AREA**, the street layout was changed by interrupting the route of Carol I str. and by arranging the public space located between the Union Culture House and the building front that closes the current Garii/Carol I str.

I.C. Bratianu Street, present on the city plan (1909), which crossed Isaccai str. is no longer preserved, due to the systematization of the 60s, as all the connections of the area of the Comorofca hill, through streets that went down to the Danube embankment, were abolished/suspended.

**Area (2) - OLD SQUARE OF TULCEA MUNICIPALITY**- the street layout is represented by Square Alley, parallel to Isaccai str., which serves the Square and the front of newly built shops, with an improvised architecture, located to the S of the Square, on the slope of the hill, contradicting the location of the buildings from the 19th century - the beginning of the 20th century, located freely on the plots and fitting into the relief of the area, Carpati Street that connects M. Eminescu/Belvedere str. and Victoriei str. to the S, has a suspended route to the N - Isaccai str., through the crowded site of various buildings, which form the Old Square, the connection of the streets perpendicular to Isaccai str. with its route being practically non-existent.

---

<sup>4</sup> V. Sebestyenm Sulamita Cleja, Gheorghe Dorin- Systematization sketch of the city of Tulcea, ICSOR, RPR Arhitectura Magazine/, no. 2/1959

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

For the **Area (3) MIRCEA CEL BATRAN SQUARE, UNIRII STR., TREI FANTANI PARK** the street grid in the E-W direction is interrupted by the fronts of buildings built in the 70s (Progresului /St. Nicolae Str. stopping behind the front of buildings on Unirii/Regina Elisabeta str.), street whose route that reached the beginning of the XX century on the Danube embankment, now stops in Isaacea str. On the N-S direction, Stefan cel Mare/7 Noiembrie str. became an internal alley of the area behind the buildings on Babadag str. and Unirii str.

#### **e. The evolution of the built fund**

The old built fund is preserved to a very small extent - inside the islands, the urban structure left behind the buildings with height regime G+4 that form the fronts of Unirii str. and Babadag str. - **Area (3)** and partially on Mihai Eminescu street, behind the Old Square - **Area (2)**. This area is currently made up of an agglomeration of buildings without any architectural style/character, some made of inappropriate materials (PVC), without a judicious organization of the agri-food market functions and with a harmful relationship in front of the buildings of collective housing located in front of Isaceea street, which it doubles, creating a visual barrier to the high area of the Comorofca hill.

**Area (1)** is an area spatially configured in the 65-70s, without any kind of built landmark preserved from the 19th century - beginning of the 20th century.

Through the systematization plans of the years '57-'59 and '62-'63, the fronts made up of collective housing buildings G+3 - G+4 on Isacei str., the Union Culture House was built (1965) and the adjacent public square space was arranged, with a fountain that had a central modern sculptural element - a public space that communicated visually with the Danube embankment (today the visibility is blocked by the dams erected due to floods and vegetation without adequate landscaping). An important architectural landmark of the Danube embankment is the CFR (Romanian Railways) Railway Station, an example of modern architecture of the 70s (1973 - architect Irina Rosetti), next to the building of the Union Culture House (1965 - architects Dan Rusovan, Lutfi Sefchi, Maria Lacatus) - representative for this architecture program, realized in all the county residences in the same period.

#### **Conclusions regarding the evolution of the studied territory**

The studied territory is part of the Central Area of Tulcea Municipality, its urban and architectural evolution being marked by the systematization operations of the 1950s - 1960s - 1970s of the XX century, operations that led to the disappearance of most of the traditional urban structure and the configuration of a neutral urban image, not adapted to the characteristic elements of the city's territory - developed on the 7 hills, with low-rise buildings (P- G+1) on the slopes of the hills and with routes of streets that connected with the major natural element represented by the Danube river.

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

## 11.2. Important historical data

The evolution of the neighborhoods takes into account the diversity of the ethnicities that generated them (Romanian, Greek, German, Turkish, Bulgarian, Russian, Armenian, Israeli slums), the establishment of the European Commission of the Danube (CED) in 1856 leading to the enlargement of the territory on which have placed, followed by the regulations and legislation introduced by the Romanian Administration after the War of Independence (1878) when the economic and commercial development of the city - port also leading to a development of social and cultural life. The interwar period was also a period of development of industry, along with the traditional occupations represented by agriculture/cereal culture and fishing; the construction of the Railway Station, on the occasion of the construction of the railway connection between Medgidia and Tulcea (1938-1940), also represents an important date in the development process of the city.

After the Second World War, during the communist period, Tulcea was transformed into an industrial city, starting in 1957, the city receiving a new architecture, a consequence of the influx of population and the realization of successive plans and systematization projects - 1959-1962, 1963, 1965, 1970-1972.

## 11.3. Archaeological finds

It is not the case for the sites studied, the only area studied for urban regeneration located in the protection area of an archaeological site is **Area (2) - Protection Area of the Archaeological Site "Aegyssus" (TL-IsA-05718)**, according to the delimitations of within the municipal PUG. Tulcea 2015<sup>5</sup>

## 11.4. Historical monuments, cultural heritage values of national interest

*The studied areas do not include historical monuments or cultural heritage values of national interest (value category A), only the urban structure, reminiscence of the traditional urban structure at the border of the Babadag hill, which is found at the border of the **Area (2)**, includes buildings - historical architectural monument, with local value (category B).*

---

<sup>5</sup> PUG Tulcea Municipality, 2015, developer: SC Sagetator srl, coord C. Goran, SC QUATRO Design srl scientific, coord Serban Popescu Criveanu

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

## **11.5. Analysis of the characteristics of the urban structure**

The urban structure in the 3 areas subject to urban regeneration is a new structure, with a street grid established at the beginning of the 20th century, regulated with current prospectuses through urban planning operations from the 60s-70s, with green spaces/parks from the same periods, but which no longer preserves the simplicity and accuracy of the initial arrangements, a reconsideration of public spaces being necessary from the point of view of their passage (routes pedestrian, vehicles) but also rest areas, belvedere or connection with elements of cultural interest (architectural and natural).

### **a. Analysis of the links between the length of the alignments, the manner and degree of occupation of the plots, withdrawals from the alignment, access to buildings, etc.).**

For **Area (1)**, the character of the public space was initially a representative space, with a cultural function, there being an important visual link between the building of the Union Culture House as an urban landmark, freely located in relation to both Isaccea str. as well as the Danube embankment - perception currently mitigated by the presence of high-rise buildings (G+10) as well as randomly placed tall vegetation.

**Area (2)**, removed from the alignment of Isaccai str., introduces a front of poor architectural quality, especially in relation to the free space, promenade/with cultural function in the N front of Isaccea str. Another major dysfunction is the way it is located, in a continuous front made by successively joining spaces built on Square Alley, a continuous front, parallel to the front of Isaccai str., which prevents both the perspectives to the S and creates discomfort for living in front of Isaccea str.

**Area (3)** does not lead to a cursive/coherent pedestrian-tourist route, between the public space of Mircea cel Batran Square and the Danube embankment area or for the perception of the areas of traditional-historical urban structure, preserved behind the fronts of G+4 buildings on Unirii str.

### **b. Evolution and characteristics of planted spaces**

The planted areas, some of which have been landscaped since the beginning of the XX century, are insufficient in terms of surfaces, taking into account the climate of the city as well as the image from the pedestrian level. Studying how to enlarge these spaces (predicted even in the systematization plans of the 1960s) as well as the arrangements that will enhance the leisure function for which they were created, are some of the objectives for a sustainable urban regeneration.

HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK

## **Conclusions regarding the age of constructions and urban planning**

All the studied areas are furnished with recent constructions (architecture of collective housing, from the years 1959, 1962-63, 1970, buildings with a cultural function - House of Culture, 1965, Municipal Library, 1984), the Personalities Park (inaugurated in 1995), Civic/Mircea cel Batran Square (built in 1970-1972, rehabilitated between 2007-2009).

The Old Market building is of recent date, with expansions that did not take into account the topography of the area (the slope of the Comorofca hill) and the immediate anthropic neighborhoods (buildings of collective housing G+4, the route of the streets, etc. And without giving the possibility of a minimal connection visuals with the public space in the N area and towards the Danube embankment.

## **III. IDENTIFICATION OF BUILT HERITAGE VALUES**

### **III.1. Identification of valuable constructions and facilities (architectural and urban values).**

From the point of view of architectural and urban values, **Area (1)** includes only achievements of the contemporary period - two original buildings (Culture House of the Trade Unions - started by arch. N. Vladescu and completed by arch. Dan Rusovan, Lutfi Sefchi, Maria Lacatus and the Municipal Library - author architect C. Goran), a sculptural element/which can be framed as a public forum monument, possibly made by the sculptor Constantin Lucaci) and as a valuable development is the Personalities Park, also developed in 1995.

The summer garden ("Dacia") is a space for outdoor performances that has deteriorated due to lack of use for a long time, a space that is no longer suitable for holding cultural events. The constructive element that delimits this space to the Municipal Library building (the wall with curved shapes and the small spaces/embedded stairs) can be integrated, through its conformation and architecture, in a future layout of the public space, with a functionality adapted to the new solution of urban planning.

**Area (2)**, of the Old Square, does not have any kind of architectural values or urban planning, being primarily an urban and architectural restructuring of the area, with the preservation of the functionality of an agri-food market but with a layout that fits into the topography of the land and with the creation of a volumetry that will allow perspectives towards Isaccea street and the Danube embankment.

**Area (3)** includes the public space of Civic/Mircea cel Batran Square, whose recent layout (2007-2009) must be remodeled and coordinated with a pedestrian/tourist path, with layouts related to this type of function and in the area of Unirii str., making a natural connection with the Trei Fantani Park and implicitly with the Danube embankment.

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

### **III. 2. Identification of spaces and valuable perspectives.**

Public spaces currently do not provide valuable perspectives to the defining elements of the city - to the surrounding hills or to the Danube - as it is necessary to arrange both green spaces, recreation areas and lookout areas within the proposed urban regeneration projects.

## **IV. ESTABLISHING THE MODE OF DEVELOPMENT IN THE STUDIED TERRITORY**

### **IV. 1. Establishing the protected elements and their protection methods in the studied perimeter.**

From a historical point of view, the 3 areas studied within PUZs of urban regeneration, do not represent urban landmarks of the city of the XIX century - beginning of the XX century, the flourishing period of social, economic and cultural life for Tulcea. These are defined by the architecture and layout of public spaces from the second half of the XX century, which were carried out in different stages, requiring an approach to the regeneration of the spaces that will generate a fluency of the course and points of interest for both residents and tourists.

The existing contemporary architectural elements will be protected, it will be proposed to free the existing built fronts from parasitic additions (both to the collective housing buildings and to the independent cultural constructions), the pedestrian links of the former streets will be restored (Progresului str., Victoriei str. , 7 Noiembrie str.) through the existing passage spaces in the collective housing fronts.

### **IV. 2. Establishing the intervention method allowed in the studied territory, depending on the objectives of enhancing the value of the protected elements and the development objectives (management and regulatory elements).**

The studied territories will propose interventions (in order to be detailed in the execution phases - DTAC, PTH) on the areas with the property regime of the Public Authorities, for the wider area of influence of these operations, it is necessary to indicate measures to connect the spaces arranged with objectives representative for the history and architecture of the city located in the vicinity (e.g. the CFR Station building and the Ciuperca lake area, in the vicinity of the Personalities Park, the Danube embankment area for the landscaped public space of Union Culture House, the streets in the Old Square area - the connections with Mihai Eminescu str. and the connection through Carpati str. with Victoriei str., the areas with urban structure and historical monument buildings behind the front of the buildings on Unirii str.).



**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

## **CONCLUSIONS OF THE STUDY, REQUIRED INTERVENTIONS AND POSSIBILITIES OF INTERVENTION**

### **Recommendations regarding registration in the urban context - restrictions and permissions**

#### **RESTRICTIONS**

- The existing functions on the ground floor of the collective housing buildings will not be affected by the proposed arrangements
- Valuable vegetation elements will be preserved, which can be integrated in the proposed urban regeneration operations, using tree species (for alignment plantations or high plantation areas) specific to the climatic area .
- Construction materials suitable for the geographical area will be used for the arrangement of mineral pavements, in accordance with the historical specifics of the traditional pavements of the city (beginning of the 20th century)
- The "water" element, present in two of the locations studied, will be preserved, to be reconfigured, located and dimensioned, for a better perception and integration in the proposed layouts

#### **PERMISSIONS**

#### **Area (1) TRADE UNION CULTURE CENTER AREA, SUMMER GARDEN, PERSONALITIES PARK**

- The possibility of using some differences in level will be studied, within the public space designed, in order to obtain favorable perspectives towards the city and the Danube embankment
- The current parking areas will be removed, which make the public space impassable for public/cultural events
- The valuable elements of the initial arrangement (the fountain) will be integrated into an appropriate composition for its enhancement and to ensure optimal visibility from the pedestrian route of the Danube embankment and Isaccea str., which delimits the studied area to the N and S.
- Leisure functions will be included, with landscaping and areas of low and high plantations, adapted to a pedestrian route to the Danube embankment area.
- The Personalities Park will keep the current conformation, with an arrangement of alleys in order to improve the pedestrian links to the Municipal Library and the House of Culture, the location of the busts of the personalities being kept the current one (with the mention that in a later stage of design, they can be registered as public forum monuments (within LMI - category III).

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

## **Area (2) OLD SQUARE OF TULCEA MUNICIPALITY**

- It is possible to decommission the set of building bodies, added over time, which currently make up the complex called Old Square, which will be preserved as its original functionality (agricultural market) but with an architecture made up of independent bodies/units, with connections that will leave visible the perspectives towards the Iasaccea street area, towards the public space arranged by the Trade Unions culture house and towards the Danube embankment, as well as the ascending perspectives from level/route Isaccea str. towards the slope of the hill Comorofca.
- Alea Pietii will be able to be equipped with a stone pavement, which will bring back the image of the preserved pavements (to a small extent) in the area on Mihai Eminescu Street.
- The stairs going down to Isaccea street will be arranged, possibly by placing the buildings (max. height level P) of the reconfigured Old Square, to ensure a route for one of these stairs in the continuation of the street that goes up the hill, for to connect with Victoriei str.

## **Area (3) MIRCEA CEL BATRAN SQUARE, UNIRII STR., TREI FANTANI PARK;**

- There will be intervention in the restructuring of the space/form of the current Mircea cel Batran Square, for a better connection with the pedestrian route on the sides of Unirii Street and ensuring the continuity of this route with the area of the Trei Fantani Park and the Danube embankment.
- The location of the equestrian statue of ruler Mircea cel Batran within the square will be re-studied, depending on the axes of the streets that converge towards this important public space, the co-visibility with the built frame, and the orientation of the equestrian statue towards the Danube area will be preserved. It will also be proposed to be classified within the LMI as a category III monument (public monument)
- We will study the arrangement of green areas that will allow the use of the walking/resting area throughout the day and a good visibility between the 3 urban spaces that make up this route: the square - Unirii street - the park.
- The inclusion of the "water" element (fountains, water mirrors, etc.) throughout this route, in order to ensure a link between the built-up area of the city and the Danube.

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

- Aleea Pietii will be able to be equipped with a stone pavement, which will bring back the traditional image of the pavements preserved (to a small extent) in the area - on Mihai Eminescu str.
- The stairs going down to Isacceia street will be arranged, possibly by placing the buildings (max. height level P) of the reconfigured Old Square, the possibility of providing a route for one of these stairs in the continuation of the street that goes up the hill will be studied , to connect with Victoriei str.
- The pedestrian crossings connecting the streets that were interrupted by the construction of the G+4 buildings, to the E and W of Unirii str. (Progresului, Victoriei, 7 Noiembrie) will be cleared/marked/arranged
- The urban furniture will be appropriate to the proposed functions, the contemporary architectural framework, the locations of the existing modern sculptures will be studied, correlated with the perspectives towards the Danube embankment, the location of the massifs of vegetation and the pedestrian routes in the Trei Fantani Park.

### **Instead of conclusion**

*"I didn't catch the demolition of the Turkish center of the city, with the shops Under the Columns. But why was the civic center made far from the Danube, when it is clear that the seafront is the center of the city, the Danube is that tight attractor that polarizes both geography and people's lives?. ...reflective surface in a climate like that of Tulcea? And after the construction of the dam, the Danube disappeared from the visual range of the people of Tulce. I do not resume the history of the so-called civic squares or their acro-malignant form, the new Bucharest civic center. The first civic square, equipped with the headquarters of the PCR county headquarters and everything, was in Focsani. The last one, in Satu Mare. Or all of them, in a row, talk about propaganda. Therefore, the transformation of the propaganda squares into spaces planted with trees, in forests, would be a symbolic counterbalancing of the effects, not infrequently harmful urbanistically (demolitions, rewriting of historical centers), of these spaces which would only now become truly public spaces."*

**Augustin Ioan - AEGYSSUS, City of Angels, ARHITECTURA MAGAZINE - DANUBE, no. 1-2/2023**

**Arch. Catalina Dana Preda**

MCC specialist in the field of protection of historical monuments 176 S, RUR F6, G5 JUNE 2023

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

### **ANNEX 3**

### **HISTORICAL PHOTO DOCUMENTARY**

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

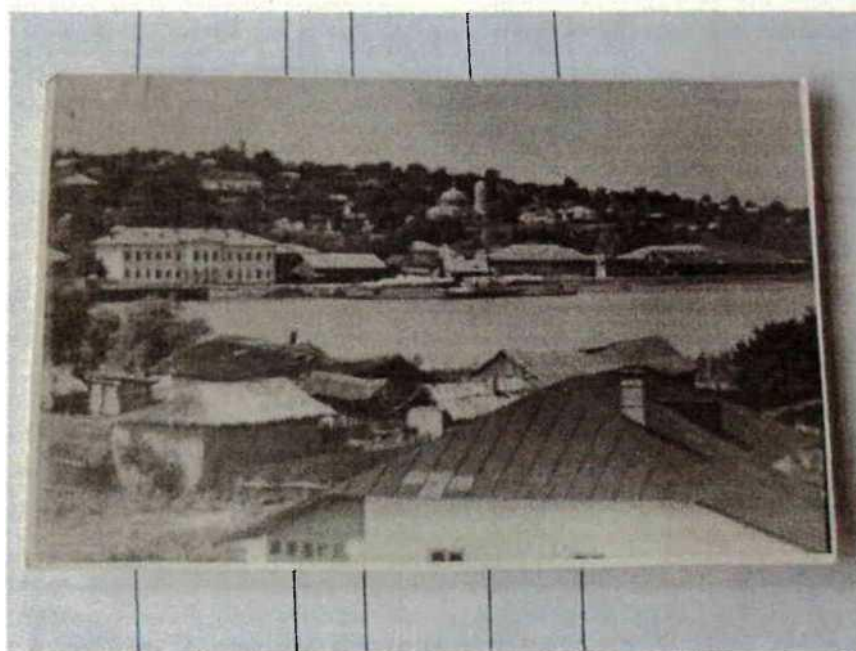


Postcards with images of new buildings in the city of Tulcea and images of the Danube Delta

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



1930





**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



Perspective of the front of G+4 buildings - S side of Isaccei str., with the image of the buildings on the Comorofca Hill



Aerial perspective towards the Danube, with the front of the buildings at the intersection of str. Babadagului with Unirii str.

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



The Danube embankment before the construction of the continuous front from the 70s



The building of the Union Culture House

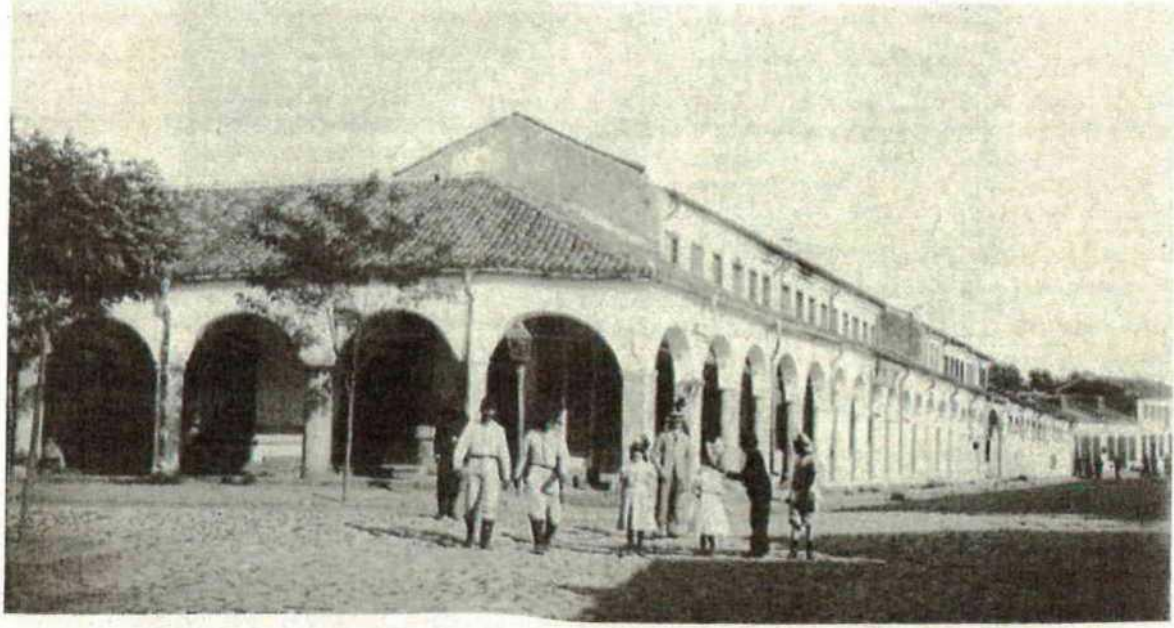


**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



The Danube embankment, with the front of the buildings on Isaccai str., the area of the Trei Fantani Park

**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



Images of Civic Square and the fronts of the buildings on Unirii str. (1972)



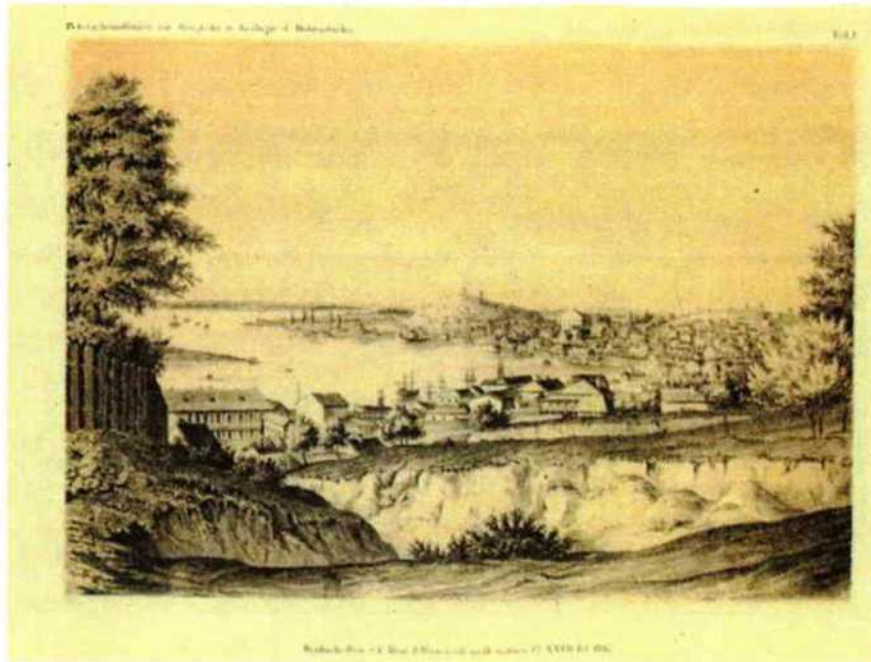


**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**

Images from the beginning of the 20th century



**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**





**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



Union Culture House and the arrangement of the public space on the East side (fountain)  
Civic Square, initial layout (1972)



**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



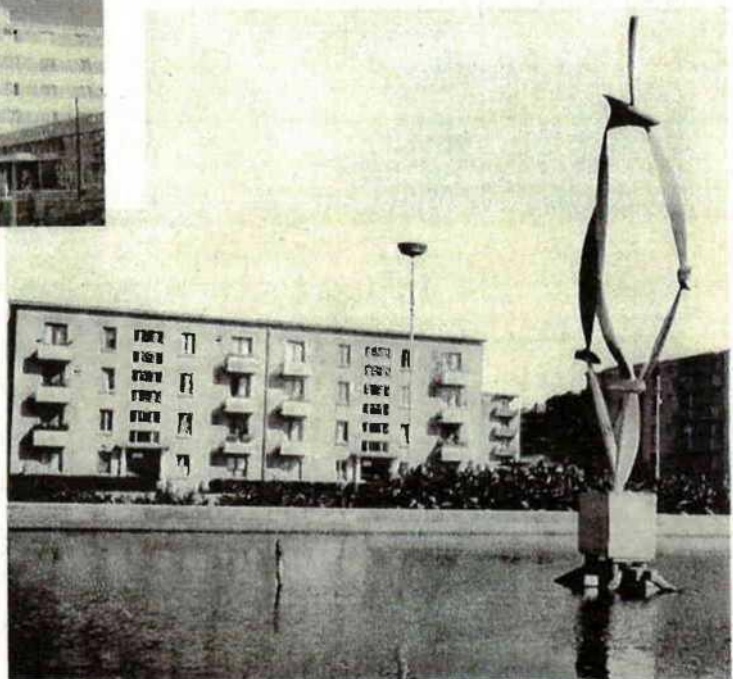
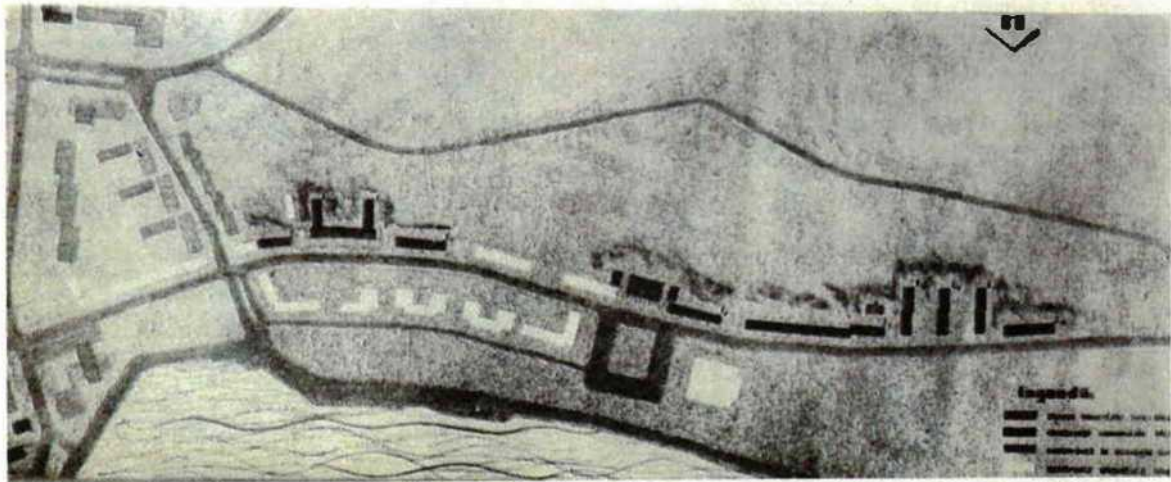
The area of the Trei Fantani Park - view from the Delta Hotel (1965)



A black and white photograph of a large, modern, multi-story building complex, likely a school or institutional building, featuring a prominent central section with a wide staircase and a large open area in front. The building has a flat roof and many windows. In the foreground, there is a paved area with a few people walking and a person on a bicycle. The background shows other buildings and a hillside.

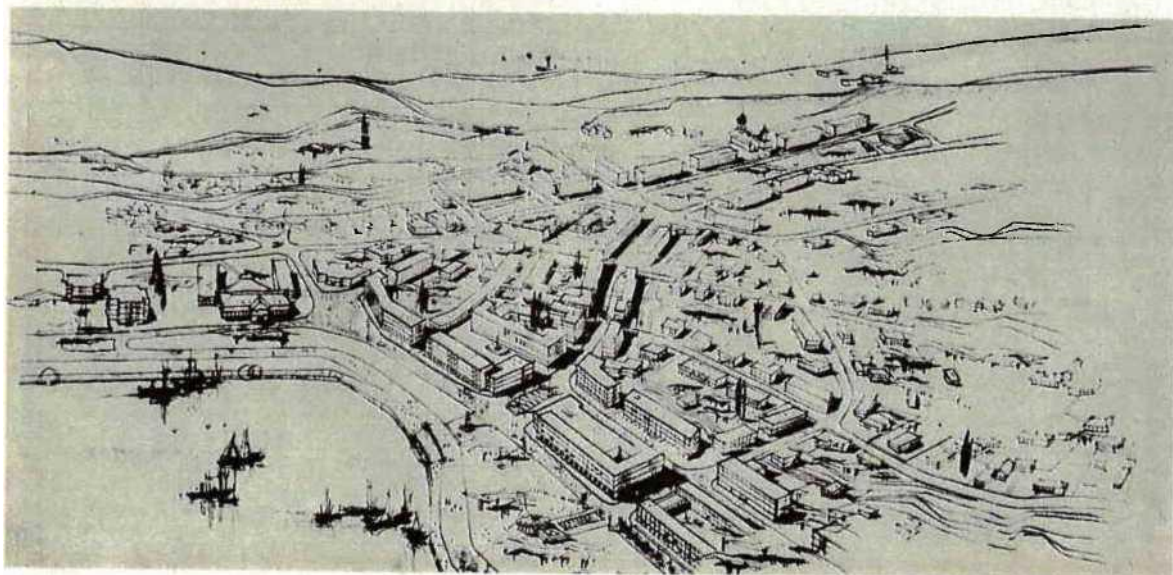
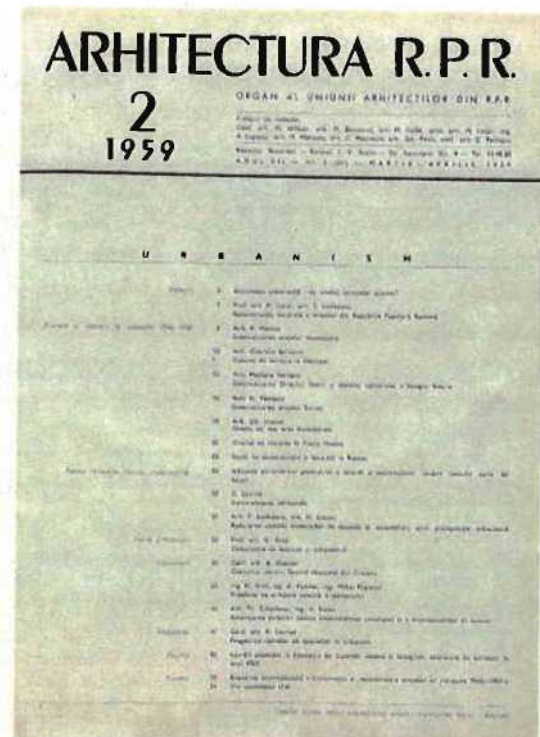
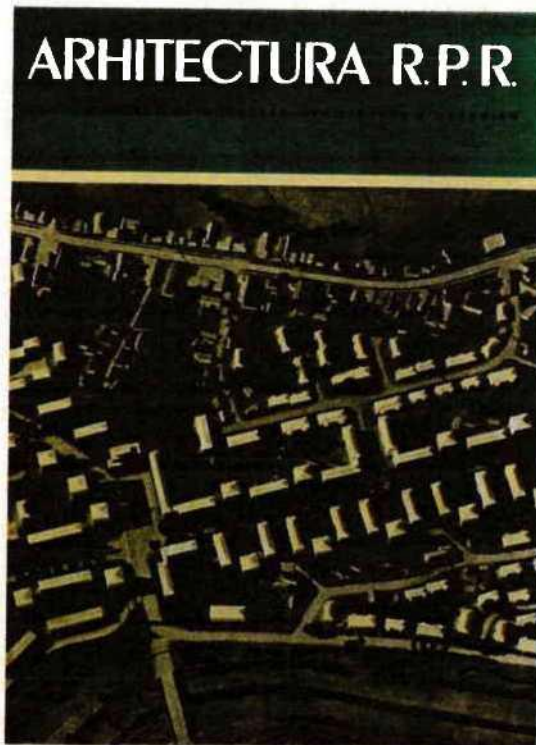


**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



Architectura magazine No. 1 from 1966 - New housing complexes in Tulcea

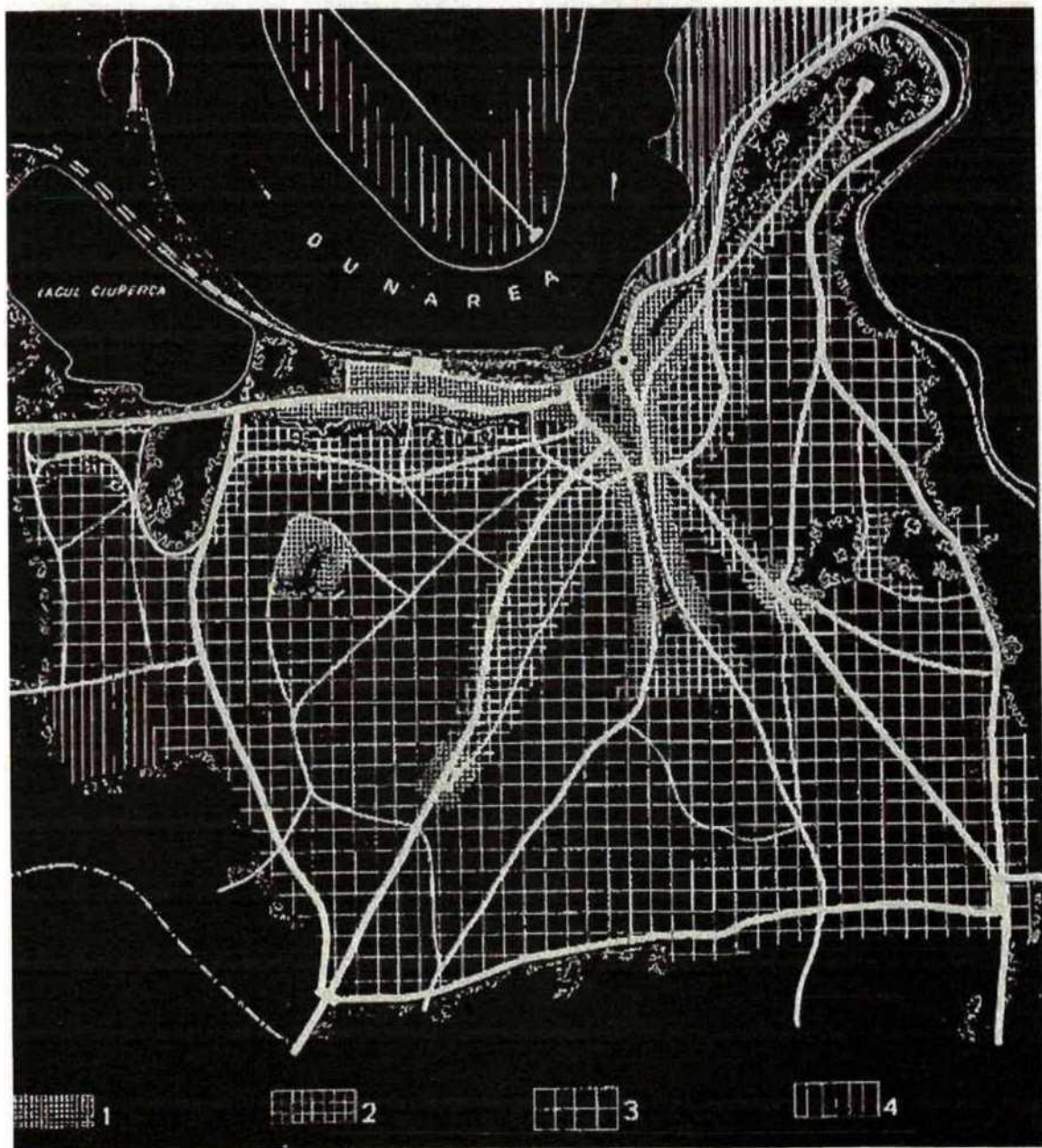
**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II- ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



Revista arhitectura Nr.2 din 1959 - Sistematizarea orasului Tulcea



HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK



Architectura magazine No. 2 from 1959 - Systematization of the city of Tulcea

**a**  
arhitectura

**5** 1970

**arhitectura**

**PROIECTE SI REALIZARI**

**DECORATI SI MOBILIER**

**DIN ACTIVITATEA D.S.R.P.**

**ARHITECTURA SI ARTELE PLASTICE**

**ARHITECTURA CONTEMPORANĂ IN LUME**

**CADRAN**

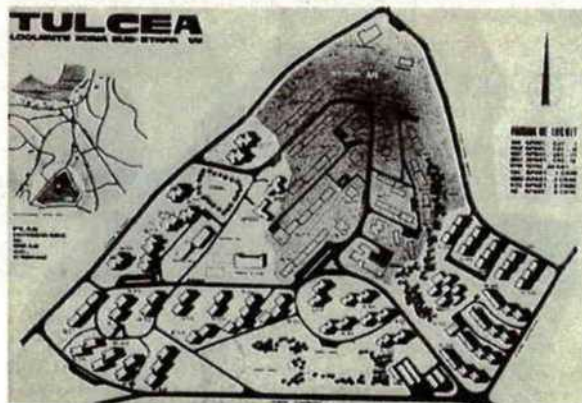
**STUDII SI CERCETARI**

**TEORIA SI ISTORIA ARHITECTURII**

**CRONICA**

**5**

SECURITY STAGE 28 AUGUST 1964 THE TULSA

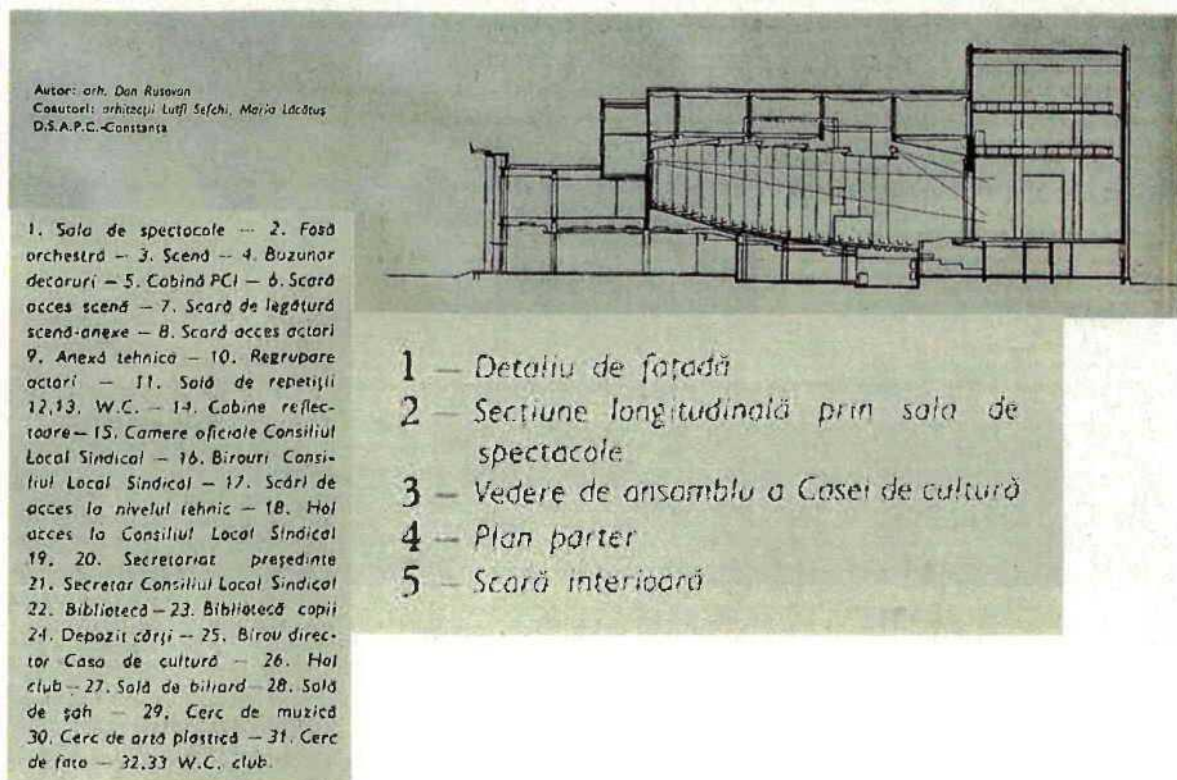
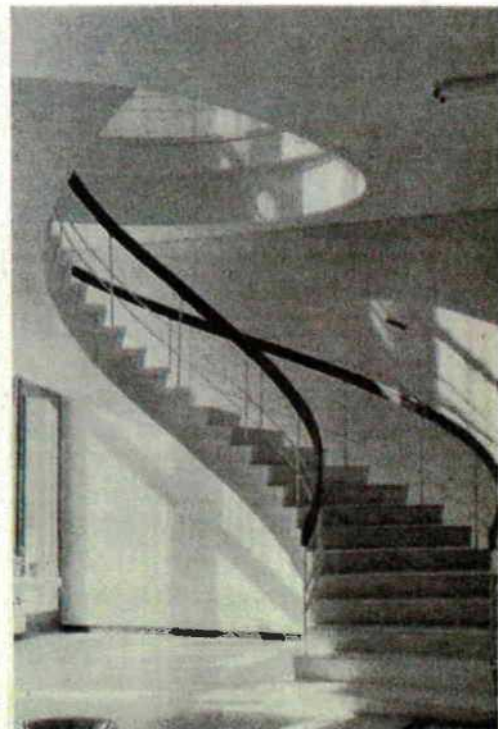
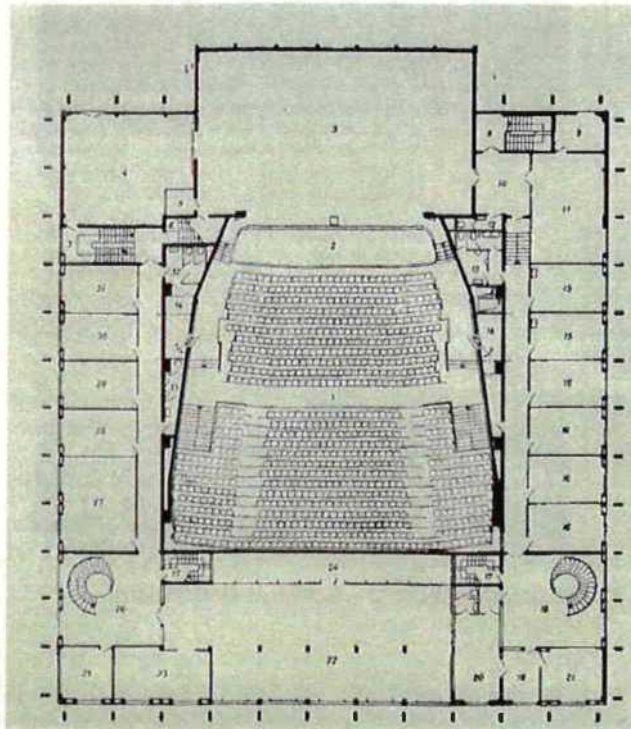




[illegible]

A black and white photograph of the University of California Library at Los Angeles. The building is a large, modern structure with a flat roof and a series of tall, narrow windows. A man and a woman are walking on a path in the foreground, and a low wall separates the path from the building.

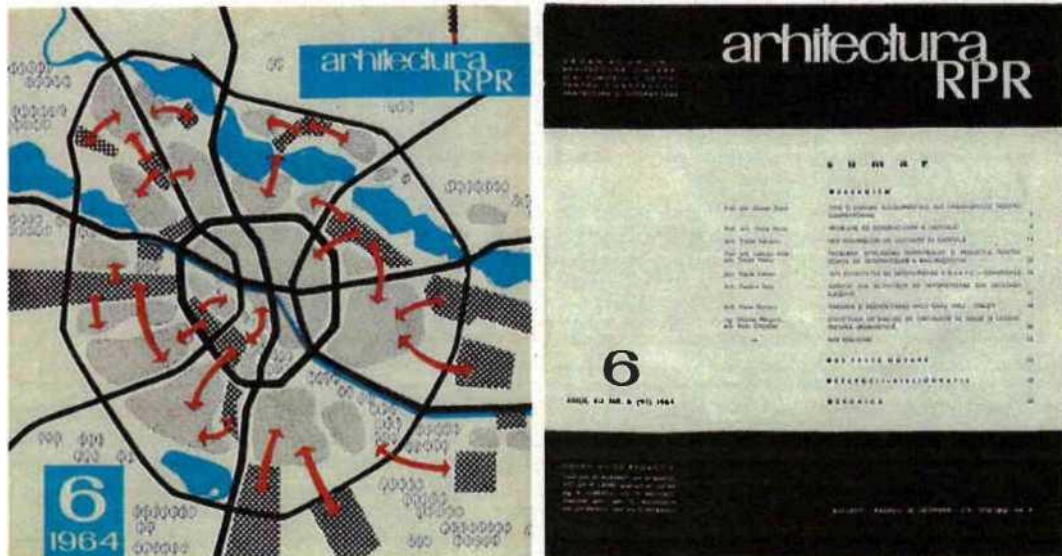
**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II- ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



Arhitectura magazine No. 1 from 1965 - House of Culture from Tulcea



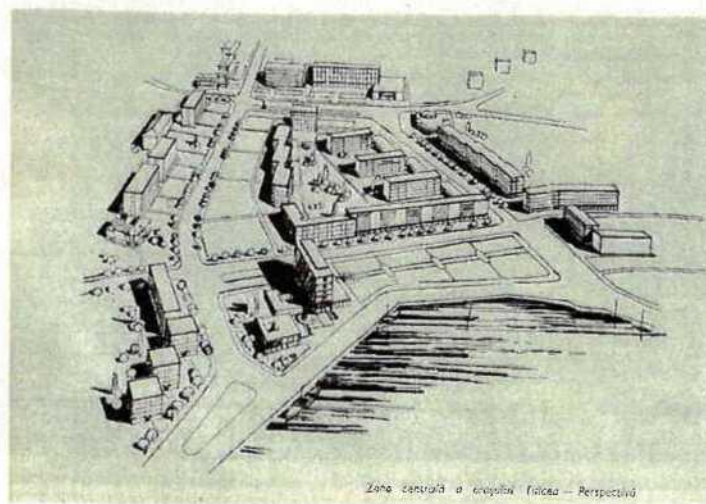
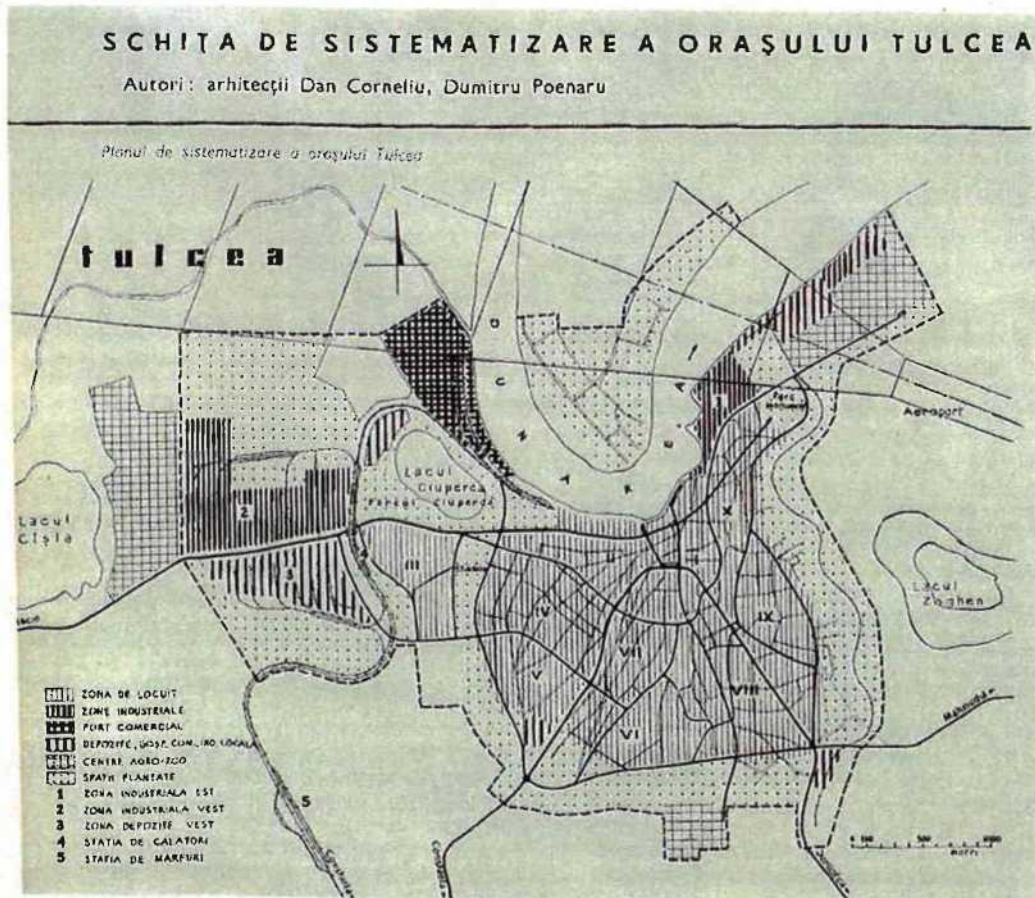
**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II- ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



Architectura magazine No. 6 from 1964 - Systematization DGSAPC - Constanta in Tulcea

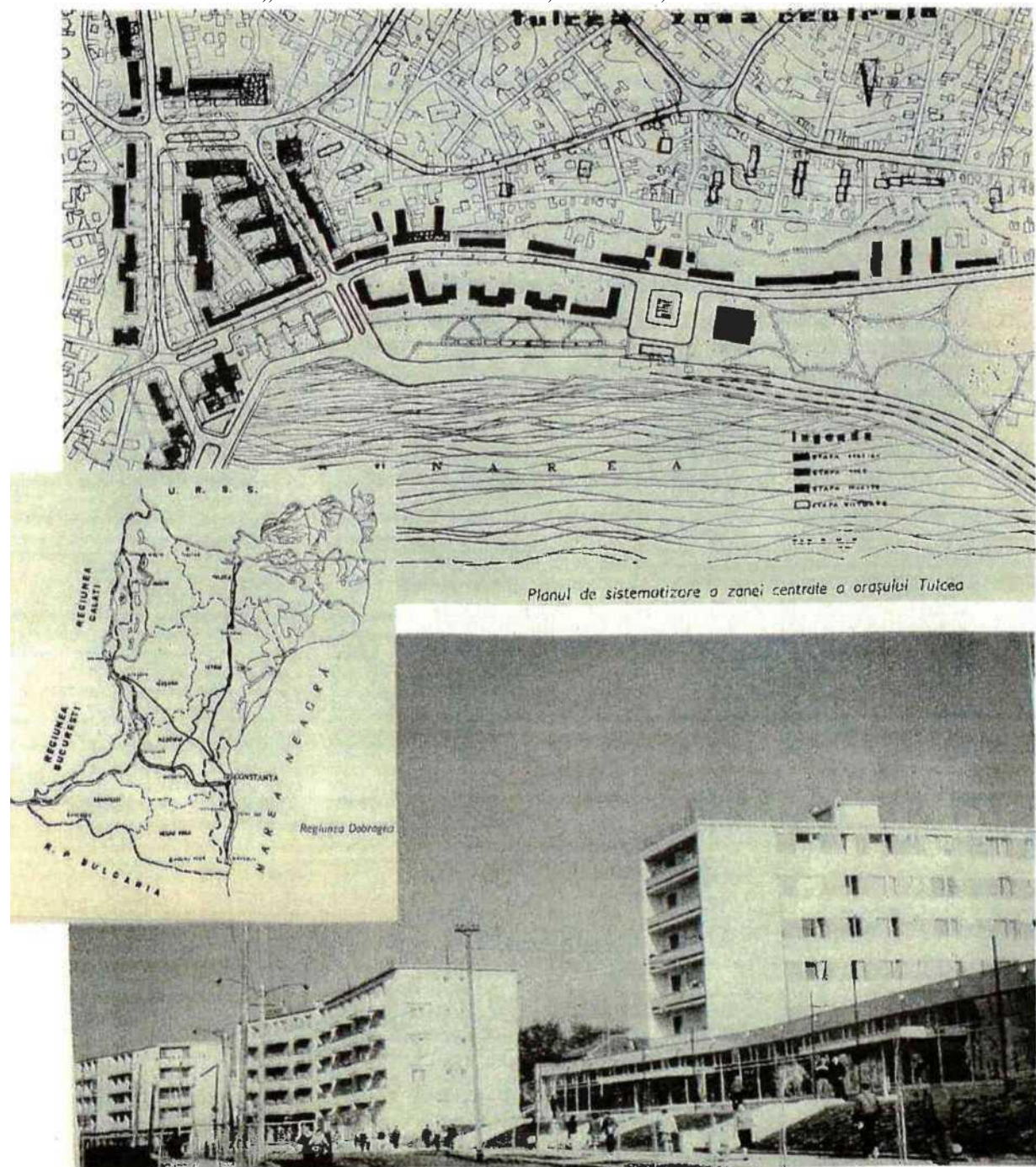


**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II- ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**





**HISTORICAL FOUNDATION STUDY REGARDING THE HISTORICAL, ARCHITECTURAL AND URBAN PLANNING VALUES FOR THE URBAN REGENERATION OF THE AREAS: 1. UNION CULTURE HOUSE AREA, SUMMER GARDEN, PARK OF PERSONALITIES (PHASE I- PUZ; PHASE II- ELABORATION OF FS; PHASE III- OBTAINING THE AUTHORIZATION OF CONSTRUCTION), 2. OLD SQUARE AREA, TULCEA MUNICIPALITY (PHASE I- PUZ); PHASE II - ELABORATION OF FS/DOCUMENTATION FOR APPROVAL OF INTERVENTION WORKS; PHASE III - OBTAINING THE BUILDING AUTHORIZATION), 3. MIRCEA CEL BATRAN AREA, UNIRII STR., TREI FANTANI PARK**



Architectura magazine No. 6 from 1964 - Systematization DGSAPC - Constanta in Tulcea