



HISTORICAL STUDY

ANALYSIS OF THE POSSIBILITIES OF FUNCTIONAL CONVERSION OF THE ANNEXES, THE GREENHOUSE AND THE LANDSCAPE DESIGN OF THE COURTYARD OF THE LIBRECHT - FILIPESCU HOUSE - NOW THE UNIVERSITY HOUSE

(historical monument code LMI B-II-m-A-19107)



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DRAWN DOCUMENTS

The drawn documents were made on cadastral plans and are:

1. Sheet no.1.1 – Historical evolution of the study area;
2. Sheet no.1.2 – Historical evolution of the street layout, land parcel and built-up area comparative analysis 1846-1911;
3. Sheet no. 1.3 - Historical evolution of the street layout, land parcels and the built environment comparative analysis 1911-1974;
4. Sheet no. 1.4 - Historical evolution of the street layout, land parcels and the built environment comparative analysis 1974-2023;
5. Sheet no. 1.5 – Current characteristics of the road layout, land parcel and built fund;
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7. Sheet no. 3. – Valuation of the surveyed building and its components. Recommendations by Intervention.

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**GENERAL
METHODOLOGICAL
NOTE**

CHAPTER I – GENERAL METHODOLOGICAL NOTE

I.1 Description of the objectives and limitations of the study

The purpose of the **Historical study for the analysis of the possibilities of functional conversion of the annexes, the greenhouse and the enhancement of the Librecht - Filipescu House - now the University House (historical monument - LMI B-II-M-A-19107 code)** consists of:

- Analysis of the historical monument and its relationship with the immediate surroundings;
- Analysis of the annexes in the University House Courtyard from a historical and current perspective;
- Analysis of the relationship between the annexes and the main building, classified as a historical monument (the relationship between the elements of the ensemble and the ensemble as a unit that must be preserved);
- Identification of the historical substance of the ensemble in general and of the landscaping in the yard, necessary to be taken into account to preserve the cultural-historical identity;
- Formulating recommendations for intervention at the level of the annexes of the University House, in order to re-functionalize them, with the enhancement of the historical monument. It is essential to identify the role that both the annexes and the landscaping have had within the functioning of the ensemble and how they have contributed over time to ensuring a harmonious relationship with the main building, the University House.

The analyses related to this study aim to protect the heritage values, so that through the proposed interventions, the historical monument Librecht - Filipescu House – now the University House, will be preserved and valorised, and the resulting development will be harmoniously and synergistically integrated into the whole.

The present **Historical study for the analysis of the possibilities of functional conversion of the annexes, the greenhouse and the enhancement of the Librecht - Filipescu House - now the University House (historical monument - LMI B-II-M-A-19107 code)** is completed by the **Landscape Study for the Garden of the University House (Librecht – Filipescu House), Dionisie Lupu str., no. 46, Bucharest**, prepared by Dr. landsc. Alexandru Mexi, certified specialist of the Ministry of Culture, hist. Mihaela Ciornei, landscape architect doctoral student Daniela Guju, landscape architect doctoral student Giovani Luca.

I.2 Description of research method and directions

From a methodological point of view, the study proceeded selectively to capture with priority some aspects generating evolution / modernization of the analyzed territory, avoiding the preparation of a simple chronology of facts, incidents and events. Thus, the following were followed: *information overlaps through the analysis of tangible evidence (morphological structures, functional features, transformations generated by major operations, etc.). It was appreciated that the method of information overlaps generates realistic syntheses leading to the establishment of the most important characteristic features that*

support a logical regulation of occupation and construction of the land concerned by the current study and a realistic vision of protection and enhancement of the heritage of the analysed area.

The structuring and preparation of the study took into account the Annex to the Order of the Minister of Transport, Construction and Tourism no. 562/2003 for the approval of the Technical Regulation "Methodology for the elaboration and framework content of urban planning documentation for protected built areas (PUZ)".

Specifically, various documentary sources relating to the general history of the area under analysis or its problems, identified in volumes, articles and studies, were used for the elaboration of the study. Historical documents, maps and plans from archives, numerous websites were also researched, especially useful for completing iconographic and cartographic information (especially for documents in foreign archives). All these sources are highlighted in the enclosed selective bibliography. In analysing the built heritage values, the following were considered: List of Historic Monuments, published in the "Official Gazette" in 2015, the previous Lists of Historic Monuments from 2010, 2004, the National Archaeological Repertorium (R.A.N.), as well as various other studies previously elaborated. Field research was also carried out, associated with photographic documentation. The cadastre of the area was used to translate all the information thus obtained on a realistic basis.

As a last resort, **interpretations of contextual analyses** were required, and in the case of major gaps, over longer or shorter periods, **reconstitutions by inferences**, starting from certain data, possibly to be associated. Most of these situations have been generated by the continuous and accelerated evolution of the territory, the numerous changes of administrative organisations, etc. Last but not least, the cases of confusions in the sources have forced to give up the use of inconsistent information, accepting clearly highlighted gaps instead of fictions incompatible with research studies of the present type.

The historical background study aimed to generate detailed recommendations and prescriptions that took into account the characteristics and history of the area.

I.3 Documentary, iconographic and cartographic sources

a. Legislation

MLPTL Order no. 562/2003 for the approval of the Technical Regulation "Methodology for the elaboration and framework content of urban planning documents for protected built areas (PUZ)"
H.C.G.M.B. (Decision of the General Council of Bucharest Municipality) no. 279/2000 regarding the approval of the P.U.Z. Protected Built Areas in the Bucharest Municipality:

b. Books, articles, studies

- National Institute of Statistics (2019) *Population by residence in the Bucharest Municipality, at January 1st*, Bucharest: Bucharest Regional Directorate of Statistics;
- Bilciurescu, V. (1945) *Bucharest and the Bucharesters of yesterday and today*, Bucharest: Universul Publishing House;
- Boroneant, V. (1981) „ *The Paleolithic in the Bucharest area*” in *Archaeological Research in Bucharest*, Vol. III, Bucharest: Bucharest History Museum;
- Calota, I. (2017) *Beyond the centre – Housing policies in Bucharest (1910-1944)*, Bucharest: Ozalid Publishing House;
- Florea, V., (2007), *History of Romanian Art*, Litera Publishing House, Bucharest;
- Georgescu, F. (1965) " *Aspects regarding the administrative division and demographic evolution of Bucharest in the years 1831-1848*) in *Bucharest – History and Museography Materials: Bucharest - MIM*, Vol. III, Bucharest: Bucharest City Museum;
- Giurescu, C.C. (1966) *History of Bucharest*, 3rd edition, 2009, Bucharest: Vremea Publishing House;
- Grecu, E., (2012), *The Elena Doamna Asylum and the royal aid given to orphans*, Ars Docendi Publishing House;
- Ionescu, S. (1966), *Architectural styles in modern Bucharest*, Bucharest History and Museography Materials no. IV;
- Ionnescu-Gion, G.I. (1899) *History of Bucharest*, Bucharest: Stabilimentul Grafic I.V. Socecu Publishing House;
- Kogalniceanu, M. (1859) Article *The United Principalities*;
- Lascu, N. (2011) *Bucharest Boulevards Until World War I*, Bucharest: Symmetry Publishing House;
- Marcu, Cantacuzino, Bolomey, Davidescu, Radulescu (1935) " *Excerpt from the Bucharest Systematisation Master Plan*" in *Urbanismul Magazine. Moments of Romanian Urbanism* No. 7/2010, 8/2011, Bucharest: Register of Romanian Urban Planners, Bucharest;
- Margineanu-Carstoiu, M., (1990), *Romantism in architecture*, Meridiane Publishing House, Bucharest;
- Nemteanu, R. (2016), *Study on the historical, architectural and urbanistic value of "University House" in Bucharest*;
- Sfintescu, C. (1919) *Study on the General Systematization Plan of the Capital followed by a draft law on the Establishment, Construction, Development and Systematization of communes*, Bucharest: City Hall, General Technical Directorate;
- Stancioiu, R., (1984), *The residence of the architect L.L. Lipizer in Bucharest*, Museums and Monuments Magazine, no. 1;
- Suditu, B. (2006) *Residential mobility of the population of Bucharest*, PhD Thesis, Bucharest: University of Bucharest, Faculty of Geography;
- Stavinschi, M., (2015), *Bosianu House in the patrimony of the Astronomical Institute of the Romanian Academy*, Studies and communications/diss., vol. VIII;
- Tulbure, I. (2016) *Architecture and urbanism in Romania 1944-1960: constraint and experiment*, Bucharest: Simetria Publishing House.

c. Archive

- ANR-SMB,PMB-Sth Fund, File 135/1902, Authorization given to Grand Marshal Filipescu to construct a building at 48 Dionisie Street;
- File no. 661, Filipescu House, Dionisie Lupu 34 street, Bucharest, folder 17, file 17, Archive of the Historical Monuments Commission;
- Report for classification as historical monument, File no. 661, folder no. 17, file no. 17, DMSI archive, tab 6;
- Report on Project no. 3033 – Ground Floor Development at the Casa Universitarilor Bucharest, P.E. +D.D.E. phase, 1991;
- File no. 1976, Correspondence of the Bucharest University House, 1957-1964,CSCAS-DMI Fund, INP Archive;
- INP Archive, CSCAS-DMI fund, Historical monument file from 1964;
- Correspondence file of the Bucharest University House, 1966-1979, CSCAS-DMI Fund,INP Archive;
- Defining the technical regime of constructions subject to authorization in protected areas and in the protection areas of historical monuments for the purpose of protecting the architectural and urban heritage of the Bucharest Municipality, stage II/2009, Protected Area 34, Pitar Mos, p. 15, v. ANDMB, Technical Fund, file 2/1870;
- Agricultural and Industrial Exhibition from Bucharest, NR Danilescu, Rural Economy, p. 54- 55, SANIC, Filipescu Family Fund, file I /55.

d. Websites

- Legislative portal [online]. Available at: <https://legislatie.just.ro/>;
- List of Historical Monuments 2015 [online]. Available at: <http://www.cultura.ro/lista-monumentelor-istorice>;
- Built protected areas approved by HCGMB no. 279/2000 [online]. Available at: https://www2.pmb.ro/servicii/urbanism/zone_protejate/z_protejate_aprobate.php;
- Google Maps [online]. Available at: <https://www.google.com/maps>;
- Google Earth [online]. Available at: <https://earth.google.com/web/>;
- Europe in the XIX Century [online]. Available at: <https://maps.arcnum.com/en/>;
- Limes Transalutanus. Research project [online]. Available at: <http://www.limes-transalutanus.ro/materiale.html>;
- Carouri Bucuresti [online]. Available at: <https://cadastral.github.io/>;
- National Archaeological Repertory [online]. Available at: <http://ran.cimec.ro/>;
- Former Bucharest – Orthophotographs [online]. Available at: <https://fostulbucuresti.github.io/#15.00/44.42680/26.08720/0!p1!p2>;

- <https://bucurestiivechisinoi.ro/2018/07/cladirileromanieicentenare-casa-universitarilor- spatiu-de-lucru-pentru-ministri-si-platou-de-filmare-pentru-programele-de-revelion/>;
- University House survey: <https://relevec.uauim.ro/m552/>;
- Damage after the 1977 earthquake visible on the facade:
<https://www.muzeuldefotografie.ro/2010/04/seismul-din-1977-intr-o-lumina-noua/>;
- <https://www.sothebysrealty.ro/wp/?tag=casa-librecht-filipescu>;
- <https://bucurestiivechisinoi.ro/2020/09/atunci-si-acum-casa-universitarilor/>;
- <https://psc.ro/stiri-psc/fame-de-istorie-casa-universitarilor>;
- <https://bookhub.ro/arhitectul-luigi-lipizer/>;
- <https://arhitectura-1906.ro/2017/07/restaurarea-peisagistica-a-gradinii-istorice-liebrecht-filipescu/>;
- [https://www.descopera.ro/maratoanele-descopera/case-de-poveste/17584990-casa-universitarilor-locuinta-ridicata-de-primul-mare-corupt-al-romaniei-cezar-librecht-in-ea- a-locuit-si-amanta-lui-cuza-mai-tarziu-flori-din-gradina-acestei-case-erau-trimise- frecvent-reginei-maria](https://www.descopera.ro/maratoanele-descopera/case-de-poveste/17584990-casa-universitarilor-locuinta-ridicata-de-primul-mare-corupt-al-romaniei-cezar-librecht-in-ea- a-locuit-si-amanta-lui-cuza-mai-tarziu-flori-din-gradina-acestei-case-erau-trimise- frecvent-reginei-maria;);
- <https://arhivadearhitectura.ro/arhitecti/luigi-lipizer/>.

e. Maps, historical plans

- **Old plans of Bucharest made by Major Rudolf Arthur Borroczyn – 1846, 1852** – „The plan of erected Bucharest, published by order of His Excellency the Lord Barbu Dimitrie Stirbeiu V.V. by Major Baron Rudolf Arthur Borroczyn”. During the reign of Prince Gheorghe Bibescu and Barbu Stirbey, the first detailed cadastral plans of the Capital were made. The Bucharest City Hall commissioned the completion of this project to the former Russian major of Austrian origin, Rudolf Arthur Borroczyn. Thus, the cadastral plan in 100 large plans was made between 1844-1846. This plan, which took the name of the developer, is particularly valuable, because it presents the situation of the city of Bucharest before the Great Fire of May 1847;
- **The Plan of Bucharest, made by Major Dimitrie Papazoglu – 1871** – the plan of Bucharest, whose “editor and compiler” is Dimitrie Papazoglu, dedicated to the Tsar of Russia, Alexander II Nicolaevici “Bucharest, the capital of Romania, dedicated to His Majesty the Emperor of All the Russias Alexandru Nicolaevitz, 1871, Major. D. Pappasoglu editor and compiler, f.sc”;
- **Cadastral plans of Bucharest Municipality – 1895-1899** – were executed by the Military Topographical Directorate. These were made based on topographic surveys that took place between 1895-1899, being materialized at a scale of 1:500;
- **Bucharest Cadastral Plan** – made at a scale of 1:1,000 and Bucharest City Plan – official edition, scale 1:5,000, also in 1911;

- **The Construction Master Plans – 1916-1959** – were produced according to a new conformal conic projection, Lambert-Cholesky and a new nomenclature. It was the first cartographic product that treated the whole of Romania in a unified manner, based on the previous Romanian, Austrian and Russian projections. The maps initially produced in the period 1916-1917, at a scale of 1:20,000, were transposed into the Gauss-Kruger projection, newly introduced to connect the maps with those in the Soviet space. These had a public, non-secret character;
- **Bucharest Orthophotoplan– 1927;**
- **Plan of the central area of the Bucharest Municipality “Bucharest Historical Center – periods of construction of buildings - Analysis”– 1974;**
- **Bucharest Cadastral Plan – 1991** – made at a scale of 1:2,000 and 1:500;
- **Cadastral update from the OCPI database (eterra) at the level of the year 2023.**

I.4 Presentation of the research team by speciality

The historical study to analyze the possibilities of functional conversion of the annexes, the greenhouse and the enhancement of the courtyard of the Librecht – Filipescu House, now University House (historical monument LMI B-II-m-A-19107 code) was coordinated by the urban project manager **Laura-Elena Tucan** and the architectural coordinator, architect **George-Bogdan Teodorescu**.

Laura-Elena Tucan is an urban planner, Member of RUR, specialist certified by the Ministry of Culture, with specialisation D - specialised project manager, in field 2 - historical urbanism, according to the Certificate of Attestation no. 736 S / 25.02.2022.

George-Bogdan Teodorescu is an architect, OAR Member, specialist certified by the Ministry of Culture, with specialisation A - elaboration of studies, research and inventory of historical monuments, B - verification, G - monitoring the behaviour over time and monitoring of historical monuments, in the fields of 1 - restoration of architecture and 3 - studies, research and inventory of historical monuments, according to Certificate of Attestation no. 694 S / 26.02.2021, respectively specialisation D - specialised project manager: restoration of architecture, in the field 1 - restoration of architecture, according to Certificate of Attestation no. 514 S/18.10.2012.

The research team was composed of architectural specialists: **Raluca Baloiu** and urban planning specialists: **Minerva Cioiu**, **Tania Dobre**, **Antonia Panaitescu** and **Elena-Cristina Pelmus**. Due to the interdisciplinary team composition, the study followed both the analysis of the historical substance from the overall perspective, of the urban context in which the monumental is placed, and from the perspective of detail, at the level of the architectural object.

I.5 I.1 Critical analysis of the general bibliography

For the structured and complex development of the information base, based on a logical system of arguments, a critical attitude towards written, archival (documents) and literary (technical-scientific, press, etc.) sources was adopted. It is believed that this approach to historical research has increased the informational value of the historical background study and at the same time increased the degree of objectivisation.

Due to the need to justify and substantiate the phenomena with responsibility, an interdisciplinary bibliography was considered as a basis, in which the information was negotiated through integrated objectivisation.

However, it is worth mentioning the inconsistencies encountered in the existing bibliography with regard to certain historical dates that correspond to historical events determining the evolution of the territory of the Bucharest Municipality and the study area. It should also be mentioned that some gaps in the bibliography have led to reconstructions through inferences of the logical sequence of events, but these cases were very rare.

Also, the different scales of the historical maps, the different degree of detail, the different mapping methods, the different draftsmen and other such factors led to difficulties in comparing the plans and in identifying the exact formula for the evolution of the study area.

I.6 Presentation of previous studies on which the research is based

In addition to the previously mentioned documents, the research is based on **P.U.Z. Protected Built Areas**¹ approved on the territory of the Bucharest Municipality by HCGMB no. 279/2000. The University House, formerly Librecht-Filipescu, falls within the **Protected Area no. 21 „Jean-Louis Calderon – Polona”**. In the southern part of the study area can also be identified the **Protected Area no. 17 „Rosetti”**, which will be presented below. The two protected areas are not singular: the entire major study area², between Dacia Boulevard, G-ral. Gh. Magheru Boulevard and CA Rosetti Street, is included within the limits of the built protected areas. This fact

¹ **Protected built areas** – areas within the administrative territory of cities and communes where the buildings, natural setting and human activities present (historical) qualities whose protection is of public interest. These areas are defined and delimited by historical, architectural, urban, landscape studies, etc. and by urban plans of the protected built areas, integrating them. They are established by decisions of the Local Councils and are protected by their action and that of the other legal protectors. (MLPTL Order no. 562/2003 for the approval of the Technical Regulation “Methodology for the elaboration and the framework content of urban planning documentation for protected built areas (PUZ)”, Art. 17 [online]. Available at <https://legislatie.just.ro/Public/DetaliiDocumentAfis/90600>(Accessed: 28.06.2023)

² Definition within *Chapter II.1.d. Morpho-typological evolution of the studied territory (street layout, parcel layout, built-up fund)*

supports the urban and historical character of the area, but also the importance of the buildings as separate entities, bearers of individual history and cultural and aesthetic value.

a. a. Protected area no. 21 „Jean-Louis Calderon – Polona” (subarea Cp1b, Cp1c)

I Boulevard (to the south) and which along its length presents intermediate points such as Gh. Cantacuzino Square, the Icoanei Garden, the Anglican Church, the University House or the Batiste Church. The area is **delimited** by the two boulevards (Dacia and Carol I) and includes Intrarea Polona and portions of Tudor Arghezi, Dianeii, Dr. E. Bacaloglu, Pictor Arthur Verona, AD Xenopol streets.

It is **differentiated** by its central character, the sinuosity of the route, which is bordered by buildings and spaces characteristic of the diffuse historical structure. The route connects a series of buildings with a monumental character.

In terms of **historical evolution**, the axis is part of the pre-modern street grid, which underwent major urban planning operations at the end of the 19th century: route rectification (minimal modifications), densification and gradual and inhomogeneous replacement of the built fund.

Thus, the main **aggressions** on the structure are the lack of maintenance and equipment of the public space, respectively discontinuities in the architectural quality of the fronts or the lack of correlation with the neighboring structure.

The **value** of the area is given by its character as a traditional structuring axis at the local level for the diffuse historical structure. From here comes the **maximum degree of protection** of the area, through which the architectural-urban, historical and natural environmental values are protected in their entirety: the street network, the built fund, the urban character and value; interventions that preserve and enhance the existing values are allowed.

Allowed **interventions** are:

- preservation of valuable buildings and existing established spaces;
- restructuring of some portions to enhance continuity along the route;
taking over height differences through connection formulas and prohibiting breaks in scale or gauge.

From the point of view of **functional use**, the following are **allowed**:

- at ground floor level: commerce, public catering, hotels, culture or any other functions intended for the public;
- at levels above ground floor: housing
- those original uses of the buildings which meet current requirements remain unchanged or a return to them is allowed.

In terms of **functional use**, they are **admitted with conditions**:

- the functional conversion of monument buildings must comply with the following conditions
 - (1) function not to inconvenience neighbours;
 - (2) the function does not entail any modification of the external architecture or of the character/values of the interior;
 - (3) it must not affect the existing vegetation (front yards and trees)
 - (4) it must not involve the provision of additional car parking spaces within the plot; or in the public domain;
- for new constructions and in the case of the conversion of functions in current buildings that are not proposed to be declared architectural monuments, public functions and functions of general interest that allow public access to the ground floor of buildings having predominantly commercial and service-oriented (shops, restaurants, agencies, banks and bank offices, hotels, various offices, collective and personal services, *entertainment*, manufacturing workshops) provided that a minimum of 30% of the upper levels are occupied by residential units.

From a **functional** use point of view, **are prohibited**:

- activities that may cause degradation of protected buildings or are incompatible with the status of a protected area;
- polluting productive activities, with technological risk or inconvenience due to the traffic generated;
- temporary constructions of any nature - including kiosks and advertising boards, of any size and regardless of their method of installation;
- wholesale storage;
- storing large quantities of flammable or toxic substances for sale;
- activities that use land visible from public circulations or public institutions for storage and production;
- storage of reusable materials;
- urban waste pre-collection platforms;
- parking and garage of vehicles in multi-storey buildings;
- earthworks likely to affect the landscaping of public spaces and buildings from adjacent plots;
- any earthworks that may cause water to leak onto neighboring plots or that prevent the evacuation and collection of rainwater.

Location of buildings:

a. characteristics of the plots:

- the current dimensions and shapes of the plots are maintained unchanged

b. location with respect to the alignment:

- in the case of architectural monuments, the current situation is maintained unchanged;
- the buildings will be aligned with the street with the exceptions presented in the attached plan;

- at intersections between streets, the alignment will be connected by a line perpendicular to the bisector of the angle between the streets, having a length of at least 12.00 meters on category I and II streets and 6.00 meters on category III streets;
- the buildings will be arranged in a closed, grouped or isolated manner according to the specifications in the attached plan.

c. lateral and rear alignment:

- if on one of the lateral boundaries of the plot there is the receding of a neighboring construction, the new building will adjoin this receding for a maximum length of 15.00 meters from the alignment and from the opposite boundary of the plot it will be receded at a distance equal to half the height at the cornice, but not less than 3.00 meters;
- if the plot borders buildings receded from the lateral limits of the plot, the new building will be receded from both lateral limits of the plot at a distance equal to half the height, but not less than 3.00 meters;
- the buildings will recede from the rear limit at a distance of at least half the height of the building measured at the cornice but not less than 5.00 meters; if there is a eave of a neighboring building on the rear limit of the plot, the new building will adjoin this blind wall.

d. location of buildings on the same plot

- buildings shall be spaced at distances equal to half the cornice height of the building;
- the distance can be reduced to 1/4 of the height only if the facades have eave or windows that do not provide lighting for rooms either for living or for other activities that require natural light;

Buildings equipment:

a. circulation and accesses

- the plot is buildable only if it has a road access of at least 3.00 meters from a public circulation directly or through a legal right of way obtained through one of the neighboring properties;
- in all cases, it is mandatory to ensure access to public spaces for disabled people or people with mobility difficulties.

b. parking of vehicles

- parking of vehicles is allowed only inside the plot, therefore outside public traffic;
- if there is not enough space to provide the required parking spaces, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces will be demonstrated by presenting the legal forms; these parking lots will be located at a maximum distance of 150 meters.

c. utility equipment conditions

- all constructions will be connected to public municipal networks;

- it is recommended for buildings located on the alignment that the connection of downpipes to the storm sewer be made under the sidewalks to avoid ice formation;
- the rapid evacuation and capture of rainwater in the sewer network will be specially ensured;
- all new electricity and telecommunications connections will be made underground;
- it is prohibited to place satellite TV antennas in places visible from public circulation and it is recommended to avoid the visible placement of TV cables;
- it is prohibited to place connection niches for electricity, telecommunications and gas on the main facades of buildings;
- it is prohibited to install air conditioners on the facades facing the street, or on the side ones if they open onto courtyards.

d. open and planted spaces:

- open spaces visible from public circulation will be treated as facade gardens;
- unbuilt and unoccupied spaces for accesses and guard paths will be grassed and planted with one tree every 100 square metres;
- it is recommended that for the improvement of the microclimate and for the protection of the building to avoid waterproofing of the land beyond the minimum necessary for access;
- consideration will be given to subordinating any elements of urban furniture to the character of the buildings and conditioning their construction with the same specialized approvals as the constructions.

e. enclosures – the existing character of the enclosures shall be maintained as follows:

- priority will be given to the preservation of existing fences; in case their restoration is absolutely necessary, they will follow the same approval regime as interventions on buildings.
- fences facing the street will be transparent, will have a maximum height of 2.00 meters if they are in accordance with the old regulations; the fences will have an opaque base of approximately 0.60 m., the upper part being transparent made of wrought iron or metal mesh and will be doubled by a hedge; on the side and rear boundaries the fences will be opaque and will have a minimum height of 2.00 meters.

Building compliance:

a. permitted heights

- maximum 16 m, minimum 13 m;
- above the permitted height, the construction of a single level (3 m) receded 1.50 m from the vertical plane of the facade is accepted. The height of new constructions will not exceed, at the same time, the height of the existing neighboring buildings by more than 3 m. The construction of an architectural element that can exceed the maximum vertical height (16.00 m) by 3.00 m is allowed, spread over no more than one third of the length of the facade.
- in the case of corner buildings, the permitted height for the boulevard can be continued on the secondary street for a maximum length of 15 m, after which it is connected to the height corresponding to the respective street.

- when a new building is attached to a blind wall of an existing roofed structure, it is recommended to take over the roof slope, but without exceeding the ridge of the existing roof.

b. external appearance:

- any intervention on architectural monuments declared or proposed to be declared, will be possible only under the conditions of the law. By restoring existing buildings (including through structural consolidation measures), the original architecture of the facades will be preserved or returned to (if applicable).
- the architecture of the new buildings will respect the general architectural character of the boulevard, it fits, above all, within the scale defined by the existing buildings;
- large glazed surfaces (curtain wall), imitations of materials or improper use of materials (ceramic veneers or shiny metal surfaces), the use of strident colors are prohibited.

Land occupancy and use:

a. maximum land occupation percentage (POT):

- maximum allowed: 65%. The remaining free area must be at least 30 sq m.

b. land use coefficient (CUT)

- maximum allowed: 3.25.

c. *non-aedificandi* areas

- non-buildable areas for public spaces, according to the attached plan.

d. other easements

- - easements height (*non altius tollendi*) will be introduced in the vicinity of historical vertical accents (church spires, domes of public buildings). Criteria for the use of materials, fences, colors, types of paving, plant essences, etc., must also be introduced.

Public spaces:

a. route

- the current route is maintained.

b. transverse profile

- the current profile is rectified (carriageway width = 7.00m, sidewalk width = 3.00m) according to the attached plan.

c. equipment and enhancement

- there are no stylistic conditions, but consideration will be given to subordinating any elements of urban furniture to the character of the buildings and conditioning their implementation to the same specialized approvals as the constructions.

d. **plantation**

- interventions on the existing squares (University House, Icoanei Garden) will be subordinated to the character of the area and will be subject to the same specialised approvals as the constructions;
- the interventions will preserve the current character of the vegetation (species, density, height, etc.)
- the inner courtyards accessible to the public will be treated with decorative plantings including on the facades;

Conditions for approval:

- in order to authorize new buildings and interventions on existing buildings, insertion studies, photomontages or models are required.
- under the conditions of compliance with this regulation:
 - the Urban Planning Certificate is issued without the prior approval of the Ministry of Culture;
 - for the phase of the Construction Authorization Project, the approval of the Ministry of Culture is required;
- in the case of a proposal different from this regulation:
 - the Urban Planning Certificate is issued only based on the approval of a PUZ having the approvals of the Ministry of Public Works and Territorial Development and the Ministry of Culture;
 - for the phase of the Construction Authorization Project, the approval of the Ministry of Culture is required;
- for interventions in public space (urban furniture, pavements, vegetation, etc.), not included in this regulation, projects will be drawn up that will be approved according to the law, including through the approval of the Ministry of Public Works and Territorial Development and the Ministry of Culture at the Urbanism Certificate phase and of the Ministry of Culture at the Construction Authorization Project phase.

b. **Protected area no. 17 „C.A. Rosetti – Maria Rosetti – Popa Petre” (Cp1b, Cp1c)**

Similar to Area no. 21, the "Rosetti" Protected Area is an east-west axis linking two arteries of the major road network of Bucharest. Protected area no. 17 is **delimited** by Magheru Blvd., to the east, and Calea Mosilor (new segment), to the west, including the streets adjacent to Scoalei Street and portions of Logofat L. Stroici Streets.

It is also delimited by buildings and spaces characteristic of the diffuse historical structure, but it is **differentiated** by the continuity of the route, a wider transverse profile, the rhythm given by the presence of adjacent public spaces and public functions, but also by the closed regime conferred by the building fronts with a height greater than the average of the neighborhoods.

In terms of **historical evolution**, the axis is part of the pre-modern street grid, which underwent major urban planning operations at the end of the 19th century: route rectification (minimal modifications), densification and gradual and inhomogeneous replacement of the built fund.

Thus, the main **aggressions** on the structure are the lack of maintenance and equipment of the public space, respectively discontinuities in the architectural quality of the fronts or the lack of correlation with the neighboring structure.

The **value** of the area is given by its character as a traditional structuring axis at local level for the diffuse historical structure. From this two types of **protection degrees** arise:

- **maximal** on the segment of CA Rosetti – Maria Rosetti; the architectural-urban, historical and natural environmental values are protected in their entirety: the street network, the built fund, the character and urban value; interventions that preserve and enhance existing values are allowed;
- **high** on the Popa Petre segment; the architectural-urban, historical and natural environmental values that have a high weight are protected: the street network and the character. Interventions that preserve the street network and strengthen the existing character by improving the built fund and the urban value are allowed.

Allowed **interventions** are:

- preservation of valuable buildings and existing established spaces;
- restructuring some sections to increase continuity along the entire route;
- taking into account height differences by means of linking formulae and prohibiting scale or gauge breaks;
- emphasising the "squares" and inflections (Rosetti / Popa Petre);
- marking monuments, churches, public spaces;
- respect of plot irregularities (front width, orientation);
- combining the closed and coupled fronts (Popa Petre str.);
- alignment "imposed" on Rosetti, "contextual" in the neighbouring layout;
- rectification of the street route according to the attached plan.

In terms of **functional use**, are **admitted**:

- on the ground floor: commerce, catering, hotels, culture or any other functions
- for the public;
- at levels above ground floor: housing;
- those original uses of the buildings which meet current requirements remain unchanged
 - or a return to them is allowed.

In terms of **functional use**, are **admitted with conditions**:

- the functional conversion of monument buildings must comply with the following conditions:
 - (1) function not to inconvenience neighbours;
 - (2) the function does not involve any modification of the exterior architecture or character / valuable interior features;
 - (3) it must not affect the existing vegetation (front yards and trees);
 - (4) it must not involve the provision of additional car parking spaces within the plot or on the public domain;

- for new constructions and in the case of the conversion of functions in current buildings that are not proposed to be declared architectural monuments, public functions and functions of general interest that allow public access to the ground floor of buildings having predominantly commercial and service-oriented (shops, restaurants, agencies, banks and bank offices, hotels, various offices, collective and personal services, *entertainment*, manufacturing workshops) provided that a minimum of 30% of the upper levels are occupied by residential units.

In terms of **functional use**, are **prohibited**:

- activities that may cause degradation of protected buildings or are incompatible with the status of a protected area;
- polluting productive activities, with technological risk or inconvenience due to the traffic generated;
- temporary constructions of any nature - including kiosks and advertising boards, of any size and regardless of their method of installation;
- wholesale storage;
- storing large quantities of flammable or toxic substances for sale;
- activities that use land visible from public circulations or public institutions for storage and production;
- storage of reusable materials;
- urban waste pre-collection platforms;
- parking and garage of vehicles in multi-storey buildings;
- earthworks likely to affect the landscaping of public spaces and buildings from adjacent plots;
- any earthworks that may cause water to leak onto neighboring plots or that prevent the evacuation and collection of rainwater.

Location of buildings:

a. characteristics of the plots

- the plots on which are situated buildings or groups of buildings declared or proposed to be declared architectural monuments remain unchanged;
- the current dimensions and shapes of the plots remain unchanged except for those under 150 square metres and those with street frontage under 8.00 m which, in order to become buildable, may be merged with one of the adjacent plots (in which case the volume towards the street must mark the previous boundaries of the plot).

b. location with respect to the alignment

- in the case of architectural monuments, the current situation is maintained unchanged;
- the buildings will be aligned to the street with the exceptions shown in the attached plan; on Popa Petre Street the receded portions are at a distance of 6 m from the pavement;
- at intersections between streets, the alignment will be connected by a line perpendicular to the bisector of the angle between the streets, having a length of at least 12.00 metres on category I and II streets and 6.00 metres on category III streets;

- the buildings will be arranged in closed or grouped layout as specified in the attached plan.

c. lateral and rear alignment:

- if on one of the lateral limits of the plot there is the receding of a neighboring construction, the new building will adjoin this receding for a maximum length of 15.00 meters from the alignment and from the opposite boundary of the plot it will be receded at a distance equal to half the height at the cornice, but not less than 3.00 meters;
- if the plot borders buildings receded from the lateral limits of the plot, the new building will be receded from both lateral limits of the plot at a distance equal to half the height, but not less than 3.00 meters;
- the buildings will retreat from the rear limit at a distance of at least half the height of the building measured at the cornice but not less than 5.00 meters; if there is a eave of a neighboring building on the rear limit of the plot, the new building will adjoin this blind wall.

d. location of buildings on the same plot

- the buildings will respect distances between them equal to half the height at the cornice of the tallest of them;
- the distance can be reduced to 1/4 of the height only if the facades have eave or windows that do not provide lighting for rooms either for living or for other activities that require natural light;

Buildings equipment:

a. circulation and accesses

- the plot is buildable only if it has a road access of at least 3.00 meters from a public circulation directly or through a legal right of way obtained through one of the neighboring properties;
- in all cases, it is mandatory to ensure access to public spaces for disabled people or people with mobility difficulties.

b. parking of vehicles

- parking of vehicles is allowed only inside the plot, therefore outside public traffic; public;
- if there is not enough space to provide the required parking spaces, the arrangement of a private or cooperative parking lot or the concession of the necessary spaces will be demonstrated by presenting the legal forms; these parking lots will be located at a maximum distance of 150 meters.

c. utility equipment conditions

- all constructions will be connected to public municipal networks;
- it is recommended for buildings located on the alignment that the connection of downpipes to the storm sewer be made under the sidewalks to avoid ice formation;

- the rapid evacuation and capture of rainwater in the sewer network will be specially ensured;
- all new electricity and telecommunications connections will be made underground;
- it is prohibited to place satellite TV antennas in places visible from public circulation and it is recommended to avoid the visible placement of TV cables;
- it is prohibited to place connection niches for electricity, telecommunications and gas on the main facades of buildings;
- it is prohibited to install air conditioners on the facades facing the street, or on the side ones if they open onto courtyards.

d. open and planted spaces:

- open spaces visible from public circulation will be treated as facade gardens;
- unbuilt and unoccupied spaces for accesses and guard paths will be grassed and planted with one tree every 100 square metres;
 - it is recommended that for the improvement of the microclimate and for the protection of the building to avoid waterproofing of the land beyond the minimum necessary for access;
- consideration will be given to subordinating any elements of urban furniture to the character of the buildings and conditioning their construction with the same specialized approvals as the constructions.

e. enclosures – the existing character of the enclosures will be maintained as follows:

- priority will be given to the preservation of existing fences; in case their restoration is absolutely necessary, they will follow the same approval regime as interventions on buildings.
- fences facing the street will be transparent, will have a maximum height of 2.00 meters if they are in accordance with the old regulations; the fences will have an opaque base of approximately 0.60 m., the upper part being transparent made of wrought iron or metal mesh and will be doubled by a hedge; on the side and rear boundaries the fences will be opaque and will have a minimum height of 2.00 meters.

Building compliance:

a. permitted heights

- maximum 16 m, minimum 13 m;
- in the case of buildings located in the fronts of the squares and at the Rosetti - Popa Petre inflection, the maximum height is 19 m;
- above the permitted height, the construction of a single level (3 m) receded 1.50 m from the vertical plane of the facade is accepted. The height of new constructions will not exceed, at the same time, the height of the existing neighboring buildings by more than 3 m. The construction of an architectural element that can exceed the maximum vertical height (16.00 m) by 3.00 m is allowed, spread over no more than one third of the length of the facade.
- in the case of corner buildings, the permitted height for the boulevard can be continued on the secondary street for a maximum length of 15 m, after which it is connected to the height corresponding to the respective street.

- when a new building is attached to a blind wall of an existing roofed structure, it is recommended to take over the roof slope, but without exceeding the ridge of the existing roof.

b. external appearance:

- any intervention on architectural monuments declared or proposed to be declared, will be possible only under the conditions of the law. By restoring existing buildings (including through structural consolidation measures), the original architecture of the facades will be preserved or returned to (if applicable).
 - the architecture of the new buildings will respect the general architectural character of the boulevard, fitting, above all, into the scale defined by the existing buildings;
- large glazed surfaces (curtain wall), imitations of materials or improper use of materials (ceramic veneers or shiny metal surfaces), the use of strident colors are prohibited.

Land occupancy and use:

a. maximum land occupation percentage (POT):

- maximum allowed: 65%. The remaining free area must be at least 30 sq m.

b. land use coefficient (CUT)

- maximum allowed: 3.25, except for the plots in the fronts of the squares and at the Rosetti inflection – Popa Petre where the value 4 is allowed.

c. *non-aedificandi* areas

- non-buildable areas for public spaces, according to the attached plan.

d. other easements

- easements height (*non altius tollendi*) will be introduced in the vicinity of historical vertical accents (church spires, domes of public buildings). Criteria for the use of materials, fences, colors, types of paving, plant essences, etc., must also be introduced.

Public spaces:

a. route

- the current route is rectified, according to the attached plan.

b. transverse profile

- the current profile is rectified (carriageway width = 14.00 m, sidewalk width = 3.00 m) according to the attached plan.

c. equipment and enhancement

- there are no stylistic conditions, but consideration will be given to subordinating any elements of urban furniture to the character of the buildings and conditioning their implementation to the same specialized approvals as the constructions.

d. plantation

- interventions on the existing squares (Tudor Arghezi, Jean-Louis Calderon, IL Caragiale, Vasile Lascar, Logofat Stroici) will be subordinated to the character of the area and will be subject to the same specialized approvals as the constructions;
- the interventions will preserve the current character of the vegetation (species, density, height, etc.)
- the inner courtyards accessible to the public will be treated with decorative plantings including on the facades;

Conditions for approval:

- in order to authorize new buildings and interventions on existing buildings, insertion studies, photomontages or models are required.
- under the conditions of compliance with this regulation:
 - the Urban Planning Certificate is issued without the prior approval of the Ministry of Culture;
 - for the phase of the Construction Authorization Project, the approval of the Ministry of Culture is required;
- in the case of a proposal different from this regulation:
 - the Urban Planning Certificate is issued only based on the approval of a PUZ having the approvals of the Ministry of Public Works and Territorial Development and the Ministry of Culture;
 - for the phase of the Construction Authorization Project, the approval of the Ministry of Culture is required;
- for interventions in public space (urban furniture, pavements, vegetation, etc.), not included in this regulation, projects will be drawn up that will be approved according to the law, including through the approval of the Ministry of Public Works and Territorial Development and the Ministry of Culture at the Urbanism Certificate phase and of the Ministry of Culture at the Construction Authorization Project phase.

|02

**ANALYSIS OF THE EVOLUTION
AND CHARACTERISTICS
OF THE STUDYED TERRITORY**

CHAPTER II – ANALYSIS OF THE EVOLUTION AND CHARACTERISTICS OF THE STUDIED TERRITORY

II.1 Analysis of the evolution of the studied territory

The development of the territory of the Bucharest Municipality has been conditioned, over time and up to the present, by spatial-configurative and historical consequences. In this context, will be presented in a structured, synthetic and as objective as possible, geographical, administrative, socio-demographic, economic or morpho-typological aspects of the territory, from a historical, evolutionary perspective, in order to identify the characteristics and specific or identity elements of the studied area, by constant reference to the specific evolutionary elements of the Capital.

a. History of the studied territory in relation to the locality in which it is situated

The current territory of Bucharest is an area inhabited for about 150,000 years, according to archaeological sources. The area between the Ialomita and the Danube rivers is favourable to life, due to the relief and the natural resources available, and is populated with evidence of human settlements, especially along the waterways. Archaeological investigations show that the banks of the Dambovită and Colentina rivers are abundant in material evidence of ancient settlements, the most distant dating back to the Paleolithic, on the banks of the Colentina River: Ziduri între Vii Street (Colentina area), Bucureştii-Noi, Herastrău.³

More recent discoveries, from the Neolithic (6000-1800 BC), attest to the presence of three civilisations: Dudeşti (south-east of the city), Bolintineanu (east of the city) and Boian (north-west, south and east of the city). In the areas of Vidra, Glină, Strauleşti, the presence of the Gumelnita civilization was also identified, dated to the period 2500-1800 BC.⁴

Traces of other civilisations and settlements have also been discovered for more recent periods all over the current area of the Bucharest Municipality: the Glină III and Tei-Bucureşti (Tei Lake and Bucureştii-Noi) civilisations, representative of the Bronze Age (1800 B.C.-800 B.C.), respectively the settlements of Bordei - Herastrău, Dămăroaia, Pipera, Colentina, Tei Lake, Fundeni, Ciurel, Radu Voda, Bucur's Church, Dealul Pişcului, Popeşti-Leordeni, representative of the Iron Age (800 BC – 1st century AD), composed of the *Hallstatt* and *La Tène* periods.⁵

The origin of Bucharest as an urban space is open to several hypotheses. Ionescu-Gion mentions that the settlement was founded by the landowner Bucur, a shepherd who owned vast estates in

³ Boroneanţ, V. (1981) "The Paleolithic in the Bucharest perimeter" in *Archaeological Research in Bucharest*, Vol. III, Bucharest: History Museum of Bucharest, p. 8

⁴ Giurescu, C.C. (1966) *History of Bucharest*, 3rd Ed., 2009, Bucharest: Vremea Publishing House, p. 64

⁵ Giurescu, *op. cit.*, pp. 65-66

around the banks of the Dambovită River, in the area where the Dambovită Fortress was once located.⁶ Another hypothesis, circulated during the 16th century, associates Negru Vodă with the founding of Bucharest, who would have built a series of fortifications in the area.⁷

The first clear documentary attestation of the Bucharest Municipality dates back to the Middle Ages, on 20 September 1459, through the Hrisovul that Vlad Tepes granted to Andrei, Iova and Drag, in order to strengthen the right to property and to offer deductions of dues for some inhabitants.

The reign of Vlad Tepes (Vlad the Impaler) also marks the establishment of the princely residence in the *Bucharest Citadel*, where he would spend four of his six years of reign, a fact that played a decisive role in the subsequent evolution of the city. It is noteworthy that the 15th century represents for Bucharest (mentioned in documents as the *Bucharest Citadel*) significant socio-economic development, as well as the doubling of the city's surface area.

Mihai Viteazul (Michael the Brave) became ruler of Romania in 1593. A year after his enthronement the anti-Ottoman struggle began, and in 1595 the capital was conquered by the Turks. The effect of the conquest was to strengthen the city and convert churches into mosques. In October 1595, when the Turks withdrew from Bucharest, the city was sacked and burned.

The new ruler, Radu Serban, who moved the seat of the citadel to Targoviste, had an important contribution to the development of Bucharest through notable interventions such as: the construction of the Serban-Vodă bridge and the development of the *Serban-Vodă pond*, today's Carol Park. During the reign of Matei Basarab, Bucharest enjoys prosperity, the Princely Court is rebuilt, the Tarnov Monastery and the Catholic Church in Bucharest are built.

The period between 1655 and 1658 is a period of gloom for Bucharest due to two significant events: the revolt of the Seimeni and the Doroban rebellion in 1655 and the devastating fire of 1658. With the reign of Gheorghe Ghica in the Romanian Country (1659- 1660), Bucharest became the capital of the country, being rehabilitated and modernised.

The Phanariot period in the 18th century (1711-1821) is defined by a strong oriental influence, reflected in everyday life: clothes, protocol, food, drink, language borrowings.

Under the reign of Nicolae Mavrocordat, an impressive number of cult sites were erected: The Vacaresti Monastery (architectural ensemble in the Brancovenesc style), the Cretulescu, Stavropoleos, Bucur Churches and the Domnita Balasa settlement.

The Russo-Turkish war waged between 1768-1774 led to the occupation of Bucharest by Russian troops twice: the first period of Russian occupation and military administration in 1769-

⁶ Ionescu-Gion, G.I. (1899) *History of Bucharest*, Bucharest: Stabilimentul Grafic I.V. Socecu Publishing House

⁷ Giurescu, *op. cit.*, pp. 97-98

1770, cand domnitorul Grigore Ghica al III-lea fost îndepartat de la tron; a doua perioada de ocupatie, în 1770-1775.

From 1776, under the reign of Alexander Ipsilanti, the measures imposed by administrative, fiscal, judicial and social reforms were defined. The course of the Dambovite river is improved to avoid flooding and the "Epitropia obștilor" (guardianship of the communities), an administrative body responsible for building problems, is formed. In 1776, the city's borders were established by boundaries and crosses beyond which "no one should extend with the construction of houses", and a number of 67 subdivisions called slums were also established.⁸

With the Revolution of 1821, led by Tudor Vladimirescu, the Phanariote era came to an end. The beginning of the modern era is marked by this moment and by the adoption of the Organic Regulations in 1832 under the Russian occupation regime, whose central figure is General Pavel Kiseleff. In 1830, under Kiseleff's government, a commission was formed in Bucharest for the "beautification of the city", which drafted a regulation included in the Organic Regulation and addressed topics such as: the delimitation of the administrative territory, the systematization of the major traffic network, the systematization of the natural setting ("ponds" and "swamps"), public lighting, public facilities, etc.⁹

In 1847 the great fire took place, which caused significant material damage to the built heritage, destroying a large part of the architectural heritage of Bucharest – approximately 2,000 buildings.

During the Revolution of 1848, following the demonstrations of the citizens of Bucharest, Prince Gheorghe Bibescu abdicated and left the city. On 15 June 1848 a provisional government is created and Bucharest becomes the seat of the Revolutionary Government. On 13 September the battle of the Spirii Hill takes place, when firemen and other troops oppose the Turkish forces. The revolution is defeated and Turkish troops occupy Bucharest again. In October, 7,000 Russian troops enter the capital, ushering in a period of double occupation, both Russian and Turkish. This period lasts until 1851. The later stage, 1851-1859, is defined by the foreign occupations: the Russian 1853-1854, the Turkish, part of 1854, and the Austrian 1854-1856.

Following the double election of Alexandru Ioan Cuza as ruler on 24 January 1859, the Union of the Principalities was achieved, with Mihail Kogalniceanu supporting the idea that Bucharest should become the capital of the Principalities:

Bucharest city has been built for centuries to be the capital of Romania. Close to the main artery of trade, of the riches of the United Principalities, the Danube, on the main road from the West to the East, with a large, compact and eminently Romanian population, Bucharest is then the only city that has the strongest element of a country, the middle class or middle state. Nowhere, in any city in Romania is there a centre for

⁸ Giurescu, *op. cit.*, p. 226

⁹ Giurescu, *op. cit.*, pp. 264-266

*greater lights, a people with more national and more liberal aspirations, a more unfettered public spirit. Nowhere could public opinion develop and reign more than in Bucharest.*¹⁰

Following the political union of the two principalities, Wallachia and Moldavia, in 1862 Bucharest became the capital of the United Principalities, and later, in 1881, it became the capital of the Romanian Principalities, following the War of Independence. In this period of the beginning of modernity, Bucharest underwent an accelerated development in terms of social, economic, built and public works.

The beginning of the 20th century comes with multiple political changes and events that also affect the city and its population. During the First World War, for a period of two years (1916-1918), the capital moved to Iasi because of the German occupation. The end of the War meant the return of the capital to Bucharest and the beginning of the inter-war period, the most prosperous period of the city, which became the main industrial, commercial and financial centre of Romania.

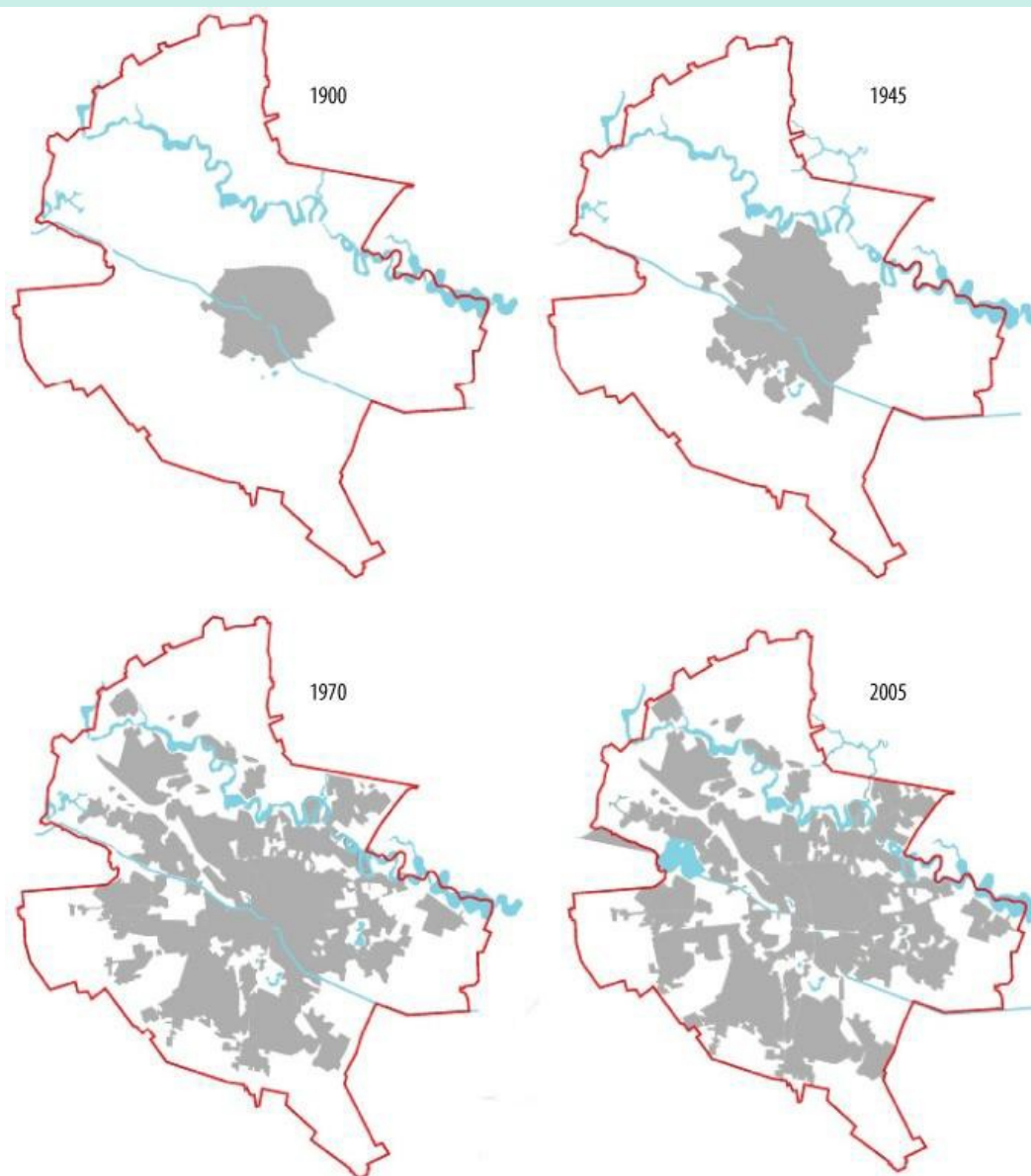
The capital's development was slowed by the outbreak of the Second World War in 1939 – the city was bombed in 1944 – and by the 1940 earthquake, which measured 7.4 on the Richter scale. Both events had an important role in the further development of the city, as they brought into question the resilience of buildings and the possibility of efficient urban modelling, redesign of urban areas, etc.

The end of the Second World War also meant a change of political regime in Romania, with the communist dictatorship, which ended forty years later in 1989. This had major effects on the urban image of Bucharest due to the urban planning operations and development directions dictated by the communist leadership: the development of production through new industrial units, the densification of residential areas through the demolition of already established areas and the construction of collective housing, the masking or demolition of historical landmarks of Bucharest's built and urban planning, respectively major urban restructuring operations. The changes in Bucharest's urban planning were compounded by the damage caused by the 1977 earthquake.

The fall of communism brought about major changes in the capital's economy in structural terms (decentralisation and the form of property ownership), but also in terms of dynamics. The development of Bucharest in the post-communist period (after 1990) is characterized by punctual interventions such as insertions in the built structure or replacements of existing buildings. This punctual approach leads to a densification of the built-up area, visible after the year 2000 – land in the central and pericentral areas becomes overused, and the peripheral areas are populated with residential complexes.

¹⁰ Kogalniceanu, M. (1859) Articol Principatele Unite

FIGURE 1 – Evolution of built-up areas in Bucharest, 1900-2005



Source: Suditu, B. (2006) *Residential mobility of the population of Bucharest*, PhD Thesis, Bucharest: University of Bucharest, Faculty of Geography

b. Evolution of ethnic structure, occupations, functional character

Historical and archaeological research demonstrates that the territory of Bucharest has been populated since ancient times, the main occupation being agriculture, animal husbandry, hunting and fishing¹¹. Over time, due to its strategic position in relation to the natural environment, the area has been transited and inhabited by a wide range of peoples who have determined the formation of

¹¹ Giurescu, *op. cit.*, p. 66

a cultural and ethnic diversity. Thus, new, foreign ethnic elements were constantly being added to the indigenous population.

The prehistoric period is not fully known in terms of ethnic structure, with only Thracian, Dacian or Scythian populations known to historians. The occupations of the members of the Gumelnita civilisation are well known, however, as they were involved in animal husbandry (cattle, sheep, goats, pigs), bee-keeping, fishing and hunting, as well as processing the resources at their disposal (loess, clay, precious and non-precious metals). The discoveries in the Bucharest area certify the coexistence of the Dacian population with that of the Goths and Sarmatians of the Alanian branch in the 4th century AD, also confirming the existence of relations with the Romans.

In terms of ethnic structure, Romanians are the predominant population during our era. Although there are no clear statistical documents, written historical sources are known that attest to the ethnic composition of Bucharest – the most recent date back to the 17th century¹². In the medieval period, the presence of Olteni and Moldavians in the city is mentioned, a fact also confirmed by toponymy – names of churches or neighborhoods: the church and neighborhood of Olteni, “*vineyard from the Moldoveni hill*”, the “Moldoveni” Church¹³. Transylvanian people, generically called “ungureni”, are present in the city, differentiated according to their origin: saceleni, barsani, moroieni, margineni, etc. All those mentioned were involved in the slave trade, Bucharest being an important economic centre with high accessibility. In addition, in the 18th century (1794) there are records of 121 Transylvanians coming to study in Bucharest¹⁴. Historical documents also mention the presence of Jews, *Ragusans*¹⁵, Gypsies and ethnic groups from the Balkan area: Aromanians, Greeks, Serbs, Albanians, Turks.

The city's character of economic centre coagulates with the development of trade and handicraft activities, whose spatialisation can be observed north of the Dambovită, in the area of Lipsca street – toponym due to the close economic ties with Lipsca (Leipzig). In the last part of the Phanariote era, a number of textile, paper, glass and food manufactures were established in and around Bucharest. At the same time, “manufacturing workers” appeared in the social life of the city. The emergence of manufacturing marks the transitional phase towards the new capitalist relations of production, moving from cottage industries to larger enterprises with dozens or hundreds of “skilled workers”. In 1789 the city was divided into five districts (*plasi*) and eighty slums (*mahalale*), with a total of 6,006 dwellings¹⁶ housing a population of 30,030 inhabitants. At the beginning of the 19th century, according to the census, the city was home to 3,523 inhabitants

¹² Giurescu, *op. cit.*, p. 499

¹³ Giurescu, *op. cit.*, pp. 503-504

¹⁴ Giurescu, *op. cit.*, p. 505

¹⁵ People originally from *Ragusa*, present-day Dubrovnik, a city in Croatia

¹⁶ Georgescu, F. (1965) “Aspects regarding the administrative division and demographic evolution of Bucharest in the years 1831-1848) in *Bucharest - Materials of History and Museography: Bucharest-MIM*, Vol. III, Bucharest: Bucharest City Museum, p. 53

(1807), 2,981 persons engaged in handicrafts and trade (1811), 200 public buildings and a number of public squares and gardens (1820).

We had: Cerealists or granaries, as they were called then, who sold considerable quantities abroad [...], Brasoveni, later changed to Lipscani [...], Marchitanii (blacksmith shops) [...], Farfurigii (tile and porcelain).

The merchants of building materials and especially of wood, in which, besides the important woodcutters [...] - there were also those who had forests to cut for firewood, [...] being all people of great wealth and with great weight in their trade. Then there were the Cherry Merchants, who brought cattle to the Abattoir and Zahanalai from Colentina for slaughter [...]. Then the fishermen who, at the time when there was no State administration, carried out almost all the trade of Bucharest. [...]

The "Caiangii" collected, prepared and sold tobacco, before the establishment of the State Monopolies Agency. [...] The "Telanii" collected all sorts of things considered junk, and they sold them to others who could still use them. [...] In a mixed category - that is, both industry and commerce - were: confectioneries, restaurants, taverns and pubs .¹⁷

The Revolution of 1821 marks the beginning of the modern history of Bucharest, so that in the mid-19th century a socio-professional structure can be distinguished, made up of craftsmen, merchants, servants in the administrative apparatus, clergy, boyars and servants.

The first population census, carried out according to scientific criteria, in 1831 (the year of one of the two great general censuses of the city) recorded a number of 60,587 inhabitants who inhabited approximately 10,000 houses, distributed as follows within the 5 vapsele (former plasi) of Bucharest¹⁸:

- *Yellow Paint* – 21 slums, with a total of 2,018 houses and 4 factories, with a total population of 10,190 inhabitants. **The studied plot was also part of this;**
- *Red Paint* – 12 slums, with 1,116 houses and 4 factories, with a total population of 11,188 inhabitants;
- *Blue Paint* – 16 slums, with 2,391 houses and 32 factories, with a total population of 12,279 inhabitants;
- *Green Paint* – 13 slums, with 1,871 houses and 21 factories, with a total population of 10,367 inhabitants;
- *Black Paint* – 18 slums, with 1,946 houses and 5 factories, with a total population of 9,864 inhabitants.

In 1838, the *General Catalogue of Bucharest* listed a population of 63,604 inhabitants, living in a built-up area of 10,601 buildings. It can be seen **that between 1831 and 1838, the increase in population was +1.0% and the increase in buildings was +13.48%**. This was

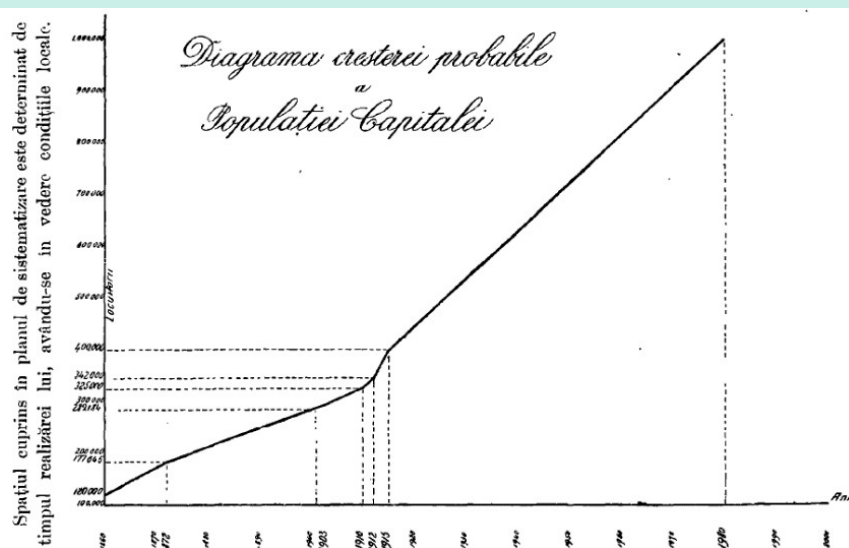
¹⁷ Bilciurescu, V. (1945) *Bucharest and Bucharesters of Yesterday and Today*, Bucharest: Universul Publishing House

¹⁸ Georgescu, *op. cit.*, pp. 62-63

the result of the development of the city's periphery, which began in the 19th century and continued until the Second World War.

The modern period of the capital's development, starting with the second half of the 19th century, is the industrial period, the period of factories development and the implementation of large urban and construction projects: the large water supply works, the rectification of the Dambovită river, the execution of the sewerage network, the laying out of the major traffic arteries and the construction of numerous public and private buildings. According to the Study on the *General Systematization Plan of the Capital*¹⁹, the population of Bucharest experienced a constant increase during the period 1860-1912, from 120,000 inhabitants to approximately 340,000 inhabitants (49,000 buildings). Due to this growth, it was predicted that the city would exceed one million inhabitants by the end of the 19th century and would occupy an area of 6,000 ha, resulting in a density of approximately 167 inhabitants/ha.

FIGURE 2 – Diagram of the estimated population growth of the capital between 1860-2000



Source: Sfintescu, C. (1919) "Diagram of the probable growth of the Capital's population", in *Study on the General Systematization Plan of the Capital followed by a preliminary draft law on the Establishment, Construction, Development and Systematization of communes*, Bucharest: Capital City Hall, General Technical Directorate

In 1899, Bucharest had a total population of 282,071 inhabitants, of which 24,843 were workers in industry and commerce, representing about 9% of the total number of inhabitants. Until the end of the First World War, the industrial character of the city is outlined, the activity of the factories and their surface area will grow accelerated in the interwar period. According to the General Census of Population in 1930, the Bucharest Municipality had a population of 631,288 inhabitants, of which 320,065 women and 311,223 men. From the point of view of administrative division, the following colors are still used for districts: *Yellow, Black, Blue, Green*.

¹⁹ Sfintescu, C. (1919) *Study on the General Systematization Plan of the Capital followed by a preliminary draft law on the Establishment, Construction, Development and Systematization of communes*, Bucharest: Capital City Hall, General Technical Directorate

After the Second World War, around 1950, Bucharest reached a population of almost one million inhabitants, about 7% of the total national population. Following the socio-economic solutions practised in the Soviet Union since the 1970s, the urban population has been artificially increased by the forced migration of the rural population to urban and peri-urban areas. The new population is taking jobs in new industrial units, creating an urgent need for new residential space.

In 1993, just three years after the communist regime was overthrown, 12.7% of the country's labour force was concentrated in Bucharest. It concentrates 385 medium-sized companies with an average of 1,000 employees. Companies with more than 5,000 employees represent only 1.8% of the total. According to the National Institute of Statistics²⁰, the Capital, with an area of 240 km², has a total population of 2,164,506 million inhabitants, of which 367,436 are domiciled in District 2.

c. Evolution of building and urban planning regulations

The regulatory framework for the development of the Bucharest Municipality has coagulated since the 19th century. Historical accounts confirm that Bucharest was a settlement developed along the meandering banks of a river (Dambovită), without fortifications or a strongly developed infrastructure. It had no building rules, so people placed their houses where and how they wanted:

*one would come out with two or three cord foot in the way, another would retreat with the same number or less, so from an urban and architectural point of view, the metropolis was a monstrosity.*²¹

While various structures of city administration are recorded – a county and twelve magistrates (16th century), royal deregents (16th-18th centuries) – building and urban planning regulations do not appear until the 19th century, when modern administrative structures are also established: *town council* and *president of the town council*, which later become *town council* and mayor²². The only public spaces designed were the central arteries, which connected with other periurban or rural settlements, and which were paved with wooden beams and, later, stone (after 1824)²³: *Mogosoai Bridge* (current Calea Victoriei), *Targului din Afara Bridge* (current Calea Mosilor), *Calea Targovistei* (current Calea Grivitei), etc. The public space was not illuminated and did not have a wastewater collection system.

In the context of the economic easing addressed by the Peace of 1774, Bucharest developed from an economic and social point of view, with visible effects on the urban environment.

²⁰ National Institute of Statistics (2022) *Population by residence on January 1, 2022 by age groups and sexes at the level of Bucharest Municipality and administrative sectors - final data*, Bucharest: Regional Directorate of Statistics of Bucharest Municipality

²¹ Bilciurescu, *op. cit.*

²² Giurescu, *op. cit.*, pp. 648-660

²³ Giurescu, *op. cit.*, pp. 727-728

The limitation of the Turkish commercial monopoly contributed to the development of the productive forces, by intensifying the manufacturing workshops and increasing the production of goods. In this context, the last quarter of the 18th century was characterized by an influx of population from the provinces - craftsmen, merchants, peasants - who were looking for new occupations in the Capital. To avoid paying the embatic, they settled beyond the limits of the estates that had already been included in the city, establishing new slums and increasing the built-up area of the city. This territorial expansion raised problems related to supply (food, wood, etc.) and the maintenance of urban sanitation..

The development of the city and the frequent contacts with foreign countries that Bucharesters were beginning to maintain – linked, both, to the interests of the citizens and to the large number of foreigners visiting the Principalities – demanding the modernization of the urban framework, which could not be put into practice in the absence of an adequate legislative framework – until the mid-18th century, no normative acts can be identified that could be considered as norms elaborated by urban planning law.²⁴

The first intentions for urban planning regulations were those of Alexandru Ipsilanti, in the 18th century, he being the first ruler with "clear urban planning concerns".

*The most important urban code was drawn up by Mihail Fotino in 1775-1777, in the form of norms intended especially for Bucharest, which were to be introduced within a general code. It largely took over the provisions written in various similar previous documents.*²⁵

The urban and municipal planning measures adopted after 1774 target four major aspects:

- The fight against epidemics and the consequent creation of new hospitals and the expansion of old ones, the creation of asylums for orphans (1781) and asylums for the elderly and the poor (1786);
- Limiting the expansion of the city and preventing the development of unhealthy slums by drawing a city boundary on the ground, beyond which building was forbidden;
- ▪ Conforming a street network, the constant concern being the embedment of streets according to the medieval system, with wooden beams;
- Combating man-made and natural hazards (floods, fires, earthquakes, etc.), namely the creation of a fire service and building regulations;
- Organising the supply of food and drinking water;
- Maintaining order and security.

From the point of view of **administrative division**, the first division formula was that of *pllaes* and *mahalals*, so that in 1789 the city is divided into five *plasi* (districts) and eighty *mahalale* (slums) – *Plasa Targului, Plasa Gorganului, Plasa Brostenilor, Plasa Targului de Afara* and *Plasa*

²⁴ Calota, I. (2017) *Beyond the Center – Housing Policies in Bucharest (1910-1944)*, Bucharest: Ozalid Publishing House, pp. 26-27

²⁵ Calota, *op. cit.*, p. 27

Podului Mogosoarei.²⁶ This division was modified between 1806 and 1812, and replaced with five colors (paints, dyes, etc.) assigned to the former districts (*plasi*): *Red Paint* (formerly *Plasa Targului*), *Green Paint* (formerly *Plasa Gorganului*), *Black Paint* (formerly *Plasa Brostenilor*), *Yellow Paint* (formerly *Plasa Targului de Afara*) and *Blue Paint* (formerly *Plasa Podului Mogosoarei*).

As for the control over the development of the city during the 18th-19th centuries, it could not be improved, so that limitations on urban expansion appeared successively in 1784, 1789, 1805, 1815 and 1819. Even these limitations could not stop the expansion of the city, and this state was maintained until 1895, despite the provisions contained in the **Organic Regulation**. However, after the repeal of this law, the city has continued to develop beyond the previously established limits.

At the end of the 19th century, concerns arose about **public street lighting**, which would have replaced the torches placed in front of the manor houses on the main streets. As a result of the pitac of 6 July 1814 the following measure is adopted: *from the end of the bridge to the Old Court and from one edge to the other* posts with lanterns are to be erected at the end, from seven houses to seven.

Regarding the **built fund**, until the 19th century there were no normative acts to regulate it. The only legal specifications are those relating to easements (the easement of passage and the easement referring to the placement of constructions at the "drop"), and in 1804 the obligation to build masonry constructions appears.²⁷

*Also included in the broader category of municipal works were the measures taken to ensure drinking water in the Capital, by installing water wells in the central area, the first achievements also taking place during the reign of Alexandru Ipsilanti. By 1811, 18 such water wells had been built, and only starting with 1835 was the extensive project of engineer Mayer from 1827 put into practice, which provided for the supply of water (from springs outside the city) through cast iron pipes.*²⁸

Although the first urban codes were drawn up and implemented from the Phanariot period onwards, the beginning of modern legislation was represented by the promulgation of the Organic Regulations in 1832, under the Russian occupation regime.

Significant is the **Regulation for the state of health and the preservation of good order in the politics of Bucharest**, approved on April 14, 1831 and integrated, without changes, into the Organic Regulation, as the last annex. The provisions of this regulation aimed at the city's limits, the circulation arteries, public hygiene and the beautification of the city. The urban and municipal measures adopted by this regulation aimed at the following major aspects:

²⁶ Georgescu, *op. cit.*, p. 53

²⁷ Aceste înscrisuri au fost menționate în *Anafura marilor boieri* din 1804, întărită de pitacul lui Constantin Al. Ipsilanti

²⁸ Calota, *op. cit.*, p. 29

- Limiting the expansion of the city, by providing with barriers ten major arteries that were to ensure entry or exit from the city and by erecting a building at the end of the other streets and alleys;
- Stone paving of all the streets that were covered with wooden beams;
- Paving of less important traffic routes;
- Lighting the streets with street lanterns arranged in a criss-cross pattern, to be lit for 12 hours a day;
- Sanitary and urban planning regulation of the city's waters;
- Construction of five canals to ensure water drainage in the Dambovita;
- Regularisation of the Dambovita river;
- Town sanitation: regulating how rubbish collection was to be carried out, sweeping the yard and front yard twice a week, removing mills, fishmills, soap factories, and cemeteries outside the town;
- Establishing new facilities needed for urban life: setting up six food markets, landscaping three planted promenades and building a theatre.

In the same period, the normative act *A decree for the beautification of Bucharest* is adopted. According to this act, all new houses had to be built of brick, to be covered with shingle, to abolish porches and all staircases had to be built inside the houses. After the great fire of 1847, the following acts were added:

- **Regulation for the division of the capital Bucharest into 3 districts** (1847) – designates 3 areas with distinct regulations regarding the way of carrying out constructions in order to protect and extend the fire in case of other fires. The studied plot was at that time part of the area related to the Second District;
- *The Alignments and Buildings Regulations* (1848) – which detailed the manner of making all parts of a construction.

The center – between the throne palace on Mogosoaiei Street and the residential palace under the Metropolitanate (Brancoveanu-Bibescu). With a well-defined perimeter, in which only solid houses will be built, with one or two floors, covered with tiles or iron, with wall ridges, solid chimneys, galleries, iron balconies, wall enclosures.

The second district – the other streets in red, then Mogosoaia, Targul de Afara, Calitii, Serban Voda, Podul de pamant and the lots up to the old barriers, where the shops will also be able to sell gunpowder, which was stopped in the first circuit. [...] In the second district, it was possible to build in the mud, but solidly and with all the woodwork buried in the wall.

The second district – the edges and outskirts of the city; the character of the settlements being very rustic, it was allowed to cover the houses with shingles and enclose their yards with hedges.²⁹

²⁹ Georgescu, op. cit., pp. 55-56, after *The division of the city of Bucharest after the great fire into three districts*, Arch. St. Buc.

In the second half of the 19th century, with the Unification of 1859 (Alexandru Ioan Cuza's double election in Moldova and the Romanian Country), Bucharest became the capital (1862) and the population grew rapidly, as did industries and other economic activities. In response to the demographic explosion, an intense process of parcelisation of large plots of land that are not already regulated is being launched. However, the high demand generates urban dysfunctions, with undersized plots and unsuitable housing conditions. Attempts were made to solve them by new building and sanitation regulations: in 1862 the ***Regulament for Public Hygiene and Sanitation of Bucharest and Iasi*** was promulgated, which provides for the establishment of a *Public Hygiene and Sanitation Council*. The purpose of this council was to supervise and improve the sanitary condition of buildings, markets, fountains and river courses.

In 1874, the ***Regulations for Public Hygiene and Sanitation Boards*** was adopted, which detailed the obligations of the institutions with regard to urban sanitation (supervision, regular inspections, checking how cleanliness is ensured in unbuilt spaces – streets, squares, private courtyards – running water, wells and fountains, rubbish removal activities, etc.) and on the respect of the rules in force regarding the relationship between buildings, public space and street alignment.

Subsequent to this act, in 1878, the ***Regulation on the Sanitation of Buildings and Dwellings*** was drawn up, which imposes the following provisions:

- Hygiene conditions that aimed to ensure lighting and ventilation of living rooms, the type of flooring in the dwellings, the realisation of a latrine on each level of the houses;
- Set a single plot occupancy rate of 66%;
- Obligation to level and pave the courtyard;
- Rules on building heights, expressed in metres.

Concern for the way building in the capital grew at the end of the 19th century, so that in 1890 the ***Building and Alignment Regulations*** was approved. Its main shortcoming is the lack of a special approach to boulevard frontages. This is corrected in the following years, through committees that discuss the conformity of the fronts on the major boulevards and the Dambovița quay: the distance between the fronts, the minimum and maximum height of the built-up area, the extent of the facade and the location relative to the alignment³⁰.

In 1893 the ***Law for the creation of a Bucharest City Works House*** appeared, which included provisions according to which this institution was obliged to provide the necessary sums for the elaboration and implementation of a city systematisation plan, which would establish the new streets and squares necessary for the regularisation of the urban framework, for the establishment of the alignment and the height of new buildings. Although the law stipulated that the urbanisation plan should be completed within 5 years, it was postponed due to the late preparation of the cadastral plan of the city (finalised in

³⁰ Lascu, N. (2011) *Bucharest Boulevards until the First World War*, Bucharest: Simetria Publishing House, p. 63

1899). The initiative was taken up again in 1906, when a public competition was organised on the theme of the systematisation of the capital. The requirements of the competition were: dealing with the problem of systematisation, street layout, the alignment of buildings in relation to the street, the establishment of new urban facilities. However, as the first prize was not awarded and as the cadastral plan finalised only in 1899 no longer corresponded to the reality of the city, the solutions proposed by the competitors could not be applied.

The Bucharest Systematization Plan was developed starting in 1915, and was promulgated after the First World War, in 1921, by Royal Decree. Its importance lies in the development principles it proposed: the consolidation of a coherent traffic network by building new boulevards and rectifying the existing street grid, the functional zoning of the territory, the imposition of new alignments for the built stock, the provision of municipal networks, public street lighting, etc.³¹ As a result of these concerns, in 1935 the *Master Systematization Plan of the Municipality of Bucharest* was finalized and published, developed at the initiative of King Carol II, and which had as its guiding principle the orientation of the city from the periphery to the center.³²

After the Second World War, with the establishment of communism, the legislative framework followed the Soviet directions of development. In 1951, a possible modification of the master plan for systematization was announced by Soviet architects and the publication of a legislative document authorizing this important action. Thus, 1952 was a decisive year because of the multitude of legislative acts adopted, which "*were to mark Romanian society for a long period of time and which did not only refer to the capital of Romania*"³³.

d. a. **Morpho-typological evolution of the studied territory (street layout, plots, built-up area)**

In order to elaborate a morpho-typological analysis relevant for the evolution of the Librecht-Filipescu House, a **major study area** was delimited, in the perimeter of **Dacia Boulevard (north), Aurel Vlaicu Street (east), C.A. Rosetti Street (to the south) and G-ral. Gh. Magheru Boulevard (west)**. Using the same cut-out, the analysis of the historical plans reveals as early as 1791 (Ernst Plan) an urban area partially outlined, in an organic way, with an irregular street pattern and peripheral in relation to the centre of Bucharest. The urbanised area develops significantly in half a century, so that in 1846 (Borroczyński Plan) the city already has imposed boundaries, and the major study area is a coagulated urban area, with public spaces, churches, dwellings and fragments of productive land:

³¹ Calota, *op. cit.*, p. 69

³² Marcu, Cantacuzino, Bolomey, Davidescu, Radulescu (1935) "Extract from the Master Plan for Systematization of the Municipality of Bucharest" in *Urbanism Magazine. Moments of Romanian Urbanism* No. 7/2010, 8/2011, Bucharest: Register of Urban Planners of Romania, Bucharest, pp. 50-55

³³ 33 Tulbure, I. (2016) *Architecture and urbanism in Romania 1944-1960: constraint and experiment*, Bucharest: Simetria Publishing House, p. 133

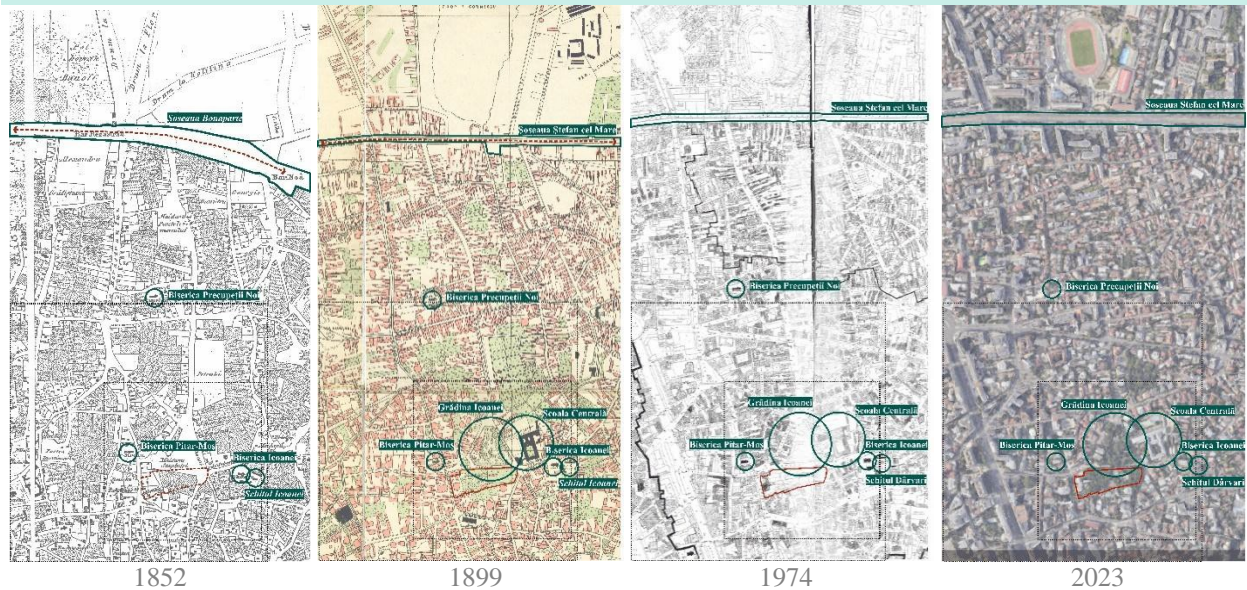
[In 1846, according to the Borroczyn Plan] *The area inside the ring formed by the current streets Stirbei Voda, M. Eminescu, Traian presented the most densely built area, extended in the direction of the arteries mentioned above. Outside this ring the degree of urbanization was much lower, predominating large areas of vineyards (...), orchards, cultivated land or land without a use that can be specified from the analysis of the plan.*³⁴

The recurrent elements of the analysed historical plans are important, because by their permanence they become **urban, historical and cultural landmarks**. In the mid-19th century (Borroczyn Plan), the only landmarks are the lawns (public space), fountains or wells (public space), and churches (private space). Of these, the churches have been maintained to this day, becoming valuable landmarks in the area: *Icoana Church* (Icoei Church) and *Icoanei Cemetery* (Darvari Hermitage), east of the University House, respectively *Pitar Mosu Church* (Pitar Mos Church), located in the western part of the studied plot.

The Librecht-Filipescu House is located in an area whose **central character** is outlined since the 19th century, when the urban development follows the directions outlined by the provisions of the Organisational Regulations (1831). In the first half of the 19th century, **Soseaua Stefan cel Mare / Soseaua Bonaparte represented the northern limit of the city**, emphasised by the presence of *barriers*, so named to mark the entry points into the city. Among the northern gates of the city were *Bariera Herastraului* (intersection of Calea Dorobanti and Soseaua Stefan cel Mare), *Bariera Noua* (intersection of Tunari Street and Soseaua Stefan cel Mare) or *Bariera Mogosoaiei* (intersection of Calea Victoriei and Soseaua Stefan cel Mare). The plot on which the Librecht-Filipescu House was built in **1860** is located in the vicinity of Soseaua Stefan cel Mare and the direct route to the exit from the city, via the *Herastrau Barrier* (Calea Herastrau – Calea Dorobanti). The second half of the 19th century meant for the Icoanei-Ioanid area the manifestation of new urban development trends: the densification of the built-up area, the construction of monumental buildings and the realisation of public spaces representative for Bucharest. At the beginning of the 20th century, after the First World War, the urban development becomes more accentuated and the city boundary moves northwards, departing from the studied plot.

³⁴ Lascu, *op. cit.*, p. 12

FIGURE 3 – Dynamics of the urban structure in relation to the periphery, recurrent architectural elements and the major study area, 1852-2023



Source: elaborator's processing based on historical plans and Google Earth

The morpho-typological evolution of the studied territory is presented through a comparative analysis based on the historical plans that formed the basis of the Historical Study. Representative historical moments for the urban development of the Municipality of Bucharest are thus compared, using three criteria that represent the basic morphological units of the urban structure: street network (**TS**), parcel (**P**), built-up area (**FC**). For this analysis of the evolution of the territory, the same extended area was taken into account, defined at the beginning of the chapter: the perimeter delimited by Dacia Boulevard (to the north), Aurel Vlaicu Street (to the east), C.A. Rosetti Street (to the south) and G-ral. Gh. Magheru Boulevard (to the west). Each comparative analysis is completed by an extract from the analyzed historical plans, on which the current boundary of the Casa Universitarilor plot and the restricted boundary of the study area can be found, which will be detailed in Chapter II.5. *Analysis of the characteristics of the urban structure.*

Comparative analysis between 1846 and 1871

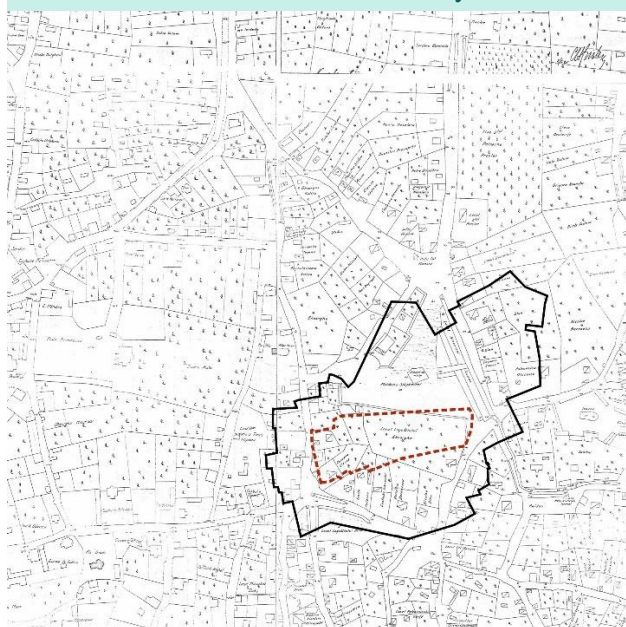
(**TS**) (**P**) In 1846, the urban structure in which the Librecht-Filipescu House is to be inserted is a **spontaneously** developed one, with a deeply **organic** character: the street network is irregular, with irregular alignments and fragmented parcels, composed of both plots intended for housing and for productive activity (vineyards, orchards and other agricultural uses). The **public space** is composed of the street pattern and the sinuosity that generates open spaces, intended for fountains and wells, squares or productive activities (lime pits, sand pits, etc.). The current limit of the studied land overlaps the public space to the east, as well as some lands belonging to the Icoanei Church. To the north of the plot, the presence of a sand pit and a square –*Maidanului Stapanirei (Square of the Dominion)* – is observed, on the current site of the Icoanei Garden.

(**TS**) **The major street network does not undergo major changes** during this period between 1846 and 1871. On both planes there are two more important arteries which intersect

in the *Maidan* area. The two run in parallel to the north: the western road, *Calea Herastraului* (*Calea Dorobanti*) has a greater urban weight because it leads to the exit of the city, at *Bariera Herastraului*, and the eastern one is Polona Street, also of particular importance due to its gauge. Comparing the map of Major Borroczyński with that of 1871, as well as with the current morphology of the urban structure in the Icoanei-Ioanid area, it is easy to spot on the plan the triangle on which is located *Maidanul Stăpanirei* and which was later superimposed on *Gradina Icoanei*, with the two streets (currently: Streets Jean Louis Calderon and Alexandru D. Xenopol) which intersect at the apex of the triangle, marked by *Putul lui Mănciu* (*Mănciu's Well*), and where Polona Street now begins.

(FC) (P) The presence of the built fund is variable at the end of the 19th century in the studied area, as well as the conformity of the land parcel: in the *Maidan area* fragments of land and built ground appear, which are later replaced and reconfigured. The parcel interventions that have been identified through benchmarking are parcelisation, consolidation and dismemberment. **The predominant building method is the isolated one in this period, with buildings arranged on the alignment.**

FIGURE 4 – Study area in the 19th century (1846, 1871)



1846, Bucharest Plan, under the special direction of Major Baron Rudolf Arthur Borroczyński



1871, Bucharest Plan, Major D. Pappasoglu

In 1846, the land on which the University House stands today was fragmented, composed, to the west, of numerous plots (opening from *Dionisie Lupu Street*): the buildings are arranged towards the street, and the gardens are located at the back of the plots. The eastern half of the present plot (the openings from the streets *Pictor Arthur Verona* and *Jean Louis Calderon*) was occupied by *Locul Logofatului Gheorghe* (*Chancellor Gheorghe's Land*), a land free of buildings, possibly intended for an orchard.

The Librecht-Filipescu House was built between 1846 and 1871 – the construction is marked on the Pappasoglu Plan, oriented towards *Dionisie Lupu Street*, and is located

on a land resulting from the merging of several parcels. The surface of the land in 1871 represents half of its current footprint.

Comparative analysis between 1871, 1895-1899 / 1911

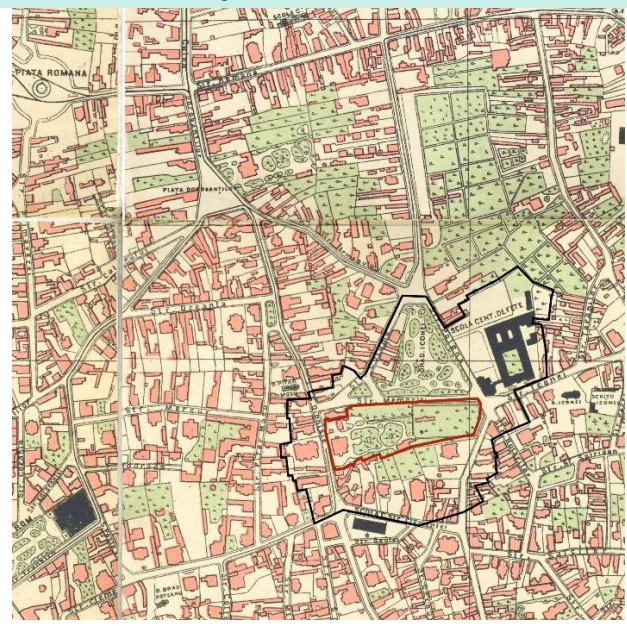
(TS) (FC) (P) Between 1871 and 1899, the spontaneous character of the urban structure in the Icoanei- Ioanid area is gradually improved by urban interventions such as:

- correcting the alignment and the route of the streets by imposing some recedings of the built ground and by expropriation procedures – *Armasului* (G-ral. Eremia Grigorescu Street), *Clementei Street* (C.A. Rosetti Street), *Romana Street* (Dacia Boulevard), Romana Square;
- construction of new streets and public squares – Romana Square, Scoalei Street, *Dorobantilor Square* (Alexandru Lahovary Square);
- Correction of some plots by imposing regular shapes – the parcel in the western part of Icoanei Park and the rest of the plots in the study area;
- implementation of new public facilities – Gradina Icoanei, planted squares at the intersections of streets such as *Columb* with *Memoriei* (the Anglican Church square) or *Dionisie* with *Pitar Mosu* (the Fountain of Children square), *Central School for Girls* (National College Central School), the school between *Clementei Street* (Strada C.A. Rosetti) and Scoalei Street.

FIGURE 5 - Study area at the end of the 19th century (1871, 1895-99)



1871, Bucharest Plan, Major D. Pappasoglu



1895-1899, Bucharest City Plan, Army Geographical Institute

(P) (FC) As a result of the urban structure systematisation actions, the street network and the land parceling undergo changes. The two plans are different in terms of their graphical representation, the 1895 plan being more faithful to the reality of the time. It can thus be noted that **agricultural plots** predominate, with small openings and great depth, generally dedicated to **living**.

Atypical plots, rectangular in shape or with larger than average areas, are those that house **public functions** (administration, education, religious institutions, etc.). Depending on the activity carried out on the plot and its morphological characteristics, the built-up area-plot ratio varies: on elongated plots, the construction method is **coupled or lined up**, with buildings elongated according to the shape of the land, **arranged on one side and without receding from the street**; on atypical, rectangular or oversized plots, the constructions **are isolated, receded from the alignment**.

- As regards the Librecht-Filipescu House, the 1895-1899 plan is the first to show **the unified parcel**, in its contemporary form, subsequent to **the enlargement of the plots** existing in the mid-19th century, with opening on three sides, at the streets *Dionisie* - Dionisie Lupu (west), *Memoriei* - Pictor Arthur Verona (nord) and *Polona* - Jean Louis Calderon (east). This plan shows the addition of three new buildings in addition to the main building on the west side of the plot: two secondary buildings, adjacent to the main one, towards the *Dionisie* street, and a rectangular, elongated building on the east side, in an area that is shown as a planted, landscaped space.

The plan of Bucharest of 1911 (Bucharest Map – Plan of the Army Geographical Institute) is similar to the one realised between 1895 and 1899, being in fact a reiteration. Between the publication of the two plans, the Dacia Boulevard was added to the street network, in addition to Romana Square, but only as an idea: the initiative appeared in 1909, when Mayor Vintila Bratianu proposed this artery as a connection between the west and the east of the city. The project of building Dacia Boulevard is accompanied by other local urban development operations, such as the opening of new streets (Dumbrava Rosie Street), the widening of G.C.Street, the widening of the *G.C. Cantacuzino Street* (Jean Louis Calderon Street), respectively the conformation of Gheorghe Cantacuzino Square and the Ioanid parcelling³⁵. The implementation of the boulevard is not visible even on the next major historical plan, the 1911 Plan, because the boulevard was still in the draft stage.

FIGURE 6 – Dacia Boulevard project between Roman Square and Icoanei Street, 1909



Source: Lascu, N. (2011) *Bucharest Boulevards until the First World War*, Bucharest: Simetria Publishing House, p. 59

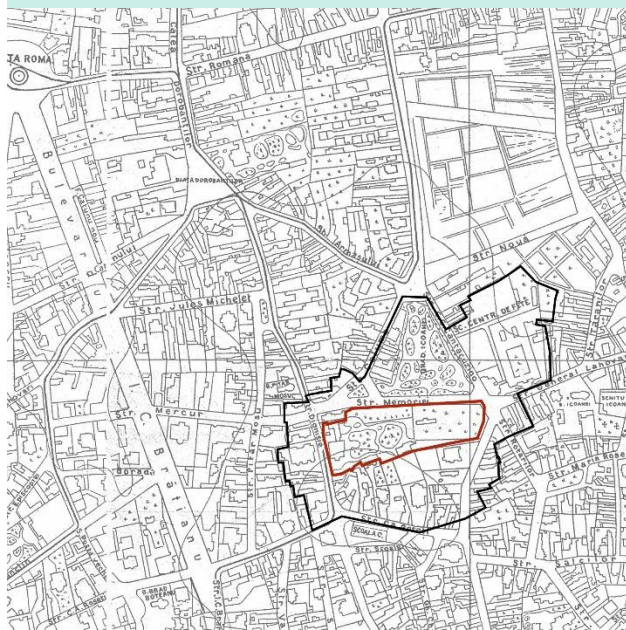
³⁵ Lascu, *op. cit.*, p. 58

Comparative analysis between 1911 and 1927

(TS) In terms of street network, the most significant urban intervention of the period 1911-1927 is the construction of Dacia Boulevard. The 1927 orthophotogram shows the implemented project of the boulevard that modifies the urban structure on the north side of the University House, systematised on both sides of the new artery.

(FC) (P) The morpho-typological characteristics of the structure do not undergo major changes during this period: the way of construction, the shapes and sizes of the plots, the location of the buildings in relation to the street, etc. However, the construction of the new Boulevard generates changes in the vicinity of the Libreht-Filipescu House: south of Dacia Boulevard, the Ioanid plot and the garden-park, centrally located, appear. A new building has been added to the existing stock: The Anglican Church, built in an existing churchyard in the north-west corner of the plot, at the intersection of *Columb* and *Memoriei* Streets.

FIGURE 7 – Study area in the early 20th century (1911, 1927)



1911, Bucharest Plan, Major D. Pappasoglu



1927, Bucharest Orthophoto Plan

It can be seen that at the beginning of the 20th century, the studied plot is divided into three major areas, from west to east:

- Libreht-Filipescu House, with annexes and main access on the plot, from *Dionisie Street* (Dionisie Lupu Street);
- The park, which follows the House and we will call it so because the historical plans indicate a landscaping with alleys and in which a planted mass composed of trees predominates;
- The greenhouses, in the eastern third of the plot, towards *G.C. Cantacuzino Street* (Jean Louis Calderon Street).

Comparative analysis between 1927 and 1991

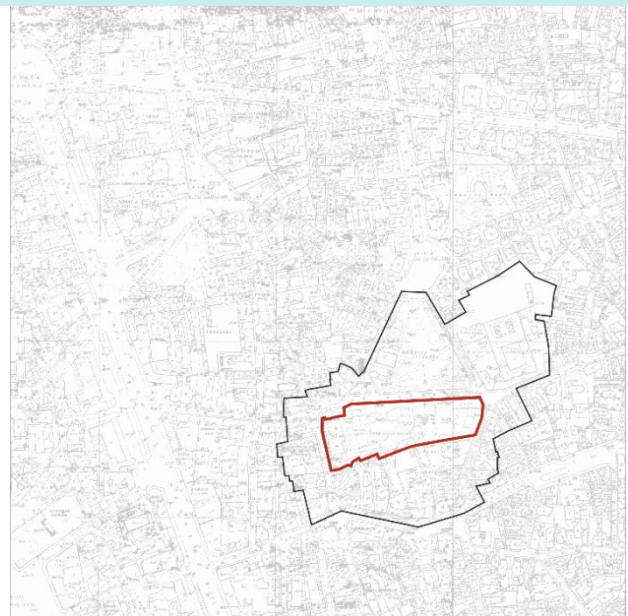
After 1927 there were no significant interventions on the urban structure of the studied area, which gains value through its central position, the preservation of the morpho-typological characteristics of the street network and the plot, its historical heritage, the built heritage with aesthetic and architectural importance. The street network, the building plots and the way of building are maintained, the built-up area undergoing punctual interventions (often aggressions): demolitions, new insertions, new storeys, modifications of the facades.

The plot on which the University House is located remains unchanged: it opens onto three streets (Dionisie Lupu, Pictor Arthur Verona and Jean Louis Calderon) on the west, north and east sides and is composed of the three previously mentioned sections: house and annexes-garden-garden- greenhouses, with landscaping shown in the plan.

FIGURE 8 – Study area in the 20th century (1927, 1991)



1927, Bucharest Orthophotoplan



1991, Bucharest Cadastral Plan

e. a. Conclusions on the evolution of the studied territory

Analysing the evolution of the studied territory reveals few notable events or significant changes in the urban structure over the last century. Its development, however, takes place in medieval times, organically. In 1791, according to the Ernst Plan, the area is already urbanised and composed of a dense urban structure, typical of a central area. **The current urban form is a result of urban planning interventions from the modern period, in the second half of the 19th century and the beginning of the 20th century.**

The evolution of the study area follows the development directions from the mid-19th century, given by historical urban documents such as the ***Regulation for the state of health and the protection of good order in the politics of Bucharest, part of the Organic Regulations, approved and promulgated in the period 1831-1832***, the ***Regulation on the sanitation of constructions and dwellings*** (1878) or the ***Bucharest Systematization Plan*** (developed starting with 1915 and promulgated in 1921). Moreover, the development of the urban structure (street network, parcels, built-up area) in the Icoanei-Ioanid area is influenced by important urban operations in its proximity, such as: the systematization and construction of important circulation arteries (Dacia Boulevard, Romana Square, Gh. Magheru Boulevard), of public facilities (Icoanei Garden, Central School), the development of Ioanid parcels and Ioanid Park.

II.2. Important historical dates, historical events in the studied territory

The history of the Bucharest Municipality includes a series of important events for the evolution of the southern part of Romania. The following is a selection of important historical events that took place on the present-day territory of Bucharest or in its neighbourhood, from ancient times to the contemporary period:

- until 1800 BC. – the existence of humans in Dudești, Tei Lake, Bucureștii-Noi, Giulești-Sarbi, Mihai Voda, etc.;
- 1800-800 BC – Bronze Age settlements;
- 800 -100 BC – in the Herastrau, Radu Voda, Damaroiaia, Lacul Tei, Pantelimon, Mihai Voda hill, Popești-Leordeni and Popești-Novaci neighbourhoods, traces of geto-dacic settlements were discovered;
- 3rd-10th centuries – Dacian dwellings were discovered at Bucureștii-Noi, Tei, Militari, as well as tools, pottery, ornaments, coins at Crângasi, Ciurel, Fundenii Doamnei, Baneasa, Straulești;
- 1459 – the first document attesting the existence of Bucharest is issued;
- 14 October 1465 – Prince Radu cel Frumos takes the decision that Bucharest will become one of the royal residences of the Romanian Country;
- 1593 – Mihai Viteazul (Michael the Brave) becomes ruler of Romania;
- 1594 – the anti-Ottoman struggle begins, in 1595 when the city is conquered; after the conquest a period of Ottoman occupation follows, and when the Turks retreat towards the end of the year, Bucharest was sacked and burned;
- 1655 – Bucharest is devastated following the uprising of the Seimeni and Doroban rebels;
- 1659 – Bucharest is declared the capital of the Romanian Country during the reign of Gheorghe Ghica, with extensive modernisation and construction processes;
- 1689 – Austrians enter Bucharest, during the reign of Constantin Brancoveanu;
- 1704 – Spatarul Mihai Cantacuzino (Grand sword bearer) builds Coltea Hospital;

- 1768 – 1774 – The Russo-Turkish War led to the occupation of Bucharest twice by the troops of the Russian Empire between 1769-1770 and 1770-1775;
- 1776 – the city boundaries outside which building was forbidden were established;
- October 29, 1789 – July 24, 1791 - Bucharest is occupied by Austrian troops;
- 1798 – The census records 6,006 houses and 30,030 inhabitants;
- 1813-1814 – an epidemic of bubonic plague, also known as *Caragea's plague*, occurs, which caused major loss of life;
- 1821 – The Revolution of 1821 led by Tudor Vladimirescu; it marks the end of the Phanariote period and the beginning of the modern era;
- 1822 – begins a period of Turkish occupation that ends in June 1822, during which executions are committed, houses are burned;
- 1822-1828 – Grigore IV Ghica (1822-1828) initiates a series of urban-building works (paving streets, construction of buildings, churches, etc.);
- 1830 – the "City Council" (Local Public Administration) is set up and the city is divided into five areas Red, Blue, Yellow, Green and Black (districts); at the census there were 10,000 houses and a population of 60,587 inhabitants;
- 1846 - The City Hall draws up the first Bucharest Cadastre Plan;
 - 1847 – The great conflagration, also known as *The Great Fire*, causes great damage, one third of Bucharest's buildings were destroyed;
- 1848 – The 1848 Revolution takes place, a landmark moment in the city's history; the demonstrations of the people of Bucharest lead the ruler Gheorghe Bibescu to abdicate and leave Bucharest;
- 13 September 1848 – the battle of Dealul Spirii takes place, in which firemen and other troops oppose the Turkish forces, but the Revolution is defeated; the Turkish troops occupy Bucharest again;
- In October 1848 – 7,000 Russian troops enter the capital, beginning a period of double occupation, both Russian and Turkish, which lasts until 1851;
- 1851-1854 – Bucharest is under Russian occupation;
- 1854-1856 – Bucharest is under Austrian occupation;
- 1857 – Bucharest is the first city in the world to introduce kerosene lighting;
- On 24 January 1859 - following a double election, Alexandru Ioan Cuza becomes ruler and the Union of the Principalities is achieved;
- 24 January 1864 – Bucharest becomes the capital of the Two Principalities: Muntenia and Moldova;
- 1864 – the University of Bucharest was founded, which initially also hosted the Senate, the Romanian Academy, the Central Library, the School of Fine Arts, etc.;
- 1869 – the first railway station in Bucharest is inaugurated, Filaret Railway Station and the Bucharest - Giurgiu railway line, followed in 1872 by the North Railway Station or "Targovistii";
- 1872 – the first horse-drawn tramway (*tramcar*), with the route North Station- Calea Grivitei- Luterana Street-The National Theatre- Sfantul Gheorghe Square;

- 1877 – The Proclamation of State Independence, at which time Bucharest became the capital of Romania; at that time it had a population of 177,302 inhabitants;
- 1880-1883 – the course of the Dambovită River is regularised;
- 1881-1914 – during the reign of the monarch Carol I, Bucharest goes through a spectacular evolution, gaining a favourisation closer and closer to that of the capitals of Western Europe;
- 1882 – electric lighting is introduced;
- 1890-1910 – the development of industry in Bucharest by legislating economic policies that stimulated domestic production in favour of imports;
- 1894 – the first electric tramway line is inaugurated on the Cotroceni Boulevard-Obor route, one of the first in Europe;
- 1914-1918 – World War I takes place;
- 1939-1945 – World War II takes place;
- 1940 – 7.4 Richter scale earthquake causes major loss of life and property;
- 1944 – Bucharest is bombed by the Allies (United Kingdom, United States, etc.);
- 1947 – the abdication of King Michael I and the establishment of the communist regime imposed by the Soviet Union; the institution of monarchy is abolished and the application of political ideologies generates a crisis whose effects have not yet been overcome;
- 1948 – Baneasa Airport is inaugurated;
- 1950 – construction of the Floreasca, Giulești, Titan, etc., neighbourhoods, followed by other stages of construction of collective housing estates;
- 1970 – Otopeni Airport is inaugurated;
- 1977 – 7.4 Richter scale earthquake causes major damage to the capital;
- 1979 – Bucharest is now divided into six administrative districts, each of which contains a number of neighbourhoods with no administrative function;
- 1979 – the first underground railway line connecting the "Semanatoarea" and "Timpuri Noi";
- 1981-1988 – the People's House was built, for which it was necessary to demolish more than 40,000 buildings in the central area, including buildings of historical and architectural value (destruction of the old Uranus, Izvor, Rahova and Antim neighbourhoods);
- December 1989 – the Romanian Revolution takes place, leading to the fall of the communist regime in Romania;
- 1998 – Bucharest had an area of 228 square kilometres and a population of 2,029,899 inhabitants;
- 2007 – the rehabilitation of the Old Centre of the Capital starts.

II.2. Archaeological presence in the studied territory

The oldest archaeological finds in District 2 of the Bucharest Municipality date back to the Lower Palaeolithic, discovered in the Soldat Ghivan / Ziduri între Vii site. Most of the archaeological finds have been identified along the Colentina River's salt lakes.

There are also several known medieval cemeteries in District 2, which have been investigated during the church restoration work.

The land on which is located the Librecht-Filipescu House complex, on 46 Dionisie Lupu Street, is not within the scope of any archaeological site inscribed in the List of Historical Monuments 2015 or in the National Archaeological Repertory. Nearby is located the archaeological site "Site I", inscribed in the List of Historical Monuments 2015 under the code B-II-s-B-17910 and delimited as follows: Splaiul Independentei – Vasile Parvan Str. – Berzei Str. – Buzesti Str. – Stavropoleos Str. – Grigore Alexandrescu Str. – Polona Str. – Mihai Eminescu Str. – Traian Str. – Popa Nan Str. – Tepes Voda Str. – Traian Str. – Maximilian Popper Str. – Anton Pann Str. – Mircea Voda blvd. – Corneliu Coposu blvd. – Halls Str.

However, it is also worth mentioning the possibility of the existence of archaeological sites under the old built fund in the studied area, especially under the buildings listed as historical monuments in the List of Historical Monuments 2015.³⁶

II.4. Historical monuments, cultural heritage values of national interest, archaeological sites in the studied territory

The building at 46 Dionisie Lupu Street is classified in the List of Historical Monuments as a historical monument of architecture, group A (historical monument of national or universal value). "Librecht-Filipescu House, now University House" is classified under the code B-II-m-A- 19107, at the address 46 Dionisie Lupu Street, District 1, Bucharest Municipality and dates back to the mid-19th century. According to the land register extract no. 67217/11.08.2023, on the land on which the University House is located, there is a whole complex, consisting of the University House and 28 other annexed buildings.

The plot on which the University House is located is within the boundaries of the "Jean-Louis Calderon-Polona" Protected Built-up Area no. 21, which has a central character and represents a sinuous route,

³⁶ District 2 has one of the most valuable old built funds of Bucharest. Part of this built heritage has survived only at the basement level, as a result of the numerous urbanistic changes that Bucharest has undergone since the Great Fire of 1847. In order to identify the main components of the built environment, the following should be noted:

- Buildings from the sec. XVII-XIX in particular;
- Cemeteries around churches;
- Random discoveries.

specific to the organically developed historical structure of Bucharest. Monumental constructions with a residential character are predominant, complemented by buildings that house various functions such as administration, services, education or cults.

At the level of the **detailed area** analyzed, in the perimeter delimited by Gheorghe Cantacuzino Square, Dionisie Lupu and A.D. Xenopol, C.A. Rosetti and Jean Louis Calderon streets, there are a series of buildings classified as historical monuments and two constructed protected areas intersect: Protected area no. 21 "Jean-Louis Calderon-Polona", mentioned above, respectively Protected area no. 17 "C.A. Rosetti–Maria Rosetti–Popa Petre". The following are presented the monuments included in the List of Historical Monuments updated in 2015, annex to the Order of the Minister of Culture no. 2,828/2015, for the modification of annex no. 1 to the Order of the Minister of Culture and Religious Affairs no. 2,314/2004 regarding the approval of the List of Historical Monuments, updated and the List of Extinct Historical Monuments, with subsequent modifications of 24.12.2015:

TABLE 1 – CLASSIFIED MONUMENTS IN THE STUDY AREA, ACCORDING TO LMI 2015

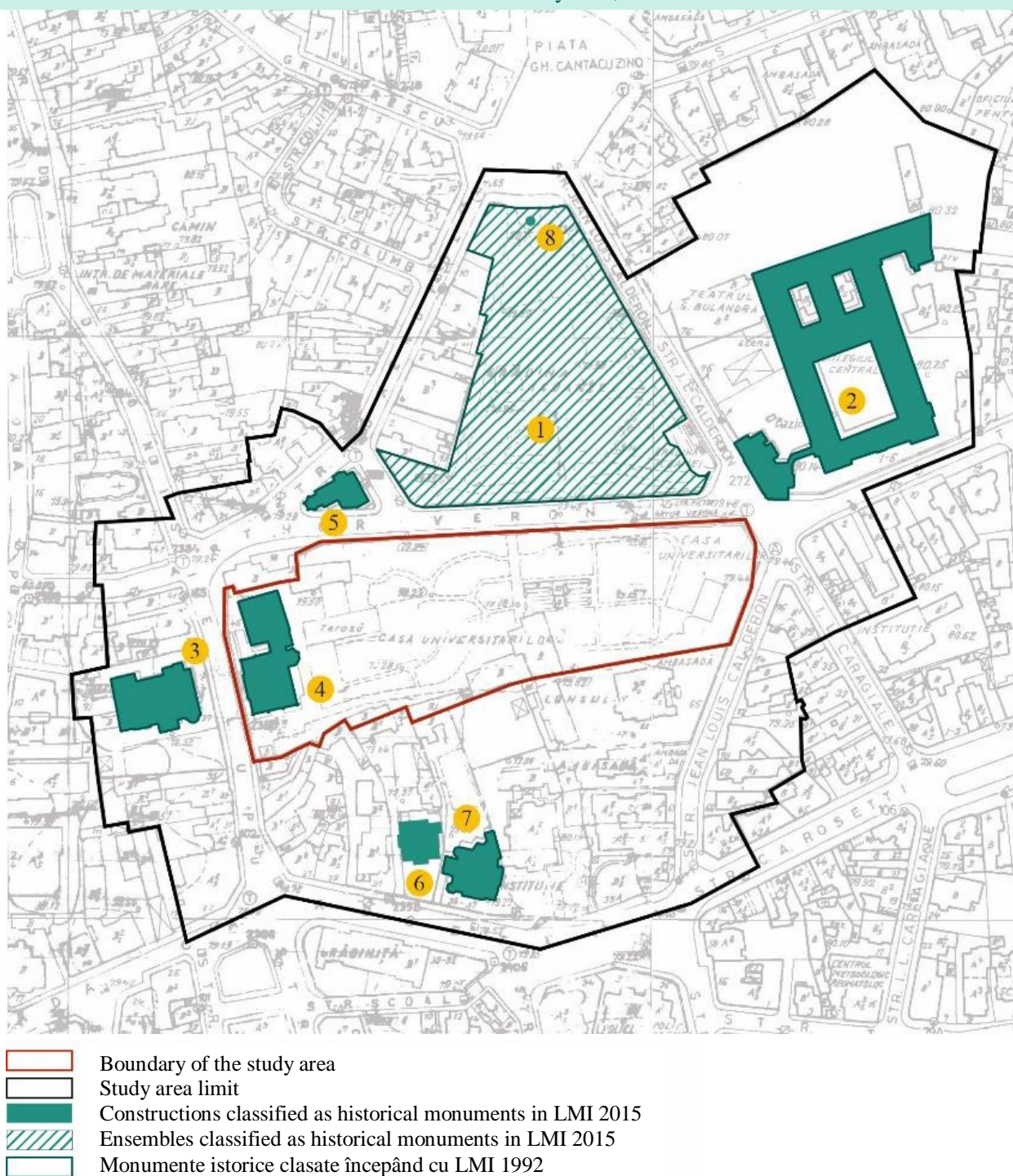
PREVIOUS RANKINGS	LMI 2015 CODE	NAME	ADDRESS	DATING
LMI 1992, LMI 2004, LMI 2010	B-II-a-B-18301	Icoanei Garden	Bucharest Municipality, Cantacuzino Gh. Square, without house number, district 2 (bounded by Pictor Arthur Verona Street-D.A. Xenopol Street-Dr. Dimitrie Gerota Street)	end of the 19th century - beginning of the 20th century
LMI 1992, LMI 2004, LMI 2010	B-II-m-B-18924	Central School for Girls	Bucharest Municipality, 3-5 Icoanei Street, district 2	1890
LMI 1992, LMI 2004, LMI 2010	B-II-m-B-19106	Prof. dr. Turnescu House	Bucharest Municipality, 37 Lupu Dionisie Street, district 1	end of the 19th century
LMI 1992, LMI 2004, LMI 2010	B-II-m-A-19107	Librecht – Filipescu House – now University House	Bucharest Municipality, 46 Lupu Dionisie Street, district 1	mid-19th century
LMI 1992, LMI 2004, LMI 2010	B-II-m-A-19833	Church of the "Resurrection" - Anglican	Bucharest Municipality, Verona Arthur Pictor Street, district 1	early 19th century ³⁷
LMI 2004, LMI 2010	B-II-m-B-19624	House	Bucharest Municipality, 33 Rosetti C.A. Street, district 2	end of the 19th century
LMI 1992, LMI 2004, LMI 2010	B-II-m-B-19625	House	Bucharest Municipality, 35 Rosetti C.A. Street, district 2	end of the 19th century
LMI 2004, LMI 2010	B-III-m-B-19968	Gh. Gr. Cantacuzino monument	Bucharest Municipality, Cantacuzino Gh. Square, without house number, district 2, in Icoanei Garden	-

Source: Ministry of Culture (2015) List of Historical Monuments 2015 [online]. Available at <http://www.cultura.ro/lista-monumentelor-istorice> (Accessed: 25.08.2023)

National Institute of Heritage (2016) List of Historical Monuments [online]. Available at <https://patrimoniul.ro/ro/articles/lista-monumentelor-istorice> (Accessed: 25.08.2023)

³⁷ The dating is inaccurate: the Anglican Church was built at the beginning of the 20th century, between 1913-1914.

FIGURE 9 – Historic monuments in the study area, inscribed in the LMI 2015



Source: authors' processing

1. B-II-a-B-18301– Icoanei Garden

The Icoanei Garden is a public garden created between 1872 and 1872 by the architect Kuchnovsky, the engineer Grigore Cerkez and the horticulturist Louis Leyvraz on the site of a former public land of the city³⁸. Before its implementation, on the park's site there was a wooded area and a pond from which a stream called *Bucurestioara* flowed. These natural setting elements form the basis of the garden.

Nowadays, the Icoanei Garden is classified as an ensemble, maintaining the historical system of alleys and the major landscaping elements: statues, fountain, stream. It has three main entrances – from Gh. Cantacuzino (north), from the Anglican Church Square (south-west), from Jean-Louis Calderon Street (south-east) – and two secondary accesses – from Pictor Arthur Verona Street (south) and Jean-Louis Calderon Street (east).

2. B-II-m-B-18924 – Central School for Girls

The building of the Central School for Girls was built in 1890 according to the project of the architect Ion Mincu, in a Neo-Romanesque style with Art Nouveau influences. The institution of the girls' school, on the other hand, appeared earlier, in 1852, and at that time it was the only state school for the education of girls. The building has a pavilion character, being composed of a main volume with a horizontal ground floor and first floor. The buildings are arranged around an interior courtyard emphasised by the presence of an ash tree.

The main facade is set back from Icoanei Street and houses the main access, formerly used by teachers and parents. It has a monumental character, with a stone portal, composed of columns and wooden door frames. The two levels are separated by a main waistband with floral motifs and cufflinks, as well as more discreet secondary band courses. The windows in the ground floor area are framed in the upper part: beige painted vegetal motifs and cubutons, set against a turquoise background. In the upstairs area, in the space between the windows, there is the coat of arms of the institution and the names of important female personalities in the pre-war period.

The main volume has an annex arranged on the alignment, at the intersection of Icoanei and Jean-Louis Calderon streets. The annex has only one level (ground floor) and the windows have ceramic frames in turquoise and beige colours, which vary according to the facade's decors. The corner is marked by a glass bay window with metal fittings.

³⁸ On the Borroczyn plan, 1846, it appears as *Maidan of Domination*

FIGURE 10 – Icoanei Garden
(LMI 2015 B-II-a-B-18301 code)



Source: authors

FIGURE 11 – Central School for Girls
(LMI 2015 B-II-m-B-18924 code)



3. B-II-m-B-19106 – Prof. dr. Turnescu House

Professor Doctor Turnescu House (the first dean of the Faculty of Medicine), situated in the 37 Dionisie Lupu street, currently houses the Rectorate of the University of Medicine and Pharmacy "Carol Davila". The building was realised at the end of the 19th century, according to the plans of the architect Albert Galleron.

Receded from the street, the house has an imposing volume and accent elements such as: the staircase with terrace in the facade area, the round body, bay window type, in the corner area (visible from the street) or the ample decorations of the roof covering.

4. B-II-m-A-19107 – Librecht-Filipescu House, now University House

The Librecht-Filipescu House was built in the neo-Gothic style in 1860 according to the plans of the architect Luigi-Ludovic Lipizer. The building was extended at the beginning of the 20th century by an adjoining building with separate access. The two are considered to be a whole and are classified in the LMI 2015 under the same code. Currently, the building on 46 Dionisie Lupu Street houses the headquarters of the University House.

The original building distinguished by the decorative stone elements that mark the cornice, similar to crenellations. All three facades of the building have these decorations, complemented by multiple other Neo-Gothic-style braces, columns and recesses. The plinth is decorated with mouldings. The arched openings retain the original wood joinery, with decorative inflections and multiple glazed openings.

The main entrance is on the side facade, through a monumental gate with metal ironwork and wood panelling with geometric decorations and several glazed openings. The access is

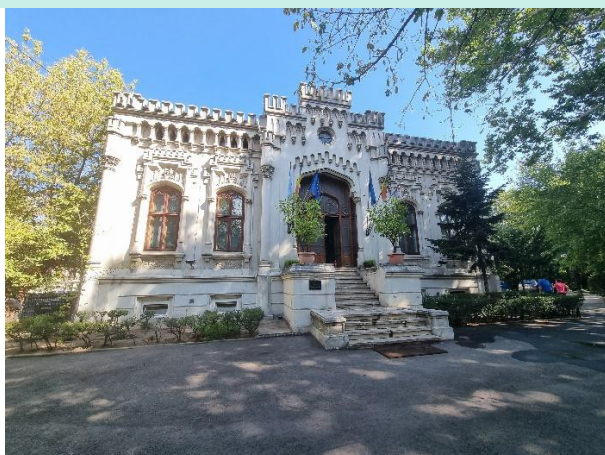
also marked by a monumental stone staircase and a crenellated pediment at the top of the façade.

The newer wing of the building is not as extensively decorated, thus having a discreet presence compared to the old building. It is built in the neoclassical style, with rectangular openings, a plinth with box-work and an access facing Dionisie Lupu Street, marked by a monumental stone staircase, a stone anchorage and a wooden, castellated gate.

FIGURE 12 – Prof. dr. Turnescu House
(LMI 2015 B- II-m-B-19106 code)



FIGURE 13 –Librecht-Filipescu House, now
University House (LMI 2015 B-II-m-A-19107 code)



Source: authors

5. B-II-m-A-19833 – "Resurrection" Church – Anglican

Realised in neo-Gothic (or Victorian Gothic) style between 1913 and 1914, the Anglican Church of the Resurrection was built according to the plans of the architect Victor Stefanescu. The construction is composed of numerous volumes of different heights, with a reddish coloured brick appearance.

The building has an elongated main volume, the nave of the church, to which are attached adjacent elements such as the apses and the tower. The main access is on the south-west side, through a wing attached to the tower and inside, the main nave has a polygonal vault made of wood.

6. B-II-m-B-19624 – House

Classified as a historical monument, the house at number 33 on C.A. Rosetti is little visible from the public space because of its significant receding (it does not respect the alignment) and because of the tall vegetation on the front part of the plot. The building is currently used by the Institute of the Romanian Revolution of December 1989.

The building was realised in the Neoclassical style at the end of the 19th century and is distinguished by the roof with vertical accents, of the coif type, with steeply sloping sides and by the dormer windows with anchorings. The volume protruding from the plane of the facade is also marked

through such an accent of the covering. The facade and the base are decorated with bosses that mark the horizontal registers..

FIGURE 14 – "Resurrection" Church – Anglican
(LMI 2015 B-II-m-A-19833 code)



FIGURE 15 – House
(LMI 2015 B-II-m-B-19624 code)



Source: authors

7. B-II-m-B-19625 – House

The building situated at number 35 on C.A. Rosetti currently hosts the Embassy of the Socialist Republic of Vietnam. The building has an imposing volumetry, with a G+1 height regime and is recessed from the street, following the alignment of the neighbouring built ground. The access area is on the side facade of the house and is marked by an arched portico, specific to the entrance areas of the carriage entrance.

It is realised in the Neoclassical style, with numerous decorative vegetal elements that mark the cornice, the variation of the decrozes, the openings, the balconies and the horizontal registers. The hollows are rectangular and round-arched, and are doubled by elaborately carved, elaborately decorated grilles.

8. B-III-m-B-19968 - Gh. Gr. Cantacuzino monument

The monument is placed in the area of the main northern access to the Icoanei Garden. The statue was created by the sculptor Ernest Henri Dubois in 1904. Its current location dates back to 1930.

The statue is composed of a stone plinth on which is placed the bust of Gheorghe Cantacuzino (former Romanian politician), made of metal. At the base of the plinth is another metal piece depicting a woman looking towards Cantacuzino and holding an inscribed plaque.

FIGURE 16 – House
(LMI 2015 B-II-m-B-19625 code)



Source: authors

FIGURE 17 – Gh. Gr. Cantacuzino monument
(LMI 2015 B-III-m-B-19968 code)



II.5. Analysis of urban structure characteristics

a. Analysis of urban structure characteristics

The urban structure on which a morphological and historical analysis has been carried out (**detailed study area**) is **delimited to the north by Gheorghe Cantacuzino Square, to the west by Dionisie Lupu and A.D. Xenopol streets, to the south by C.A. Rosetti street, and to the east by Jean Louis Calderon street**. The structure comprises the plot on which the University House is located, the neighbouring frontages (opposite and tangent to the plot to the south), including also segments of the streets Pictor Arthur Verona (north of the plot) and Icoanei.

The delimited area has an important role at the urban level through its historical value (it has **eight historical monuments** and is included in **two built protected areas**, no. 21 and no. 17), cultural and social - it includes **buildings and public spaces with landmark value** in the historical evolution of Bucharest, as well as **building models** that have shaped the image of the central area over time. Although well-preserved from all points of view (street network, plots and built ground), there are few new insertions or interventions on the built ground which, in some cases, lead to problems of visibility, sunlight, perception, etc.

b. Road pavement analysis: characteristics (shape, dimensions, uses)

The analysed street network is represented by segments of Dionisie Lupu, C.A. Rosetti, Jean Louis Calderon, Icoanei, Pictor Arthur Verona and A.D. Xenopol streets. Four of these are collector streets, category III, facilitating connections in the west-east direction (G-ral. Gh. Magheru – Calea Mosilor) and north-south (Soseaua Stefan Cel Mare

– University Square). Pictor Arthur Verona and A.D. Xenopol are local streets, category IV.

In terms of historical value, the most important are Dionisie Lupu and C.A. Rosetti. The analysis of the historical plans shows that in the first half of the 19th century, Dionisie Lupu Street was one of the secondary links between the city centre and the outskirts of the city, in a north-south direction. It led to one of the access points into Bucharest (called at the time *barriers*), *Bariera Herastraului*. C.A. Rosetti is also visible on historical plans from the end of the 18th century (Ernst Plan, 1791), representing a significant link in a west-east direction and connecting important religious sites at the time of the plan – *Bradul Church* (disappeared), the Icoanei Church, Darvari Hermitage (former cemetery of the Icoanei Church).

Dionisie Lupu Street (formerly *Dionisie*, until the second half of the 20th century) is one of the streets where the University House parcel opens and from which the main access is made. Its route appears before 1791 (Ernst Plan), and nowadays it is an important collector street, whose route, parallel to the G-ral. Gh. Magheru, joining Al. Lahovary and Dacia Boulevard (northwards) with C.A. Rosetti (to the south). The segment between the street and C.A. Rosetti changes its name to Tudor Arghezi Street. The street profile has not changed significantly over time, currently having a 9.00 m street profile, with a 7.00 m carriageway (one lane of traffic and parking on the left and right) and 1.00 m pavements on both sides.

C.A. Rosetti Street (formerly *Clementei* and *Salciilor*) is also a collector road, with significant traffic and one-way, connecting from G-ral. Gh. Magheru Boulevard to Calea Mosilor. Its route is partially identifiable on the Ernst Plan, so that it is dated before 1791. Along the route of the street, the roadway is variable, with areas for car parks or urban squares. The segment included in the study area has two carriageway lanes with a total width of 7.00 m, pavement with variable width, between 1.00 and 2.00 m, as well as a lateral oblique car park (in front of the Kindergarten no. 203) and a wide alley with pedestrian spaces, planted areas and oblique car parks. The segment that continues eastwards after the intersection with Jean Louis Calderon Street is of recent date, built between 1927-1952.

In the eastern part of the study area, **Jean Louis Calderon Street**, the former *Polona*, respectively *G.C. Cantacuzino* (name changed between 1895-1911) and later *Alexandru Sahia* (name adopted after the communist regime, in the second half of the 20th century), runs between Gh. Cantacuzino and the intersection with Diane Street, near C.A. Rosetti. The date of its appearance is 1791-1846. The route followed by the one-way street also connects C.A. Rosetti, through Diane street (south) and Soseaua Stefan cel Mare, through Polona street (north), linking important objectives at municipal level, in the north-south direction: the square and C.A. Rosetti, Gradina Icoanei, Central School, Bulandra Theatre, Dacia Boulevard, Soseaua Stefan cel Mare (Main Ring Road) and Calea Floreasca. In the area of the intersection with

Icoanei and I.L. Caragiale on the left side of the street runs the eastern side of the plot of the University house.

The conformation of Jean Louis Calderon Street changed between 1846 and 1871, following the urban street systemisation activities, which corrected the alignment. In the study area, the street is one-way (from south to north), two lanes, with parking spaces on the right side and sidewalks of 1.00 m on each side, the total street prospect is constant, 9.00 m.

Icoanei Street (formerly *Iconi*, *Icone* and *G-ral. Lahovari*) is also a collector street, representing an alternative link between Calea Mosilor and Romana Square, from east to west and appearing before 1791 (Ernst Plan), being closely linked to the presence of the Icoanei Church. In its entirety, Icoanei Street crosses a large part of the tissue that makes up the Armenesc Neighbourhood, starting from Vasile Lascar Street (to the north-east) and stopping at the Icoanei Garden and the Central School (to the south-west). The analysed area comprises a reduced portion of the street in its final segment, where it has two lanes, with a carriageway width of 7.00 m, and pedestrian traffic on both sides, but of variable dimensions, between 1.00 and 2.00 m, depending on the shape of the frontages.

In the study area, **Pictor Arthur Verona** (formerly *Memoriei*) is a local street, category IV, implemented between 1846 and 1871. The reduced traffic is due to the one-way and its location, between A.D. Xenopol and the pedestrian area around the Anglican Church and the intersection of Icoanei, Jean Louis Calderon and I.L. Caragiale. Following the 1895-1911 systemisation, the street continues westwards, after the intersection with Dionisie Lupu Street, where it becomes a collector street, thus joining General Gh. Magheru Boulevard (westwards) with Gh. Cantacuzino (north-eastwards).

The analysed segment is composed of the western pedestrian space, which serves the Anglican Church and the south-western access to the Icoanei Garden, respectively of the roadway leading to Icoanei Street, with the park to the north and the garden of the Librecht-Filipescu House to the south. The pedestrian square is predominantly mineral, having undergone over time multiple modifications of the urban furniture. Its centre of gravity is the church, the access to which is marked by a fountain-statue made by the sculptor Vasile Scripcariu and named "Maternity Fountain". The statue is emphasised by the stereotomy of the pavement, which consists of a series of white cubic stone rays, orientated towards the art object. The carriageway of the Pictor Arthur Verona Street is paved with cubic stone in the area of the south-west access to the Icoanei Garden and along the north side of the plot of the University House is asphalt. The street has a total length of 11.00 m, with one carriageway lane, bordered by car parks on both sides and 2.00 m wide carriageways on each side of the street.

Along the street there are **three accesses to the Icoanei Garden**: the south-west one, from the Anglican Church Square, the south one, located opposite the garden of the Librecht-Filipescu House, respectively the south-east one, located opposite the garden of the House and the Central School, at the intersection of the streets Pictor Arthur Verona, Icoanei, Jean Louis Calderon and I.L. Caragiale, where a mineral square is formed.

The second category IV local arterial road in the study area is **A.D. Xenopol street**, which, although it connects Gh. Cantacuzino Square and Dionisie Lupu Street, has a low traffic, because it does not represent a priority direction for car journeys. The existence of the A.D. Xenopol (former *Columbu*, *Columb*) is dated before 1791, according to research of historical plans. It delimits the built structure from the open space that used to be a maidan, a sand pit, a water well and, later, at the end of the 19th century, the Icoanei Garden, leading to the Pitar Mos Church. The current configuration of the street is similar to Pictor Arthur Verona Street, with one carriageway, car parks on both sides, pedestrian crossings of 1.00 m on both sides and a total width of 11.00 m. Carriageway of A.D. Xenopol is paved with cubic stone.

c. Parcel analysis: characteristics (shape, dimensions, uses)

The analysis of the plots in the studied area reveals its **central character**, specific to the Bucharest Municipality, where the urban structure is **organically developed**, with former mixed plots, dedicated to both housing and subsistence agricultural uses or with large reserves of land that housed either churches and their grounds or larger agricultural uses, such as orchards or vineyards. The studied plot is located in one of the historic areas of Bucharest, in the neighbourhood of the Armenesc Neighbourhood, in the **built protected area no. 21 "Jean Louis Calderon-Polona"**. This is the result of an unplanned **development, complemented by the systemisation actions carried out since the second half of the 19th century**, among the most significant interventions in the vicinity being the construction of Dacia Boulevard, Ioanid subdivision and Ioanid and Gradina Icoanei parks.

The plot layout is not planned, given the irregular shapes of the land. The shallow openings and large depths emphasise the former agricultural character of the plot, with the buildings facing the street and the gardens running to the rear of the plot. We analysed in particular the plots in the vicinity of the one under study, with which it is directly related: those composing the island and the opposite fronts.

The analysed area, as defined in the previous chapter, in terms of **age**, most of the plots maintained to date were created between 1911-1974, mainly in the pre-war and inter-war period, before the First World War. A significant part are also the plots that appeared in the 19th century, between 1846-1911. Most of the plots analyzed have large **areas**, approximately 40% of the land in the analyzed area having over 1,000 sq m, and the rest having on average areas between 100 and 500 sq m. Large surface areas are related to public administrative functions (embassies, research institutes, financial administration), education (high school, university), worship (churches), culture (theatre) and large services (hotels, economic companies, etc.). The morpho-typological analysis shows that **the majority of the plots are obtained by joining or dividing and the ratio between the opening and the depth of the plots varies in this case according to the arterial road**:

- on C.A. Rosetti (north side) and Jean Louis Calderon (west side), the ratio is on average 1/3 or 1/4, with plots with large depths of up to 100 m and spans ranging from 11 m to 36 m;
- on Dionisie Lupu and Jean Louis Calderon streets (east side), the ratio is higher, 1/2, some of the plots are even rectangular (ratio of 1/1), with spans ranging from 10 m to 50 m;
- plots representing public utility objectives are exceptions (University House, Icoanei Garden, Central School), due to their large surfaces and wide openings, to several streets, ranging between 60 m and 180 m.

The plot on which the University House is located is a **corner plot**, but also a **end plot**, opening onto three streets: Dionisie Lupu street (west side), Pictor Arthur Verona street (north side) and Jean Louis Calderon street (east side). The island on which it is located has an opening, to the south, on C.A. Rosetti. The main and permanent access to the plot is realised from Dionisie Lupu Street, in the area where the buildings are located. During the field research, two other accesses to the plot were identified, but they are not currently active: the access from the side of the secondary building on Dionisie Lupu Street (the fence is provided with a gate in the access area to the secondary building), respectively the access from Pictor Arthur Verona Street, approximately opposite the secondary entrance to the Icoanei Garden.

Regarding the historical evolution, **the current shape of the plot first appears on the Map of Bucharest, developed by the Geographical Institute of the Army between 1895 and 1899. It is the result of consecutive annexation interventions between 1846 and 1899**, detailed in Chapter II.1 *Analysis of the evolution of the studied territory, d. Morpho-typological evolution of the studied territory*. The analysis of the historical plans shows that the urban structure of which the plot is part dates from before the end of the 18th century (1791, Ernst Plan), having until the end of the 19th century a mixed character, with plots dedicated to housing and agricultural plots, hence the shape of the plot and its use - the buildings are arranged in the front part and the garden in the back.

The University House Plot is **one of the atypical plots in the study area**, with its wide openings, on three streets, and its large surface area of 14,555 square metres (1.45 ha). Like the other atypical plots, which exceed the surface area of 10,000 sq m (Icoanei ei Garden and Central School), this one also hosts a public or semi-public function, dedicated to education. The opening on Dionisie Lupu Street is approximately 70 m, the one on Pictor Arthur Verona Street (which coincides with the depth of the plot) is approximately 180 m, and the one on Jean Louis Calderon Street is approximately 60 m. **The ratio between the opening and the depth of the plot is 1/3, specific to the plot of land in the Icoanei-Ioanid area.**

d. Analysis of the built fund (style, age, construction method, uses)

The built fund in the studied area was analyzed using the following criteria: age, condition, volume (surface area, height regime), layout on the plot, density of constructions, historical and cultural value, value as a historical monument, new interventions and dysfunctions.. The listed criteria have been correlated in order to obtain a comprehensive analysis of the existing built heritage in the Icoanei-Ioanid area.

From the point of view of the age of the built heritage, the average is represented by **constructions realised in the period from the end of the 19th century to the beginning of the 20th century**, houses with ground floor heights, built in the Neoromanesque, Neoclassical, Eclectic, Art Nouveau, etc. Although most of the buildings in the area maintain their original characteristics, some of the constructions have completely or partially lost their stylistic qualities due to specific or major interventions such as renovation, thermal envelope, horizontal or vertical extension (over-storey/under-buildings), etc.

These buildings, originally dedicated to individual dwellings, are located in the front part of the plot, and the access is generally through the side facade of the building. **The relationship with the public space is tempered, in the sense that the main facade, visible to the public, is carefully ornamented and has the highest complexity, but access to the building is closed to the public.** Moreover, in the case of late 19th-early 20th century buildings, two variations in the mode of construction were identified:

- **buildings slightly receded from the alignment** – with a rectangular footprint, large volume, whose setback leaves room for front gardens that contribute to the image of the public space;
- **buildings arranged on the alignment** – with a rectangular footprint, developed in the depth of the plot, generally located on plots with reduced opening and great depth, where the garden is located in the rear of the land; in many of these cases, the garden no longer exists due to the exaggerated increase in the built-up area on the ground, for the introduction of extensions or annexes.

The Librecht-Filipescu House was built in 1860 by the architect Luigi-Ludovic Lipizer and is the only example of neo-Gothic architecture in the area studied. Between 1902 and 1911 an extension was realised, annexed to the main one and destined for the kitchen and other outbuildings, which is also arranged towards Dionisie Lupu Street and has a separate access. **Access to the main building is made, specific to the area, through the side facade of the building**, and not through the facade facing the street. Instead, access to the secondary building is through the main facade, facing the street. It is not currently functional, however. The ensemble of the Librecht-Filipescu House and its extension has a ground floor with basement. **The construction method is specific to the area, with the buildings set in the front part of the plot and receded from the street, dedicated**

to a front garden, the main garden running to the rear of the plot. The garden of the house is large, with a free landscaping, park-like, populated with multiple annexes and four buildings dedicated to greenhouses. The enclosure of the plot is variable: towards Dionisie Lupu Street, the enclosure is of low height (about 1.00 m) with a concrete plinth and a transparent wrought iron fence with geometric decorations; towards the southern boundary, the enclosure is opaque, made of brick, with a height of about 2.00 m; towards the streets Pictor Arthur Verona and Jean Louis Calderon, the enclosure is made of wire mesh.

Also significant are the **interventions from the interwar period (1918-1939)**, mainly collective housing in the Modernist-Art Deco style, with high height, of G+5 or G+6. These are mainly found at street intersections, emphasised by the high height regime. An element of urban planning regulation still present today in Bucharest can be identified here: the height regime is maximum in the intersection area of the streets, but gradually decreasing towards the street front, through successive recedings. They follow the construction method previously detailed for late 19th-early 20th century buildings. In terms of their condition, the modernist buildings identified in the study area are in **state of decay**.

Despite the major interventions that took place in the **second half of the 20th century (1947-1989)** over the entire urban structure of Bucharest and the country, the studied area was avoided from this point of view, **the pre-World War II built environment being thus well preserved**.

During this period, a series of annexes were introduced into the University House complex, behind the main building, so that they are not visible from Dionisie Lupu Street or Pictor Arthur Verona Street: a covered terrace (344 sq m), two platforms, a kitchen (256 sq m), repositories, warehouses, and extensions to the greenhouses. The largest of the four buildings (441 square metres) was built during this period and is located towards the Pictor Arthur Verona Street, where there is also an access to the plot, inactive at present.

The **contemporary interventions, after 1991**, are significant in the area by their visual presence: high height, between G+3 and G+6, high degree of land occupation, the arrangement of the buildings on the alignment or the use of inappropriate finishes (garish colours, glass curtain walls, tiled materials). In the southern part of the study area, however, there are new balanced insertions, located at the rear of the plots, invisible or partially visible from the street, with heights that do not exceed the existing height regime on the plot: C.A. Rosetti 37, Dionisie Lupu 42.

Within the study area there are **six historic monuments**, according to the List of Historic Monuments 2015, scattered, but occupying a significant area due to the large plots:

- Librecht-Filipescu House – Today, University House (L.M.I. 2015: B-II-m-A-19107), mid-19th century – 46 Dionisie Lupu Street;
- Icoanei Garden (L.M.I. 2015: B-II-a-B-B-18301 code), late 19th-early 20th century – Gheorghe Cantacuzino Square, without house number;
- Central School for Girls (L.M.I. 2015: B-II-m-A-18924 code), 1890 – 3-5 Icoanei Street;
- House (L.M.I. 2015: B-II-m-B-B-19624 code), late 19th century – C.A. Rosetti, 33;
- House (L.M.I. 2015: B-II-m-B-B-19625 code), late 19th century – C.A. Rosetti, 35;
- Church of the Resurrection – Anglican (L.M.I. 2015: B-II-m-B-19833 code), early 20th century ³⁹ – 13 Pictor Arthur Verona Street.

e. Analysis of functional characteristics

At the level of the area studied in this chapter, a pronounced **central area character can be observed, which implies a high functional mix.**

Housing occupies a significant place in the area – both individual and collective housing. The presence of these functions is of course correlated with the way of building (land occupation, height, setbacks, accesses, etc.), which has been referred to in the previous sub-chapters. The two housing typologies are associated with small (100 square metres – 499 square metres) and medium-sized plots (500 square metres - 999 square metres), respectively with coupled or terraced construction. The housing fund is completed by new insertions in the urban fabric: **of the seven constructions built between 1991-2023 in the study area, four are intended for collective housing (increasing the height regime of the area) and one for individual housing.**

Among the identified functions are also those **complementary to housing**, such as: **proximity commerce** (on the ground floor of collective housing), **public green spaces** (Icoanei Garden), **education** (Central School, Rectorate of the "Carol Davila" University of Medicine and Pharmacy, University House), **culture** ("Bulandra" Theater - Toma Caragiu Hall) and **places of worship** (Anglican Church). The examples given are complemented by the facilities in the extended study area, presented and analyzed in *chapter II.1.d. Morpho-typological evolution of the studied territory (street layout, parcels, built-up area)*. Among the mentioned objectives, some of them have an increased importance at the municipal level, both through their service area⁴⁰ (high school, rector's office, theater), and through their historical, cultural and aesthetic value (Icoanei Garden, University House, Central School). The latter are associated with very large plots, which exceed 10,000 sq m and which are the result of

³⁹ The List of Historical Monuments 2015 dates the monument to "early 19th century"

⁴⁰ The Register of Urban Planners of Romania (2014) *Recommendations, results of the analysis of good practices for sizing the necessary facilities in equipping the urban territory*, Bucharest: R.U.R.

the actions of urban structure annexation or systematisation in the period from the end of the 19th century to the beginning of the 20th century.

In the southern part of the study area, towards Jean Louis Calderon and C.A. Rosetti, there is a concentration of **administrative functions** (embassies and public institutions) and **services** (private companies). These are arranged on medium (500 sqm – 999 sqm) and large (over 1,000 sqm) plots, with large openings (20 m – 36 m) to grade III arterial roads, with direct links to the major street network of the city. The administrative functions are associated with the built-up area with a low height regime (G-G+1/G+A), massive volumetry and average occupancy rate of the plot.

The University House is one of the buildings that underwent a functional conversion in the second half of the 20th century, during the communist period. The construction and use of the plot still indicates the residential function, with the 'house' facing the street and the "garden" to the rear. However, the size of the plot, the proportions of the main and secondary buildings, the presence of multiple annexes (repositories, kitchen, greenhouses, etc.) and the landscaping of the garden, indicate an atypical housing programme. Currently, the plot is used for multiple functions: education, culture and services.

f. Conclusions on urban structure characteristics

The area bounded to the north by Gheorghe Cantacuzino Square, to the west by Dionisie Lupu and A.D. Xenopol streets, to the south by C.A. Rosetti street, and to the east by Jean Louis Calderon street, is, from the perspective of historical evolution, **a pre-modern structure developed organically and deeply marked by the development directions of the late 19th century. The current urban form, analyzed during the field visit, is the one coagulated in the period from the late 19th century to the early 20th century.**

It can be concluded that **the analysed plot is maintained in a state similar to the original one, from the end of the 19th century**: the annexation and division operations carried out over time have not affected the identity of the plot, which maintains its organic character, with large plots and large openings to the street. The **mixed character** is also maintained, with plots:

- **organically developed**, with former agricultural use, where the ratio between the aperture and depth is 1/3 or 1/4 of the University House;
- **of rectangular shapes**, where the ratio between opening and depth is 1/1;
- **planned in the framework of urban planning projects**, with very large surfaces and openings to the – Icoanei Garden, Central School.

The dating of the street layout is not correlated with that of the built stock and the parcel layout: the routes of the circulation arteries pre-exist the current conformation of the parcel layout and the dating of the built find. In the process of modifying the parcel layout, the street network was adapted

by correcting the alignment, translations and extensions. However, there is a **correlation between the age of the parcel and the built-up area, as well as between the conformity of the parcel and its functional use.**

| 03

**EVALUATION OF THE
STUDIED PROPERTY
AND OF ITS COMPONENTS**

CHAPTER III – EVALUATION OF THE STUDIED PROPERTY AND OF ITS COMPONENTS

III.1. Analyse of the evolution of the building

The building under study is nominalised in the List of Historical Monuments 2015 of the Bucharest Municipality, at position no. 1386, **LMi code B-II-m-A-19107**, with the name **Librecht – Filipescu House, now university House**, 46 Dionisie Lupu str., district 1, dating mid. 19th century.

Luigi – Ludovic Lipzier's best-known project seems to be the University House on 46 Dionisie Lupu Street in Bucharest, known as Librecht-Filipescu House.

On the former Ulierilor Street (today Dionisie Lupu Street) is the "most beautiful house in Bucharest" during Cuza's time. Constantin Bilciurescu tells us that it had "massive silver chandeliers, statues of the same precious metal, expensive wooden furniture with inlays, imported from abroad, curtains of rare quality cloth, princely wardrobe, luxurious carriages, thoroughbred horses." Cesar Liebrecht, the first director of the Post Office in the United Principalities and a key figure in Cuza's camarilla, had been brought by the ruler from Galati and enjoyed his full trust. Confident and convinced that ruler Cuza would be a ruler for life, the Belgian had amassed a great fortune and built, in 1860, this house designed by architect Luigi Ludovic Lipizer.

After the fall of the ruler, Liebrecht was accused of embezzlement and expelled, and the house was confiscated. Contemporaries were then able to see the interior "paying a penny (80 parale - local currency), an entrance fee imposed by the State, to recover at least part of what the fugitive had robbed of the country's wealth."

"The plans that were found do not attest to this name, but other collateral documents demonstrate that it was designed by the architect Luigi Lipizer, of Belgian origin, who opted for neo-Gothic architecture, which is quite foreign to Bucharest". We only have a few buildings, including this one and the one in Stelea Spatarul, no. 10, the Guilds' House, which was actually the house of architect Lipizer. It must be said that it is a kind of urban palace, modeled after the luxurious villas of the aristocracy, being built on the so-called Maidan of Dominion, so it was somehow taken over and bought from the state as we would call it today.

The house was bought in 1866 by Gheorghe C. Filipescu (Philipsesco), Marshal of the Court of Carol I, descended from an old boyar family and married to Lidia Hangerli, great-granddaughter of the ruler. The beautiful building experiences a new period of glory, is enriched with a huge garden, and hosts brilliant receptions and royal visits. Lidia Filipescu, widowed since 1902, "recognized for her punctuality, strict etiquette, passion for German culture and music, and flowers", died in 1943, without descendants, leaving the house by will to the Ephorate of Civil Hospitals. According to Ruxandra Nemteanu, after Filipescu's death in 1902, it became the seat of the Evangelical Church, later being transformed into a centre

for minors who had to serve certain penalties during the Ion Antonescu regime. The Communists nationalised the building, which returned to the Bucharest University, and was transformed into a restaurant.”⁴¹

In 1948, the building was nationalized, becoming University House, and since 2007 it has been the property of the Bucharest University.

As for Cesar Liebrecht, the adventurer who had become a waiter-telegraphist and had been Cuza's right-hand man, he first arrived in Spain where he distinguished himself in the Battle of Albeca, then in France where he fought in the Garibaldi legion and ended up, in 1890, in poverty, in London.⁴²

1895-1899

The Army Topographical Plan of 1895-1899 shows the current parcel of land under study, with a main building, which is the current urban palace and an annex with a long side facing the street, located detached from the main dwelling of the owner. We don't think it was the cellar under the 1902 extension, the building being narrower and smaller in size. In situ research shows that the type of brick used in the vaulted cellar is large by the standards of around 1900.⁴³

1902

In 1902, G.C. Filipescu, marshal of the royal court, will apply for the extension of his residence with a building for the kitchen annexes. The application is registered at the Bucharest Municipality Town Hall under no. 12397/23 March 1902 by Field Marshal Filipescu for obtaining the building permit, with the following content:

“Mr. Mayor, Wishing to build a kitchen and outbuildings on my property at 48 Dionisie Lupu Street, according to the plan I will submit, I have the honor to ask you to grant me the appropriate authorization. Please accept the assurance of my consideration. George Constantin Filipescu to His Excellency Mayor of the Capital, Bucharest City Hall”⁴⁴

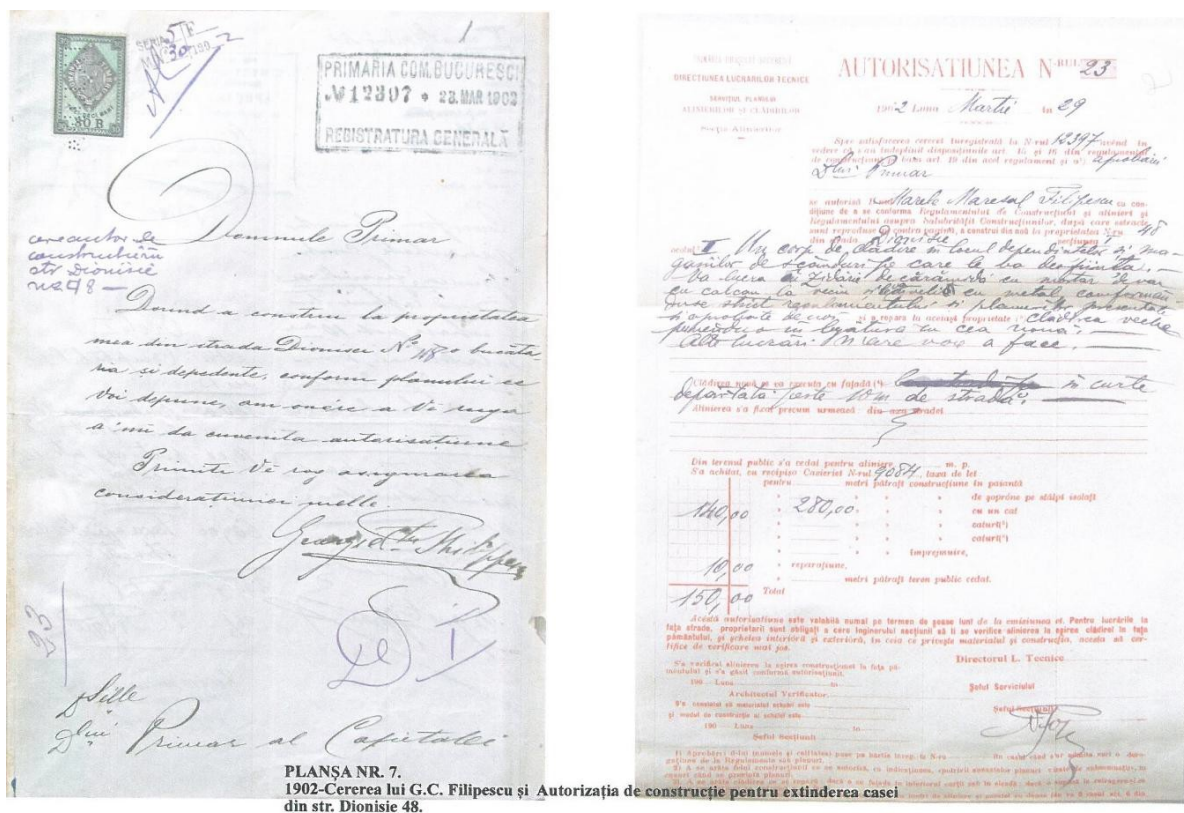
⁴¹ <https://bucurestiiivechisinoi.ro/2018/07/cladirileromanieicentenare-casa-universitarilor-spatiu-de-lucru-pentru-ministri-si-platou-de-filmare-pentru-programele-de-revelion/>

⁴² Facebook History Lesson

⁴³ Nemteanu, R. (2016), *Study on the historical-architectural and urbanistic value of the “University House” in Bucharest*, pp.3

⁴⁴ ANR-SMB, PMB-Sth Fund, Dos. 135/1902, Authorization given to Grand Marshal Filipescu to construct a building at 48 Dionisie Street apud Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the “University House” in Bucharest*

FIGURE 18 – G.C.Filipescu's request and the building permit for the extension of the house at 48 Dionisie Street

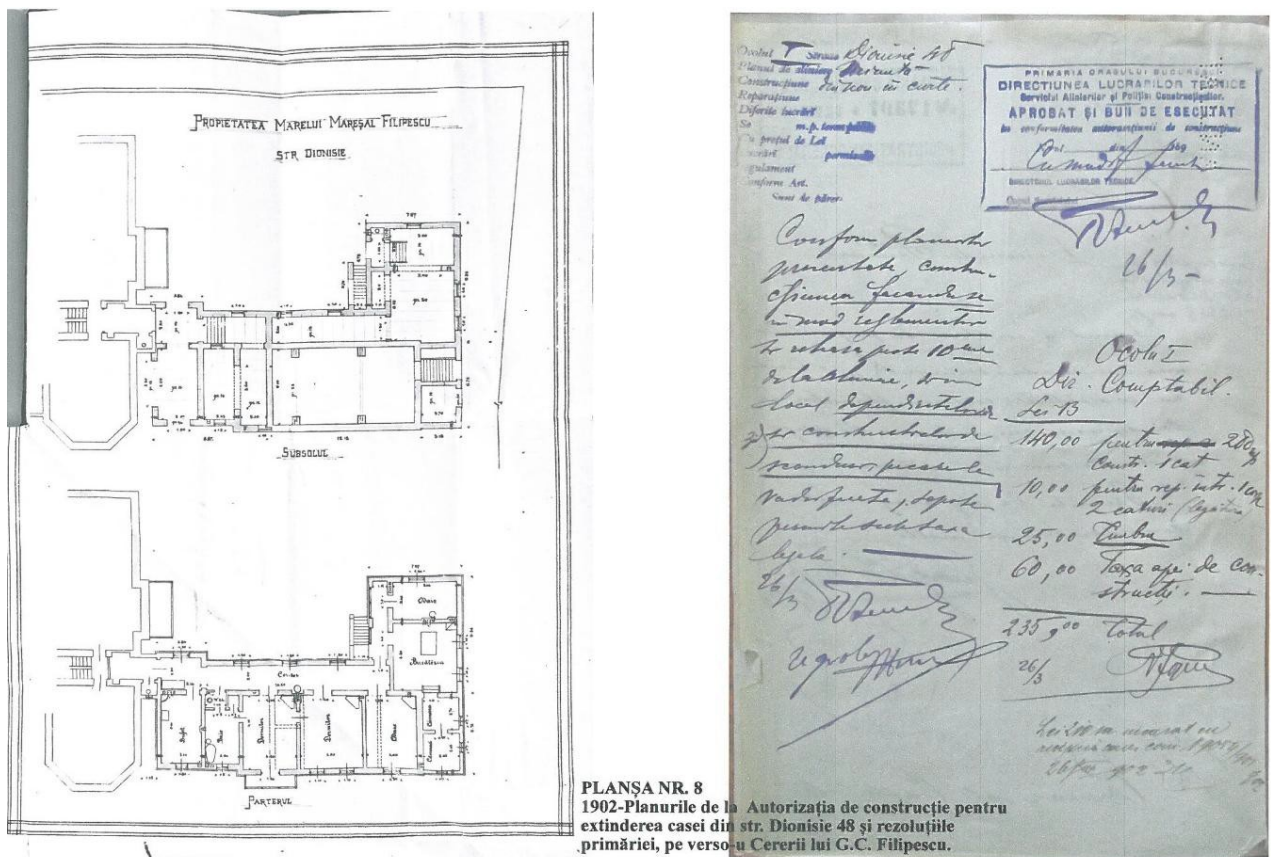


Source: Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest*

It is issued the same year: "Building authorisation no. 23 of March 29, 1902" by the Bucharest City Hall, Technical Works Department, Alignment Service, which "In order to satisfy the request registered at No. 12397 -, authorises Grand Marshal Filipescu...to build again at the property at No. 48 of Dionisie Street, section I, district I, a building in place of the outbuildings and plank storehouses that he will dismantle. He will work in brick masonry and lime mortar with lime mortar and whitewash to the neighbour and will clad them with metal, strictly in accordance with the regulations and plans submitted to and approved by us and to repair the old building on the same property by putting it in connection with the new one. Other work he's not allowed to do. The new building will be built with the facade facing the courtyard, more than 10 m away from the street."⁴⁵

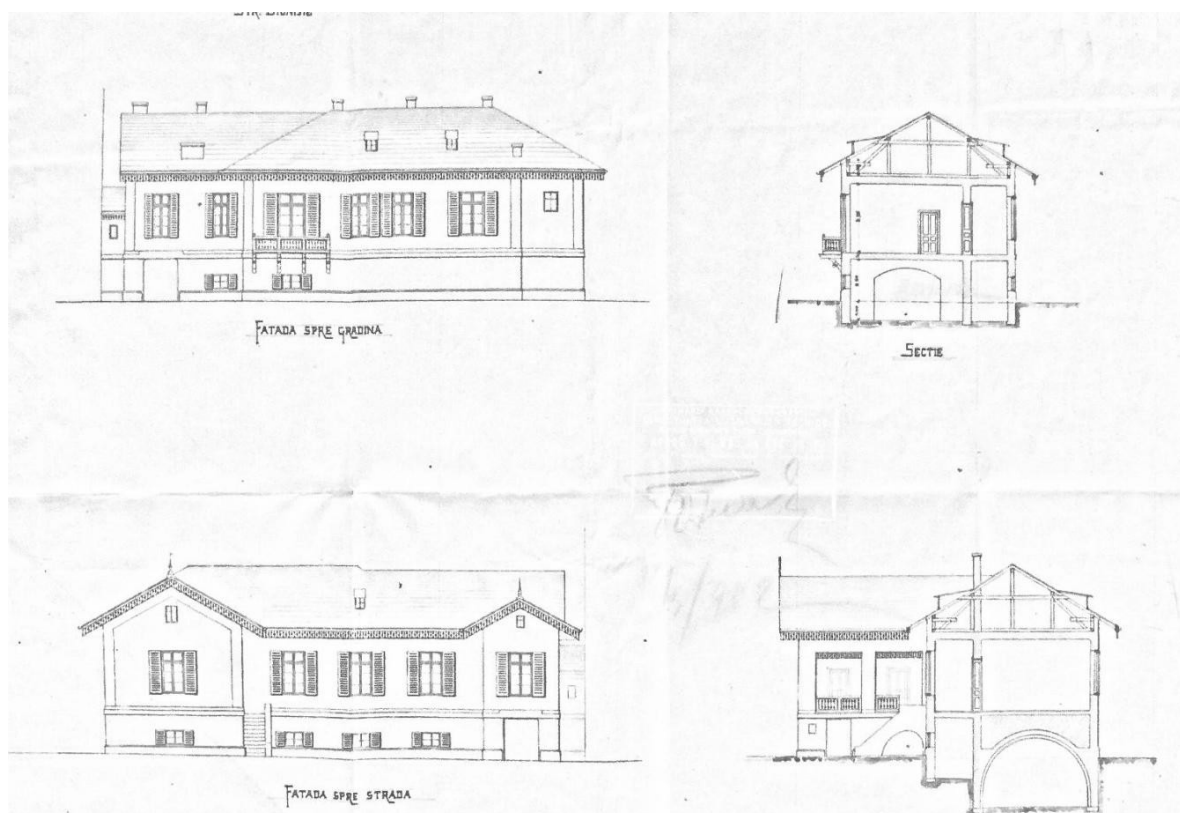
⁴⁵ ANR-SMB, Fond PMB-Sth, Dos. 135/1902, Authorization given to Grand Marshal Filipescu to construct a building at 48 Dionisie Street apud Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest*

FIGURE 19 – The plans from the building authorisation for the extension of the house in 48 Dionisie str. and the City Hall's resolutions on the back of G.C.Filipescu's application



Source: Nemteanu, R., (2016), Study on the historical-architectural and urbanistic value of the “University House” in Bucharest

FIGURE 20 – Facades and sections drawing from the building authorisation for the extension of the house 48 Dionisie 48 Str., G.C. Filipescu House



Source: Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the “University House” in Bucharest*

1911

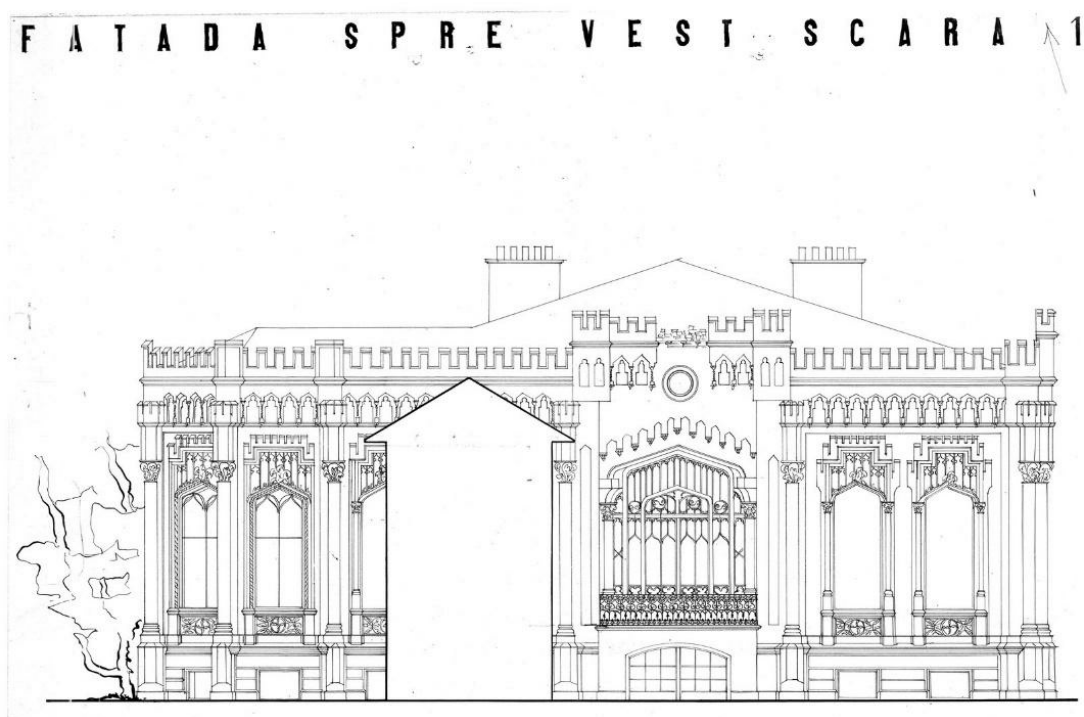
The 1911 cadastral plan of Bucharest records the main dwelling and the extension of the kitchen building in 1902. The owner recorded in the plan is Marshal Gh.C.Filipescu, although he had been dead since 1902. Extension of the house in 48 Dionisie Lupu str. (then) it seems to have been built on the old trace of the annex before 1902, the hypothesis deduced by comparison with the Army Topographic Plan of 1895-1899.⁴⁶

1946

The survey of the University House is drawn up.

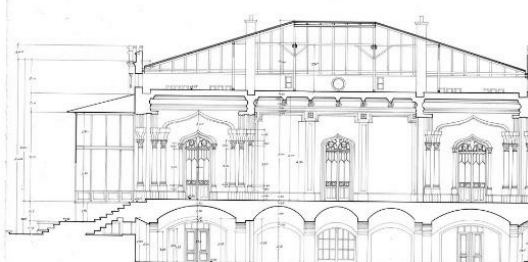
⁴⁶ Nemteanu, R. (2016), *Study on the historical-architectural and urbanistic value of the “University House” in Bucharest*

FIGURE 21 – University House survey

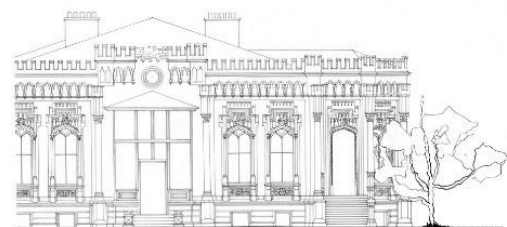


RELEVÉUL CASEI FILIPESCU BUCURI

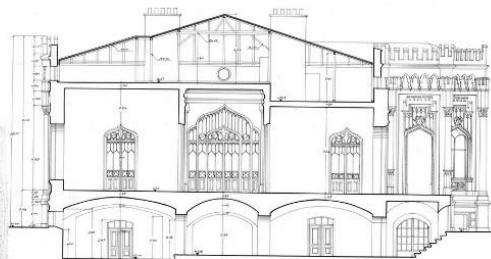
EVEUL CASEI FILIPESCU BUCURESTI



SECTIE LONGITUDINALA SCARA



T A D A S P R E S U D S C A R A 1:50



SECTIE TRANSVERSALA SCARA



T A D A S P R E E S T S C A R A 1:50

Source: <https://relevec.uauim.ro/m552/>

1947

In the 1947 meeting, the Historical Monuments Commission decided to classify as a historical monument the Filipescu house and garden in 34 Dionisie str., "representative monument of our architecture at the end of the 19th century". "With the new layout plan, they are planning to create a ring road across this garden, destroying most of the existing trees. In order to save as many as possible of the older trees of this garden, the Historical Monuments Commission proposes the attached variant, kindly to examine it together with the attached memorial and to put it under study with a view to modifying the route of the projected ring."

FIGURE 22 – Situation plan on which the decreed alignment has been drawn



Source: File no. 661, Filipescu House, 34 Dionisie Lupu Street, Bucharest, folder 17, file 17, Archive of the Historical Monuments Commission

From the report for the classification as a historical monument of the Filipescu Palace in 46 Dionisie str., Bucharest results the following:

"On Dionisie Lupu street at no. 46 is an interesting building erected in 1866 in the neo-Gothic style characteristic of the period, by G. Filipescu, Marshal of the Palace under Voda Carol"

⁴⁷ File no. 661, Filipescu House, 34 Dionisie Lupu Street, Bucharest, folder 17, file 17, Archive of the Historical Monuments Commission

1. *Behind the building stretches a beautiful park with centuries-old trees. This house, one of the few settlements in Bucharest that has been preserved in its entirety, cited on page 162 in the Bucharest Guide by Grigore Ionescu as a representative monument of the past era, was recently the subject of a study within the annual surveys of the Academy of Architecture, accompanied by complete and carefully crafted plans, which was awarded by this Institution”*

“Recently acquired by donation from the Ephorate of Civil Hospitals, it has currently been placed at the disposal of the Rectorate of the University of the Capital.” Stefan Bals mentions: “In order to preserve this ensemble in the best possible conditions and to prevent additions or transformations that would distort the character of the building or that would mutilate or reduce the surface of the beautiful park, the precious green area in the city center, which completes the other two public gardens of the neighborhood, Ioanid Park and the Icaonei Garden, I am of the opinion that it should be classified as a historical monument”⁴⁸

“Having realised on the occasion of the completion of the file for the classification of the Filipescu building in 34 Dionisie str., as a historical monument, as the systematisation plan drawn up by the City Hall foresees the destruction of a large group of old trees, today included in the park of the Filipescu house, the attached solution is proposed for approval, whereby, through a slight deviation of the projected ring, the majority of the threatened trees are saved and the surface of the future public garden is increased, including the house in its area. The solution could be improved by moving the pavement to the inside of the park, maintaining a planted strip between the pavement and the street, as has been done in the Icoanei Garden, thus also maintaining the trees that fall in the middle of the pavement foreseen in the plan.”

Report Filipescu House in Bucharest⁴⁹ :

1. Researching the restoration works being carried out on the Filipescu house, I was pleased to note that they have been carried out in the Commission's vision. Of course, this was largely due to a lack of funds which stalled most of the planned transformations.
2. The rotting wooden entrance archway, which should have been entirely rebuilt, has been taken down and will not be rebuilt, another solution has been found to obtain an entrance vestibule. It was an added element. His memory lives on in the survey made in recent years by the Faculty of Architecture.
3. Inside, moving the interior door from A to A' in the centre hall created the necessary vestibule. It is the only change that has been made but in no way is it inappropriate.

⁴⁸ Memorandum for classification as a historical monument, File no. 661, folder no. 17, file no. 17, D.M.A.S.I. archive, page 6

⁴⁹ Excerpt from file no. 661, Filipescu House, 34 Dionisie Lupu Street, Bucharest, folder 17, file 17, Archive of the Historical Monuments Commission

4. The floor of the central hall was made of Carrara marble tiles. Too broken tiles will be replaced – for the time being, for lack of funds – with imitation mosaics.
5. The Viennese parquet floors from around 1850 were restored in rooms C, D with the material taken from room E, where ordinary parquet floors were placed. On the back of a square, which will be kept for the palace museum, was found the signature and date written by the craftsman who came from Vienna to assemble them.
6. The development of a basement space for the university club was done very discreetly.
7. Important for the art of building at the turn of the last century is the fact that the whole house is surrounded with a spacious ventilation duct, which makes the whole basement so salubrious.
8. In the main facade facing the street in two smaller discs were two plaster rosettes, of which only a small fragment was found, which was never reconstructed due to lack of funds.
9. The terrace staircase on the rear façade has been so carefully restored that even the plants have not been destroyed.
10. Not all stoves installed now are suitable, but they could always be replaced with others.
11. All painting will be restored without any changes.

On 17 October 1948, the Librecht-Filipescu house and the surrounding park were classified as historical monument.

The report on the fencing of the park of the Filipescu house in Bucharest states: "The Commission was surprised to see that a very high plank fence has again been ordered to be erected on the north and east sides of the park, which is obstructing the view of the park. Accordingly, we kindly ask you to order the replacement of this fence with a more aesthetic fence of ordinary proportions that will allow a free view of the park, intended to become a decoration to be enjoyed by all citizens and passers-by of the Capital."

In 1948 the building and the park became the property of the Ministry of Education and the University of Bucharest. ⁵⁰

⁵⁰ Memorandum for Project no. 3033 – Ground Floor Development at the University House Bucharest, P.E. +D.D.E. phase, 1991

FIGURE 23 – University House in 1948



Source: File no. 661, Filipescu House, 34 Dionisie Lupu Street, Bucharest, folder 17, file 17, Archive of the Historical Monuments Commission

1950

In 1950, some improvements were made to the building, which continued in the following years.⁵¹

1957

The request of the Department of Architecture and Urbanism no. 1568/18 of Oct. 1957 to the University House: "Following the finding of our control bodies on the field that construction works are being carried out at the University House (former G. Filipescu House) in Dionisie Lupu Street, works that through a misinterpretation of the legal provisions in force, were carried out without our approval, we bring to your attention the following: **Through the "Architectural Monument" Filipescu House in Dionisie Lupu str., now University House which**

⁵¹ Memorandum for Project no. 3033 – Ground Floor Development at the University House Bucharest, P.E. +D.D.E. phase, 1991

is registered as number 14 on the list of the Academy of the R.P.R. (HCM no. 1160/1955), according to art. 1 paragraph b of the Regulation HCM no. 661/1955, both the main building and the annex, as well as the garden with any buildings, installations and plantings it includes. We therefore ask you to send us immediately the project of the transformation works of the outbuildings for our approval and to suspend until receiving our approval any work on the site."

The answer to this request: "In need of some alterations to the annex building, partly requested by the fire security service, we have submitted to the Directorate of Architecture and Systematisation the construction project and the justifying memorandum. After making some small modifications to the facade, the Architectural Direction issued the building and development authorisation no. 32 1. Aut./957. On the 18th of October, a commission of three members of the Historical Monuments Commission came to our office and, after verifications on the spot, gave us some indications regarding the colour of the facade and the planting of some trees and vines to mask the new building and to highlight the old one. In this situation, we kindly ask you to approve the works project, taking into account the urgency to build the roof before the rainy season starts. We mention that the interruption of the construction of the roof would cause serious damage, in case of rain, to the conference room and offices of the annex building."

Duiliu Marcu mentions in request no. 81560/1588/1957: "Considering that the Architecture and Systematisation Section of the People's Council of the Capital has granted building permission for the works to develop this annex of the University House, which has not yet been marked with a plaque indicating its status as an architectural monument; considering that the 42-metre widening of the Gheorghe Chitu Street envisaged in the city's urban development plan will lead to the partial or even total demolition of the annex in the future, and bearing in mind therefore that the defects resulting from the execution of the project for the development of the annex building are provisional in nature until the date when the new alignment will be realised on Gheorghe Chitu Street, **we agree with the execution of the presented project, provided that the facades are studied with a simple profiling, without seeking to recall the decorative elements of the main building.**"⁵²

Also, on 25.XI.1957, it is mentioned in the report of the Architectural Monuments Directorate that "As far as we are concerned, we would like to specify that the transformation into a loggia of the corner room on the newly built side (towards the main building), suggested by us, could be left for a future stage, the current solution being admissible as a provisional solution."

Report to Mr. Assistant to the Minister, N.Badescu, regarding the additions of new buildings to the annexes of the University House, former Filipescu House in Dionisie Lupu str., Bucharest: "At present the new building (about 80 square metres) is ready for red, with reinforced concrete floor slab and executed framing.

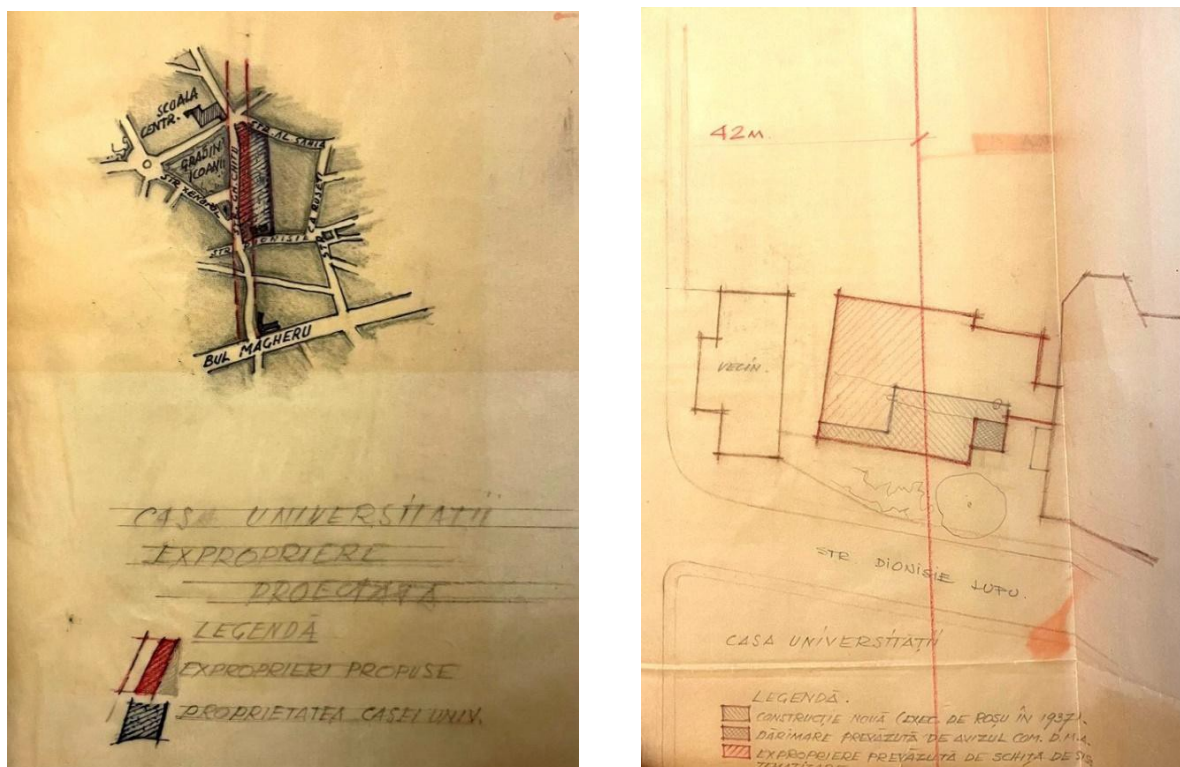
(...) Our Advisory Committee considered that it was a mistake to build the new portion of the building so close to the main building, and demanding that, at the first opportunity, the room to be demolished

⁵² File no. 1976, Correspondence of the Bucharest University House, 1957-1964, CSCAS-DMI Fund, INP Archive

from that corner. Please decide whether it is appropriate to ask for the immediate demolition of the portion of the building shown above, or to build a loggia on the corner, which would lead to significant additional expenses, or whether the new building can be maintained for the time being, until the implementation of the layout plan, when the question of redevelopment and perhaps even the suppression of the entire annex will arise."

"the newly built portion, being executed on old foundations and traces of foundations (as shown in the plan of the attached specifications of the work)"

FIGURE 24 –Explanation provided by the layout plan



Source: Correspondence file of the Bucharest University House, 1957-1964, CSCAS-DMI Fund, INP Archive

1958⁵³

Request no. 692/29.05.1958 to the D.M.A. reports the interventions on the annex: "Next to this building there is an annex building which is built much later and without any architectural value. In this building there is a conference room that no longer corresponds to the current development of the institution. For this purpose, the interior refurbishment of the hall has been designed on the basis of a project that will ensure the aesthetic appearance and comfort appropriate to its intended use. The following were foreseen: heating with

⁵³ File no. 1976, Correspondence of the Bucharest University House, 1957-1964, CSCAS-DMI Fund, INP Archive

radiator and simple means of ventilation of the hall, revision and addition of the lighting system in the hall, decoration of the ceiling and walls of the hall, masking the speakers at the screen and at the back of the hall, changing the furniture by installing carpeted chairs and carpeting. ”

Conference Hall design, the supporting memorandum: "As the current conference hall at the University House is being renovated in order to harmonise the interior architecture of the hall with the architecture of the University House building itself, it is necessary to redo the electrical installation and bring it in line with the current norms for conference halls."

From the theme for the design of the interior lighting installation in the conference room we extract the following, as follows: "The conference room is composed of a 200-seat auditorium, a small stage for the speaker and a projection booth. There is a cinema projection panel at the back of the stage. It is mentioned that the conference room will also serve as a screening room for about 2 screenings per week, on the occasion of the conferences, but not as a theatre."

1960⁵⁴

Request no. 2093/26.05.1960 to the State Committee for Constructions - C.M.I. system records the works on the restaurant in the University House: "In the building of the University House on 46 Dionisie Lupu str., on the basement floor, the restaurant of the House, organised according to H.C.M., no. 2474/955. At this restaurant, university teaching staff as well as foreigners who come to specialise in our country within the framework of cultural agreements with foreign countries dine. The restaurant also organises receptions for visiting scientists and cultural visitors. To fulfil these tasks, it is necessary to refurbish and beautify the restaurant's dining rooms.

Thus, the mosaic floors are old and partly damaged, they will be replaced by red Sebes marble and rafters. The halls have vaulted ceilings – partly on the rabbe – these are uneven and unsightly – the work provides for their correction and beautification by profiling and ornaments. Ornaments will also be made to the niches where the speakers will be mounted. At present the halls are completely without ventilation and ventilation can only be done through windows, which are facing the street and at ground level, cannot be left open. For this we have planned to enlarge the two existing niches and create gaps for the fans to be concealed in the wall. Carpentry on interior doors and windows is old, deteriorated and inadequate. For this we have planned to replace it with walnut and imitation walnut joinery. The dining rooms currently have three stoves, of three different types and colours. These, besides not being aesthetic, also

⁵⁴ File no. 1976, Correspondence of the Bucharest University House, 1957-1964, CSCAS-DMI Fund, INP Archive

take up the space we need for meals. We have planned to replace them with Medias type radiators, mounted in niches with radiator caps.

The electrical installation needs to be replaced to match the voltage required by the special neon lamps. Plugs will also be made in the sanitary group for the hand dryers in the laundry, as well as in the cafeteria for the refrigeration installations. The restaurant's wardrobe is inadequate for its current development – about 650 meals a day. For this we have planned to increase the wardrobe and reuse it. Work is due to start in the first days of June for completion by 1 September 1960 at the latest."

The D.M.I. expresses its point of view by request no. 2212/4.VI.1960: "(...) **we inform you that we do not agree with the solutions of the project, since the proposed works distort the original forms of the building. It should be mentioned that the finishing will have to be done respecting the shapes of the vaults and arches, which will be simply plastered without introducing mouldings and ornamentations. The floors can be made of stone slabs (marble). Windows can be converted from the original ones.**"

The answer to the above-mentioned request is the justifying memorandum and the documentation drawn up according to the D.M.I.'s indications for repairs and refurbishment of the restaurant halls in the basement of the University House, from which we extract the following: "(...) At present the walls have a rough, unsightly gross calcio vechio, and the mosaic floors moulded in large squares are largely deteriorated, making it impossible to maintain the necessary hygiene. (...) It is proposed to replace the current mosaic floors with floors made of Sebes marble slabs with white Ruschita motifs. (...) The visible methane gas pipes will also be taken out of the main dining room and passed through less frequented rooms. The rooms will be ventilated by an axial ventilator which will exhaust stale air to the outside. It will be mounted in the niche. The existing carpentry will be replaced with fine, walnut-veneered panelled joinery. (...) We mention that the basement of the building does not present any particularities or special elements from the point of view of the old construction techniques in our country, all the more so as it has undergone many obvious changes in the past."

1961⁵⁵

Repair works are being carried out: "The building of the University House, declared an architectural monument, needs maintenance works such as: painting and repainting the entire interior and exterior, overhauling and repairing the oak doors and windows. Painting work, refurbishment and repair of paintings and decorations on walls and ceilings will be carried out without changing the existing style and motifs. The terrace doors will be entirely remodelled in exactly the same model as the existing ones. It is also necessary to redo the entrance staircase with the entire plinth. Otherwise,

⁵⁵ File no. 1976, Correspondence of the Bucharest University House, 1957-1964, CSCAS-DMI Fund, INP Archive

We think it would be advisable to rebuild it in the same form, but entirely in Baschioi or Banpotoc stone."

"The building of the University House, built in 1856, has a brick paved attic. This floor is heavy, damaged, and dust is leaking through the cracks in the bricks. Because of this, the ceilings of the rooms, which have been stuccoed and painted in colour, are subject to degradation. It is necessary to re-floor the entire attic floor using only pine plank flooring and two layers of cardboard. There is also an urgent need to fireproof the exposed woodwork."

D.M.I. records by request no.794/1961 that they agree "with the planned works, to which we recommend the following to be added: restoration of the main external stone staircase, replacing the damaged parts and the mosaic ones, demolition of the terracotta stove in the vestibule, replacement of the new terracotta stove in the hall with one suitable to the interior architecture, replacement of the external basement door with an oak one."⁵⁶

"In the winter of 1962-1963 as a result of infiltrations through the old roof, the building needed interior repairs and in August-November 1963, painting, painting, repairing the interior decorations and the roof were carried out"

1963⁵⁷

The request no. 1052 of February 18, 1963 to C.S.C.C.A.S. – D.M.I.: "The activity of the University House and its restaurant takes place during the summer in the open-air terrace space in the extension of the main lawn. This terrace is covered with gravel and this makes it difficult for the restaurant workers to work and especially damages the women's footwear. **For this, it is necessary, and we ask you to approve favorably, to cover the terrace with mosaic tiles and to pave the inner courtyard.**"

1964

In the monument file⁵⁸ produced in October 1964, at the request of CSCAS-DMI, information is reported about the Filipescu House, now the University House, declared a historical monument in the 1955 List, but which unfortunately does not reveal the documentary sources researched. The address of the building is 46 Dionisie Lupu Street, 30 December District, Bucharest Region. The use of the University House at

⁵⁶ Correspondence file of the Bucharest University House, 1957-1964, CSCAS-DMI Fund, INP Archive

⁵⁷ Correspondence file of the Bucharest University House, 1957-1964, CSCAS-DMI Fund, INP Archive

⁵⁸ INP Archive, CSCAS-DMI fund, Historical monument file from 1964

that date is of a select club and restaurant. Declared construction date: approx. 1856-1866, founders: Carol Liebrich and Gh. Filipescu.

A brief history is presented as follows: "The land on which the Filipescu house stands today belonged to the man of the house of Prince Al.I.Cuza, the Belgian Carol Liebrich, then director of the Post Office. On this land, then huge, he started building a house, with German architects. Ruined and in debt when Cuza fell, his house was put up for sale in 1866. Gh. Filipescu plenipotentiary minister and then marshal of the country under Carol I. Gh. Filipescu rebuilt it in neo-Gothic style. Gradually it became the property of the Protestant community, then of the Civil Hospitals Ephorate, and during the war, Marshal Antonescu installed here the school and the correctional prison for minors. In 1947 the house was restored and became the property of the university, as it is today." Original form and successive phases of transformation: "In its present form it dates back to 1866 when it was finished in neo-Gothic style. It has not undergone any structural changes since then. During the restoration in 1947, only interior fittings, repairs to plaster and floors were carried out, restoring as much as possible the decorations on the walls and ceilings to their original form."

C.S.C.A.S. – D.M.I. gives a favorable opinion for the painting works, the interior painting and the repair of the roof and recommends the execution of the exterior painting of the window carpentry. ⁵⁹

1966

From the request no. 15560 of 1966 month 12 day 27 to the University House we extract the following: "At your request no. 3317/1966 with which you submitted a sketch, in consultation, for the location of a summer kitchen at the University House in 46 Dionisie Lupu str., we bring to your attention the following: **We agree to draw up the project for the construction of this kitchen on the proposed site according to the sketches presented, on condition that both the construction and the screen that conceals the entrance are entirely covered with climbing green plants, chosen from the most decorative species.** For this purpose, we recommend covering both the facades facing the garden and the aforementioned screen with decorative trellises (nets) that will constitute a suitable support for the development of such plants."⁶⁰

⁵⁹ Correspondence file of the Bucharest University House, 1957-1964, CSCAS-DMI Fund, INP Archive

⁶⁰ Correspondence file of the Bucharest University House, 1966-1979, CSCAS-DMI Fund, INP Archive

1967

From request no.6538 of 27.05.1967 to C.S.C.C.A.S. – D.M.I. we learn the following: "The building is made of brick with wooden floors on wooden beams, tin roof. On the outside the building presents a Moorish-Byzantine architecture with battlements and columns. Inside the rooms have plaster stucco, wood panelling, oil and schlagmetal murals."

FIGURE 25 – 1968 situation plan

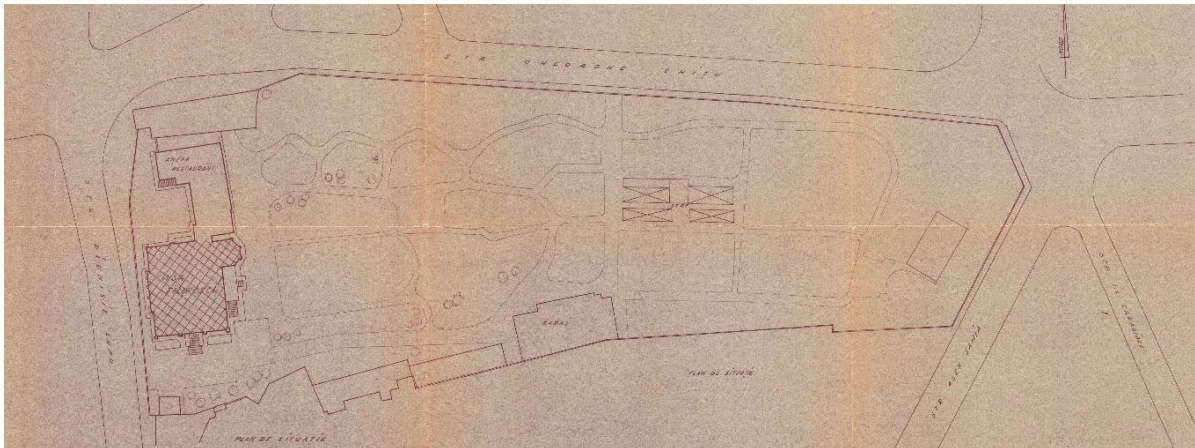
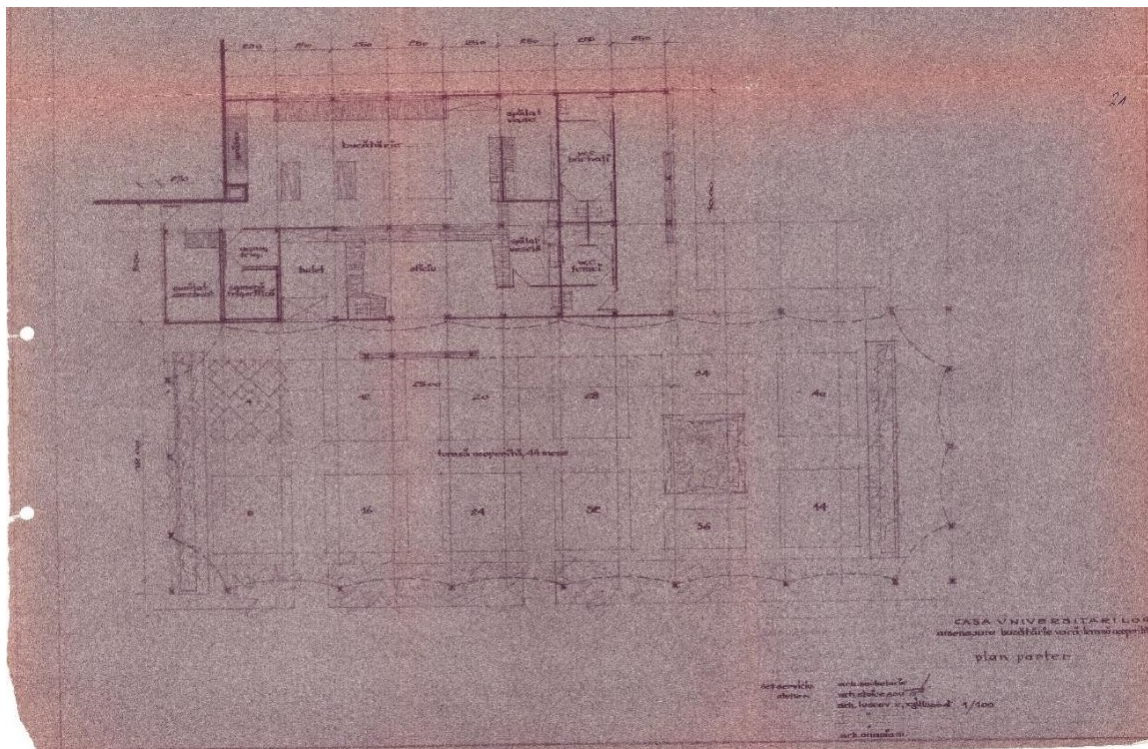


FIGURE 26 – Plan of summer kitchen and covered terrace



Source: File no.1977, Correspondence University House Bucuresti 1966-1979, INP archive

1968

The Ministry of Education, Design Sector, has initiated the first stages of restoration and capital repair works at the former Librecht-Filipescu House, now known as the University House.

Project no. 136/R12 phase P.E.-F.U. Capital repairs to the University House 1968⁶¹

From the investigation of the building's condition, the following was found:

1. Outside

- The facade profiles show partial structural damage or plaster;
- Due to wear and tear over time, the sheet metal covering has split joints, sheet metal sheets and damaged guards;
- Degradation of the facade's paintwork;
- Damage to wooden and metal window and door frames.

2. Inside

- Partial cracking of hulls, brackets and linear profiles forming the wall decoration interiors;
- Degradation of parquet floors;
- Peeling of paintwork covering carpentry surfaces, as well as paintwork on the walls of rooms;
- Degradation of the paintwork in the rooms of the building;
- Cracking mosaic floors;
- Damage to the insulation of the terrace in front of the secretariat and the chess room;
- Cracks in the restaurant's sanitary group;
- Cracks and uneven colors in the tiles covering the walls of the restaurant's bathroom.

In order to remedy these shortcomings, the following measures have been taken:

3. Outside

- Repairing the facade profiles, respecting the shape, colour and materials used for those existing;
- Overhaul of the entire roofing by replacing damaged sheeting, tinning or caulking of loose joints, replacement of portions of guards and awnings;
- Watercolour painting of the entire facade;

⁶¹ Correspondence file of the Bucharest University House, 1966-1979, CSCAS-DMI Fund, INP Archive

Repair of carpentry - doors, windows, by replacing damaged sashes or frames and completing hardware elements.

4. Inside

- Restoration and completion of the damaged parts of the seats, the consoles and linear profiles (chess room, hall, office and the two lounges) respecting the existing structure and shape;
- Refinishing the parquet floors by replacing the underlay in the director's office and the small lounge, completing the 0.70x0.70 panels with existing commercial parquet;
- Repainting of interior and exterior woodwork in oil colours, as well as cleaning and polishing of oak woodwork and panelling;
- Painting of walls and ceilings in oil colour on plaster (kitchen and annexes);
- Watercolour re-plastering of the building's rooms;
- Total restoration of the mosaic floor and insulation of the terrace in front of the secretariat and chess room;
 - Replacing disparate or cracked sanitary ware and replacing the tiles on the walls of the restaurant's sanitary group.

All repairs of profiles, ornaments, stuccos, decorations will be carried out according to the existing ones, faithfully following their shape and structure. During the work, the existing panelling, frescoes and decorations were protected with canvas to protect them from degradation during the execution. Head of workshop, Arh. D. Ioanovici, Project manager, N.Georgescu

1969

Request no. 67 of 15.01.1969 to the D.M.I. records the necessary repairs to the University House: "At the University House (...) a series of repairs will be carried out, both inside and outside the building. **These repairs are absolutely necessary both to maintain the interior and exterior appearance and to ensure the preservation over time of the house declared architectural monument.** Repairs refer to: repairs to the facade profile, repainting of the facades, repair and partial replacement of existing woodwork, overhaul of the roofing, repair of the skirting to the ceilings of various rooms, re-laying of the parquet flooring in some rooms, painting of the woodwork as well as cleaning and polishing of the oak panelling, repairs to the electrical wiring, interior painting and replacement of some of the terracotta stoves."⁶²

⁶² Correspondence file of the Bucharest University House, 1966-1979, CSCAS-DMI Fund, INP

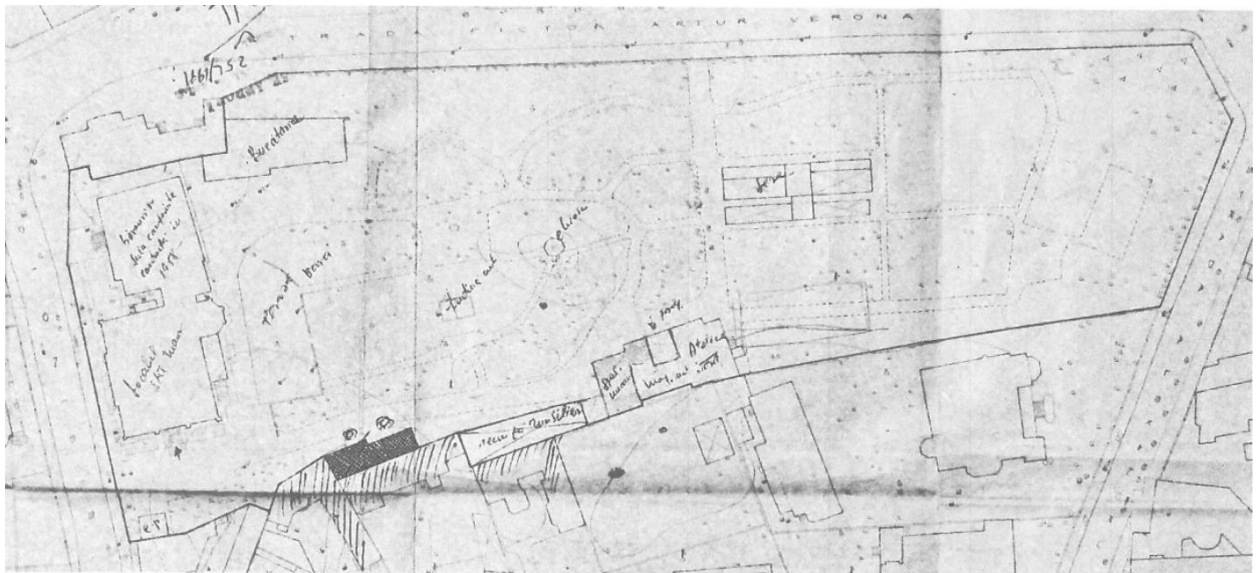
1971

Authorisation no. 25L of June 23, 1971 is issued, for the execution of extension works with an annex in the park, following the request addressed by the University House in Bucharest, 46 Dionisie Lupu Street, registered under no. 16781/3973/1971.

Works will be carried out in 46 Dionisie Lupu Street on: "Building, used to house packaging and furniture in transit, serving the garden of the restaurant University House, located and built according to the plans of the D.A.S.

The works will be carried out in compliance with PCI-ISSMB standards and with a neat finish to match the surrounding environment. Existing trees will be maintained. The beneficiary, the designer and the builder are responsible for failure to comply with the above conditions.”⁶³ That building still exists today.

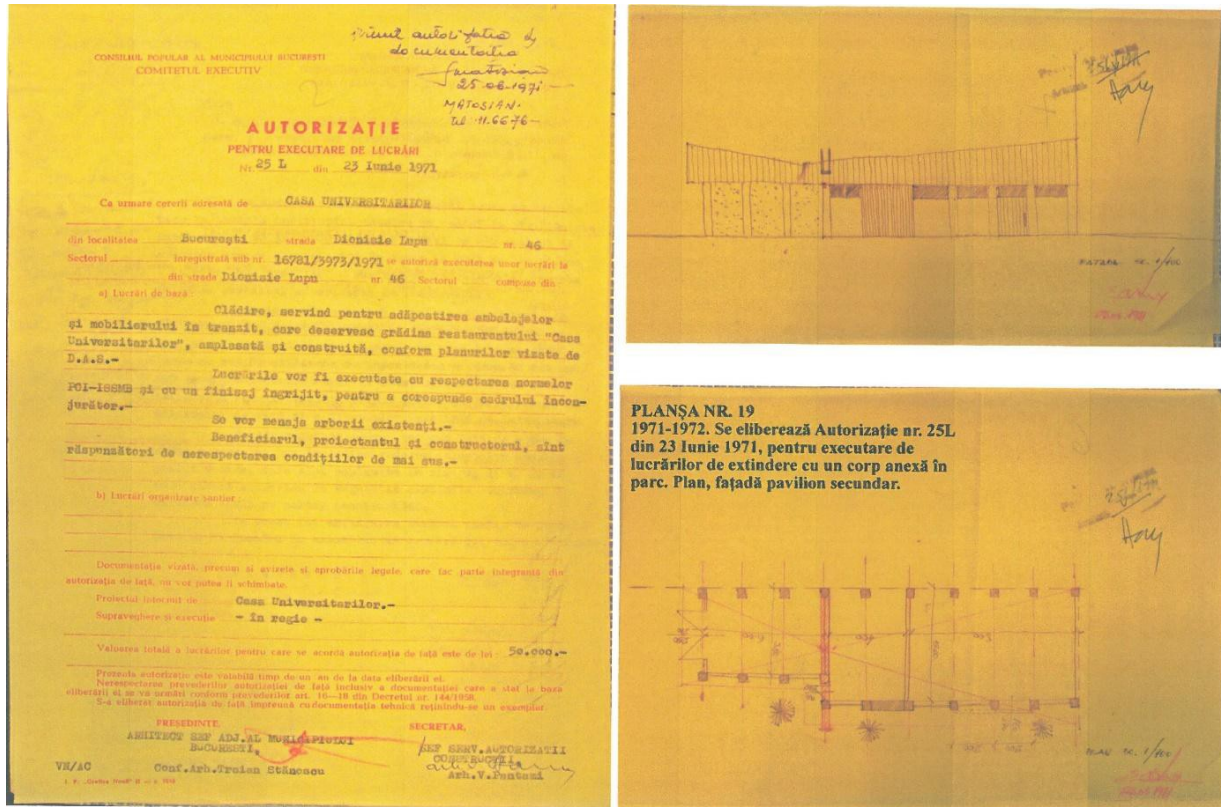
FIGURE 27 – 1971 body marking situation plan



Source: Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest*

⁶³ INP Archive and PMB Archive, 1980, pr. No. 518 apud Nemteanu, R., (2016) *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest*

FIGURE 28 – Plan and facade of the secondary pavilion



Source: Nemteanu, R., (2016), Study on the historical-architectural and urbanistic value of the “University House” in Bucharest

1977

Request no. 2805/5 Dec. 1978 to the Directorate of National Cultural Heritage (Architectural Monuments) illustrates the situation of the building after the 1977 earthquake: "exterior works (reinforcements, removal of cracks and deterioration in walls and battlements caused by the 1977 earthquake"⁶⁴

⁶⁴ Correspondence file of the Bucharest University House, 1966-1979, CSCAS-DMI Fund, INP Archive

FIGURE 29 – Earthquake damage



Source: <https://www.muzeuldefotografie.ro/2010/04/seismul-din-1977-intr-o-lumina-noua/>

Request no. 646/15 March 1977 to the Directorate of Historical and Art Monuments: “University House din Bucuresti, the building A, declared an architectural monument, **shows serious cracks in all the ceilings of the halls and the marble hall lobby, as well as in the walls between the halls, following this year earthquake of March 4.** Part of the battlements on the street side of the facade have also fallen off. In view of the architectural style of this building, with its stuccos and oil murals, we kindly ask you to order a competent commission to visit our premises, 46 Dionisie Lupu Street, to ascertain the damage caused, as well as the possibilities of restoration both inside and outside.”

1980

The Liebrecht-Filipescu House, now known as the University House, a closed-circuit restaurant, is undergoing restoration work. The University of Bucharest, the owner of the University Residents' House, through the Economic-Goods Management, Technical Service, forwarded request no. 14.420 of August 14, 1980, to the People's Council of the Municipality, Bucharest Architecture and Systematisation Section.

” Further to our previous request, registered at your office. Under no. 16.693 of 31 May 1980, please issue us the building permit for the repair and conservation works at the building in 46 Dionisie Lupu str. (B+G).

(...) The works will be executed by "CARPATI" Construction Trust. Mnager A.Lucaciu, Head of Technical Service, Eng. Petre Grigorescu.”⁶⁵

⁶⁵ INP Archive and PMB Archive, 1980, pr. no. 518 apud Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the “University House” in Bucharest*

As a result of the above-mentioned request, the "**Authorisation for the execution of works, no. 17-D of August 29, 1980**" is issued.

"Further to the request addressed by the Bucharest University, with headquarters in Bucharest, 64 Gheorghe Gh. Dej, district 1, registered under no. 16693 of May 31, 1980, the **execution of capital repair works on the land located in Bucharest, 46 Dionisie Lupu Street**, district 1, consisting of:

a) **Basic works:** capital repairs to the building "University House", located in 46 Dionisie Lupu str., building "A" and "B", for the preservation of the plastic and architectural elements, due to their damage during the earthquake of March 4, 1977 and the lack of proper maintenance. The building being an architectural monument, the works will be carried out in accordance with the documentation approved by CCES-DPCN, project 518/1980 drawn up by CPCIC-MEI, including interior and exterior finishing repairs: repairs of decorations, plastering, painting, dyeing, decorative painting, revision of panelling and woodwork, exterior repairs of facades, replacement of roofing on both buildings. The beneficiary, the executor and the designer of the work are directly responsible for the observance of the legislation in force, of the norms and authorisations.

b) **Site organisation works:** Legal fee, works on the premises. The project is drawn up by the Design Centre for Educational Constructions based in Calea Victoriei no. 176, district 1, p. Secretary, Head of Office, arch. Baltasiu M., president, arch. Head of Bucharest mun., dr. arch. Al. Budisteanu⁶⁶

Project no.518 – Capital repairs to the building University House Bucuresti – 46 Dionisie Lupu str. – Bucharest – EP+DDE phase – May 1980:

The building "University House" Bucharest is an architectural monument inscribed at pos. 14 on the list annexed to H.C.M. no 1160/1966.

The earthquake of 4.03.1977 caused cracks in the load-bearing masonry structure, which were repaired on the basis of the indications given on the spot by Prof. emeritus Eng. Victor Popescu.

Inappropriate exploitation until 1948 when the building was taken over by the University of Bucharest, the lack of maintenance and the consequences of the earthquake **require major repairs to preserve the valuable architectural, plastic and decorative elements and reduce the building to a proper operating condition.**

The following categories of works will be provided for the representative works on the ground floor, comprising the reception halls, reception lounges, the official dining room and the chess and television room:

⁶⁶ INP Archive and PMB Archive, 1980, pr. no. 518 apud Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest*

- Plastering including repairing, restoring or completing damaged profiles, hulls, brackets and other decorative elements, as well as restoring stucco and plaster where necessary;
- Restoration and completion of decorative painting in oil and water colours of ceilings, hulls and walls, depending on the degree of deterioration;
- Top quality wall and ceiling tiles;
- Carpentry and panelling overhaul and painting;
- Overhaul, including replacing the flooring in room 6;
- Check the electrical installation;
- For the restoration of the facade of body A will be provided for the strictly necessary repairs of damaged areas and painting.

The roofs of both buildings will be overhauled and the damaged areas will be repaired. Overhaul, repair, or complete the tinwork. The existing furniture will be inventoried, ensuring the reconditioning of damaged pieces.

1981

In 1981, the Bucharest University, Economic and Household Department, Technical Service, No. 11434, July 9, 1981 to the People's Council of the Municipality, Architecture and Systematisation Department, Ghe. Gheorghiu-Dej Blvd., forwards a request for the extension of the authorisation to supplement the funds for the restoration of the buildings in 46 Dionisie str.

“At the University building in 46 Dionisie Lupu str., on August 29, 1980 the authorisation No. 17-D was obtained for the restoration of the facade, in order to preserve the plastic and architectural elements, the building being an architectural monument.

Having obtained the necessary additional funds to execute the entire facade, the work being still in progress, please approve the extension of the authorisation until the end of the current year, the value of the documentation amounting to 2.100.000 lei according to the attached general estimate.

We would like to mention that the works are still being carried out, in compliance with the indications and opinions given by the Council of Culture and Socialist Education with the work no. 9109/1980." Manager, A. Lucaciu, Head of Technical Serv., Eng. P.Grigorescu.

Request of 1981, Council of Socialist Culture and Education, Office of the Secretary of State, Ministry of Education and Education, Economic Directorate, to the Science: Committee for Culture and Socialist Education of the Bucharest Municipality, Office for National Cultural Heritage with the list of the works to be realised:

“With reference to your request no. 41048 of May 31, 1980, concerning the documentation for the P. E. + DDE: Repairs to the building "University House" in Bucharest, 46, Dionisie Lupu Street, in the amount of 1.340.000 lei, including the repair of plaster, profiles and decorative elements on the exterior facade, revision of the carpentry, the roofing, replacement of the parquet flooring in one of the rooms, checking the electrical installation as well as repair and completion of the decorative painting of the walls and ceilings, we communicate our favourable opinion in accordance with the Decree of the Council of State no. 442/1977 art. 5, lettter B, point. C, with the following conditions:

- 1. The repairs will respect the original architecture of the monument;**
2. The decorative facade elements (brackets, capitals, reliefs, etc.) should be cleaned and finished, and their restoration is only indicated if they are damaged;
3. Facade plastering will also be redone only on areas that show degradation or no longer adhere to the substrate. The composition of new plasters will take into account the composition of the original plasters;
4. Carpentry repair will be limited to the replacement of damaged floors and the repair of ironwork, with the complete restoration of windows being recommended only in cases of limited deterioration;
5. The replacement of the flooring in room 6 will take into account the current floor design;
6. The Office for the National Cultural Heritage of the Bucharest Municipality will be announced when the works will start.

Prices and quantities remain the responsibility of the designer, the contractor and the beneficiary.

Other legal agreements and authorisations will be obtained for the elaboration and approval of the documentation. Reviewer, Arch. Adrian Corvatescu, State Secretary, Jon Galateanu. "

The above-mentioned requests mention the types of works that were necessary after the 1977 earthquake, as well as the Opinion of the Council of Socialist Culture and Education, the fact that the works were carried out by the "Carpati" Trust".⁶⁷

1991

Project no. 3033 – Ground Floor Refurbishment of the University House Bucharest P.E. phase. +D.D.E.:⁶⁸

The mentioned building is composed of two buildings constructed at different dates and realised differently both from the architectural point of view and from the point of view of the resistance structure.

⁶⁷ Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest*

⁶⁸ From the INP archive

Building A is the old building, an architectural monument, the former LIEBNECHT and FILIPESCU house, built around 1860. The last repair was made after the 1977 earthquake when some finishes were restored and the entire facade was rebuilt from "stone dust". During these repair works **no consolidation works** were carried out, which led to the severe degradation of some spaces in the building following the earthquakes of 1986 and 1990.

In order to restore these spaces, repair and consolidation works are needed as follows:

1. Verification of the building in terms of resistance and finding consolidation solutions that do not alter the appearance and functionality of the building;
2. Restoration of the interior decorations of plaster and mouldings, degraded in the spirit of maintaining the style of the building;
3. Restoration of the interior decoration in the original style in some rooms which, after the earthquake in 1977 were amended;
4. Check and strengthen the floor over the basement in all spaces;
5. Repairing, completing or completely restoring, where necessary, to a higher standard than the initial level of painting and painting in the salons;
6. Checking, repairing or replacing, as necessary, interior and exterior carpentry (doors, windows, railings, etc.) to bring them back to their original shape and appearance, and replacing or repairing related ironmongery;
7. Design of glazing to replace the existing ornamental frosted glass in doors and windows;
8. Checking, repairing or restoring, as necessary, the existing furniture in the University House;
9. Repair, refinishing or replacement as necessary of decorative parquet flooring in the rooms concerned;
10. Refurbishing the style stoves and fitting them in the rooms where they are missing (they were removed on the way) with similar-looking stoves;
11. (...)
12. Replace the lighting fixtures with lamps that are in keeping with the style of the building and provide wall lights also in the style of the rooms;
13. Restoration or replacement of the steps at the stairs connecting to the basement of the building;
14. Refurbishment, repair or replacement as necessary of degraded electrical installation (approx. 50 years old) of sockets, circuit breakers, etc;
15. Installation of electrical sound (audio) installations in all rooms and of three-phase sockets where applicable;

The "B" wing is the new building constructed later in a different architecture. It is a building that has not undergone repairs and consolidation either after the 1977 earthquake, nor

after the others. To restore these spaces, repair, consolidation and reprofiling of functions are also necessary, as follows:

1. Check the building in terms of resistance and find solutions for consolidation.
2. Reorganisation of the spaces in the area affected by the administration in order to create a closed-circuit day bar for university teaching staff. The bar will have a capacity of approx. 30 seats at the tables and will be equipped with all the related facilities. For the administrative sector, the director's office will be kept and an office will be created for about 5-6 people from the administrative service. Smooth access to the auditorium from outside will be maintained.
3. Checking and repairing or restoring all the finishes in the auditorium, interior decoration, painting, dyeing, carpeting, interior and exterior carpentry, "Esilingen" type rollers, chairs, etc.
4. The stage itself, the backdrop, the curtain will be remodelled. As far as possible, the necessary equipment will be provided for a good functioning of the staircase area and the performance hall, as well as the arrangement of related spaces (actors' cabins, toilets, etc.).
5. Complete restoration of the facades of the B building with stone dust, similar to the facade of A building.
6. Installation of electrical sound (audio) installations, in connection with those in the "A" building and three-phase sockets, where applicable.
7. Replacement of luminaires with appropriate ones and installation of wall lamps.
8. Refurbishment of the sanitary groups, considering: introduction of the hot running water circuit, change of tiling and installation of floor tiles, change of sanitary objects. The sanitary group will be remodelled in such a way that it will be accessible, at the same time, to the people who have activities in the ground floor spaces (performance hall, day bar) as well as to the administrative staff and eventually to the actors' cabins or to some of the people in the "A" building.
9. From the outside of the building, a covered and enclosed platform will be provided for the storage of household waste, with easy access from the carriageway.

From the architectural brief for the project, we extract the following:

"The building has been completed, enlarging with a conference room and the necessary annexes, which have been completed until today. **The later additions are part of the building called "B" and do not constitute "architectural monument" title to which only the old building, called "A" and described at the beginning of the report, is directed.** Over time, a summer kitchen, a covered terrace, etc., have been built on the premises.

A cultural activity is currently taking place at the "University House". Cycles of conferences, performances, exhibitions, etc. are organised.

In the A building – architectural monument, the existing decorations, destroyed over time by earthquakes and other interventions, have been restored and these decorations have been completed where they had disappeared. The existing elements in the building were used as models, and the new models were intended to respect the spirit of the existing ones as closely as possible, contributing to emphasising the romantic character of the building with Gothic influences. The project envisaged the restoration and repair of the existing mural paintings, the restoration of damaged floors, the replacement of lighting fixtures with others harmonised with the style of the building, the provision of decorative glazing – stained glass windows, etc.

Also foreseen in the project was the replacement of some unsuitable terracotta stoves in rooms D1, D2, D3 and the hall with decorative stoves similar to the existing ones in the rooms facing the street. Only the interiors have been restored, the exteriors remaining as they were restored after the 1977 earthquake. The project also envisaged solutions to strengthen the building, affected by the recent earthquakes. It should be mentioned that these consolidation solutions do not affect in any way the appearance and style of the building, paying particular attention to maintaining the character of the monument.

The functions of the spaces in this building remain unchanged, the designer's interventions being only in the realisation of the decoration of these spaces.

In the B building – realised later (after 1948), the following were designed:

The refurbishment of the auditorium where the decoration of the walls and ceiling was redecorated, the seats were repositioned for better visibility, the floors were redone, the stage was extended and modernised, the actors' dressing rooms were fitted out with make-up areas.

The foyer and the access to the performance hall from the outside were enlarged and refurbished, the decoration of these spaces was redecorated, a cloakroom was created and the sanitary groups were re-compartmentalised, the floors were redone.

In the "B" building, a "day bar" of about 30 seats for the university staff participating in the activities here was set up by the beneficiary's request, by the demolition of some office spaces. The bar is directly connected to the foyer of the theatre, but it can also be used separately from it and has all the necessary equipment for a good functioning.

The interior finishes and decorations of these spaces were intended to harmonise with the existing decorations in the "A" – architectural monument - as these spaces are linked and function together. In the B building, lighting fixtures were also designed to fulfil the intended purpose. Both buildings have been equipped with adequate sound and lighting installations, solutions detailed in the specialised reports.

Both buildings were also equipped with central heating, thus contributing to increasing their level of comfort.

In B building, the project also envisaged the restoration of the facades, which were in an advanced state of deterioration. The facades of the B-building are being restored identically, as plastics, in stone dust, similar to the restoration of the A-building after the 1977 earthquake. The access staircase to the auditorium, badly damaged (broken steps, missing balusters, etc.) is being rebuilt in marble in order to restore the importance and value of the building, which is worthy of the function it fulfils.

Outside the B building, a closed space for rubbish storage was planned, with direct access from the street for easy and quick evacuation of the bins.

For both buildings, it was planned to reinforce the roof, the wooden sarking, where necessary. The refurbishment of the ground floor of the "University House" (buildings A and B) and the wishes of the beneficiary were taken into account as well as functional, plastic and constructive criteria, related to the importance of the construction.

Structures

The reinforcement measures detailed in the project execution details are applied in particular to the vertical resistance structure of the vertical load-bearing brick masonry walls.

Because the ground floor walls did not benefit from a horizontal saddle at the level of the bridge slab, during seismic movements there was a tendency for the walls to vibrate on the enclosures or even independently. The same was not the case with the basement walls which benefited from the horizontal soffit formed by the brick vaulted ceiling over the basement.

Therefore, the consolidation measures detailed in the project aimed on the one hand to restore the stiffness and the resistance capacity of the ground floor walls by reinforcing them and on the other hand to realise an additional connection by reinforced concrete belts at the bridge level. Please note that any kind of work that would affect the paintings on the walls and ceilings, which are considered to be of historical value, is forbidden. Any possible injections with resins or cement paste will be made only after obtaining the opinion of the D.M.I. specialists. For the project described above, we obtained the favourable opinion no. 221/20.05.1991, with the following recommendations:

Architecture

- For the consolidation and restoration of the painted decorations, both in the hall and in the rest of the main building, the assistance of a certified painter-restorer is required;
- In the conditions of preserving the floor over the basement on the structure of wooden beams, we consider that the marble slab floor provided for the lounge S2 is inappropriate and may lead to overloading the structure mentioned;
- For B building, the lime-sand plaster will be kept (without the addition of cement) with the necessary additions after the execution of local interventions (fillings, injections). This finish places the building in the period and marks construction stages in comparison with the A-building;

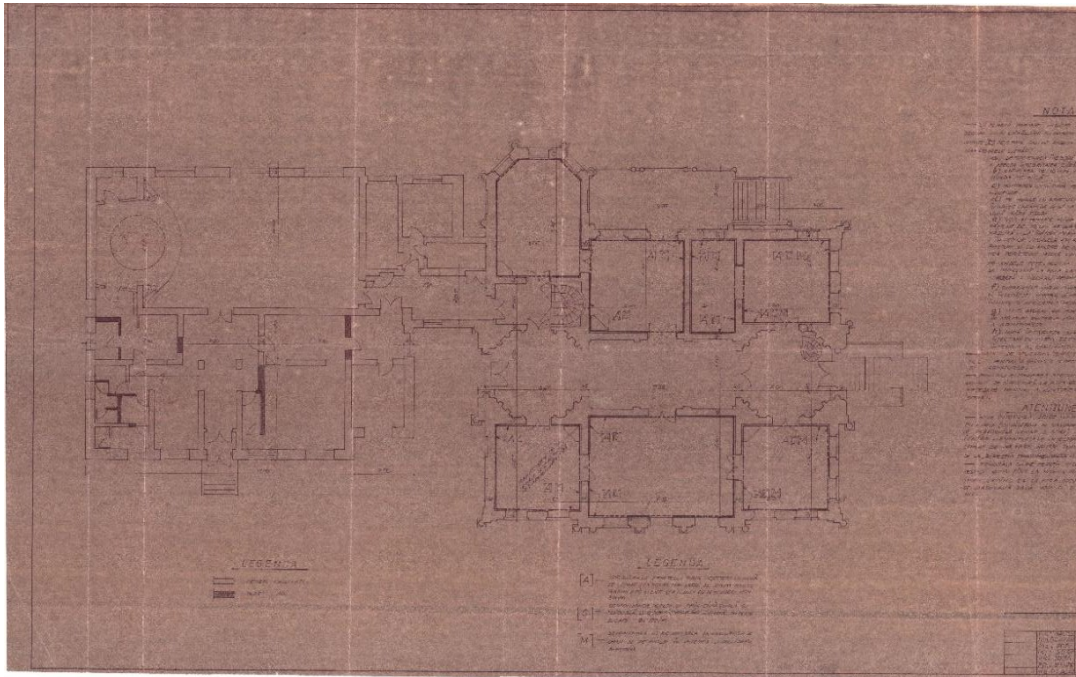
Installations

- For the efficiency of the basement ventilation gallery it is necessary to provide ventilation grids at intervals of about 4m as well as drainage slopes to a sewerage collector;
- Post-execution – electrical installation route plans shall be submitted;
- The positioning of the machines in the thermal power plant does not take into account the requirements of the regulations in force (C 1-80, NPCI, I 13-79);
- It will be studied the possibility of installing in the thermal power plant a collector distributor and an automation installation (acc. to standard) for hot water (heating + domestic).

Resistance

- Apart from the reinforcing belts foreseen on the upper part (with which we agree), the reinforcement solution will be established by the designer only after local stripping in the areas where cracks are visible; the reinforcement will consist of:
 - a. mortar and grout injections;
 - b. bricklayers;
 - c. reinforced concrete bollards, belts and pips;
 - d. lime-cement mortar plasters applied on welded plaster, locally, only in special situations (e.g. on the spalls between windows).
- The interior plastering will be in keeping with the existing finishes.

FIGURE 30 – Ground floor plan (wall consolidation)



Source: Project no. 3033 – Ground Floor Development at the University House, Bucharest, P.E. +D.D.E phase

FIGURE 31 – Photographs from 1991



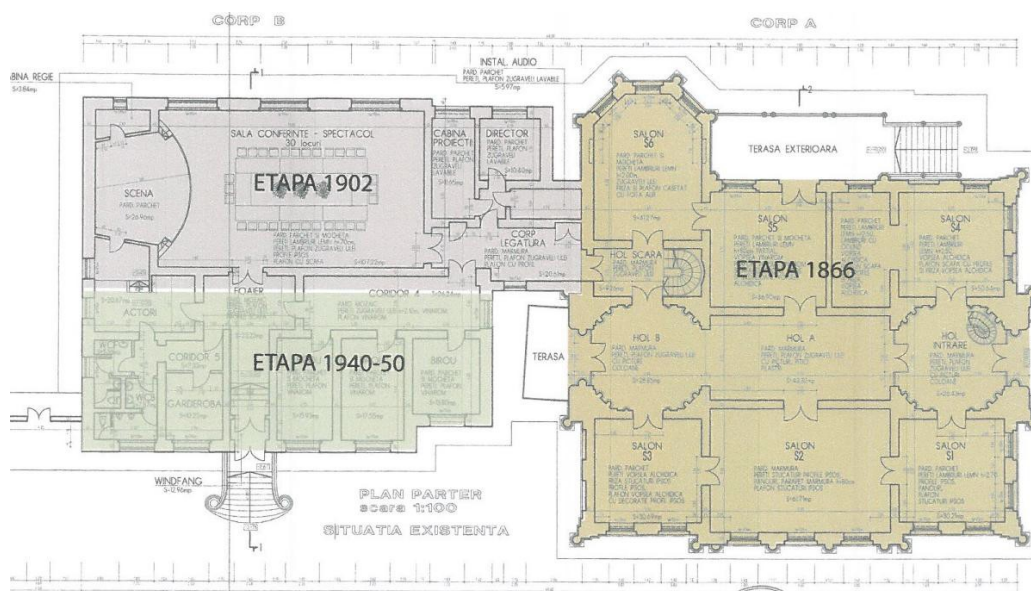
Source: Project no. 3033 – Ground Floor Development at the University House, Bucharest, P.E. +D.D.E phase

FIGURE 32 – Photographs from 1991



Source: Project no. 3033 – Ground Floor Development at the University House, Bucharest, P.E. +D.D.E phase

FIGURE 33 – Marking the stages of construction



1. 43
 etapelor constructive: Etapa 1. 1866-Corpul principal, etapa Lipizer, 2. Etapa 1902-Corp secundar,-bucătărie, 3. Etapa cca 1940-19:

Source: Nemteanu, R., (2016), Study on the historical-architectural and urbanistic value of the “University House” in Bucharest

2007

Since 2007, the University House became the property of the Bucharest University according to the Order no. 1569 – 25.07.2007 issued by the Ministry of Education, Research and Innovation.

III.2. Analysis of property characteristics

a. The architectural style of the building

“The 19th century meant for the Romanian countries the beginning of national affirmation, the connection to the circuit of continental civilisation, the shaping of the economic foundations of capitalism; together with the economic and social devolution, the Romanian countries made efforts to modernise their superstructure based both on their own achievements and, in part, on the assimilation of elements of Western European culture.

Due to the objective conditions in the field of architecture, the borrowing was not limited to stylistic borrowings, initially resorting to importing architects, until the first generations of Romanian architects appeared (first trained at schools abroad, then at the faculty in Bucharest.)

In the second half of the 19th century, during the reign of Alexandru Ioan Cuza, a Romantic architecture was manifested, both in the spectacular aspect of the stately residences or public buildings (especially military), and in the more modest forms of the houses of the petty bourgeoisie in the various neighbourhoods of the city (Sf. Gheorghe, Calarasi, Dudesti), where, between the years 1860 and 1870, elements of neo-Gothic architecture begin to appear.⁶⁹

“As a reaction to the classical style, the romantic style appeared in Western Europe. Affirmed in very numerous works in our country in the second half of the 19th century, it is characterised by the appropriation of constructive and decorative elements from feudal architecture, especially from the Gothic. Therefore, this style can be seen as expressing the backward position of the ruling class in relation to capitalist forces. Vaults on arches, battlements, turrets and many other ornamental details were incorporated in the facades of the numerous buildings of obscene interest that were built after the Union of the Principalities. (...) The University House, whose facades, one facing the street, the other the park, although loaded, are nevertheless well proportioned and utilise all the characteristic motifs of the romantic style.”⁷⁰

The Romanesque architecture proves the continuation and deepening of cultural contacts with Central Europe as with the rest of the continent. The particular character of the neo-Gothic style

⁶⁹ Stancioiu, R., (1984), *The residence of the architect L.L. Lipizer in Bucharest*, Museums and Monuments Magazine, no. 1, pp. 78

⁷⁰ Ionescu, S, (1966), *Architectural styles in modern Bucharest*, *Bucharest Materials of History and Museography* nr. IV, pp. 401

appears clearly in the occupation of the site, the treatment of the built masses and the decoration carried out in a balanced manner in an obviously romantic spirit, somewhat anachronistic of the era and, in some cases, foreign to the place. The building on Dionisie Lupu Street is the most representative typical example of romantic architecture, a style that was characterized by taking over some constructive and decorative elements from medieval architecture, especially from Gothic architecture of a military character. The facades, very loaded, but well-proportioned, display the full range of motifs characteristic of the style, including: pointed windows, twisted columns, niches, blind traceries and crenellated crowning.”⁷¹

The architecture of the mid-19th century in Bucharest clearly reflects romantic influences and is enriched with elements of neo-Gothic or eclectic style. The rapid process of urban modernization brought impressive buildings to the city, and many of these continue to add an air of authentic refinement to the capital today. When we talk about buildings that have surpassed the stage of fitting into just one architectural style and have become symbols of the spirit of Bucharest, the buildings designed by Luigi Lipizer fall into this category..

b. Architectural concept of the building

“The house, which has a beautiful park behind it, has a high basement and a ground floor. In its strange but still neat architecture, the decorative motif of the entrance stands out, with a wide stone staircase, the heavy window frames, the corner turrets and, above all, the delicate terracotta frieze, formed by a row of curved arches supported on columns with twisted spindles, which surrounds the upper part of all the facades.”⁷²

The Lipizer signature can be found in the neo-gothic elements with romantic accents: the verticality of the construction, the stone lacework and the massive exterior staircase. The carved wooden door sets the sumptuousness and elegance of the interior.⁷³

“The most spectacular boyar residence in Bucharest, built during the time of Cuza, is the building that was supposed to belong to the adventurer banker Librecht. (..) It is an edifice built in the spirit of German romanticism, exulting in the picturesqueness of some formal medievalizing fabrications, led with a remarkable sense of architectural rhythms. The combinatory freedoms of the style elements and the directed suggestions, the character of the emphasized “pride”, through the atmosphere released by the elements borrowed from the military Gothic, are as if descended from the original fantasies on medieval themes of a neo-Gothic of the Berlin post-Schinkelian school.

The composition of the building's volumes juxtaposes primary geometric bodies; a large parallelepiped meets a polygonal prismatic body, which would suggest a too austere medieval bastion

⁷¹ 69 Stancioiu, R., (1984), The residence of the architect L.L. Lipizer in Bucharest, Museums and Monuments Magazine, no. 1, pp. 78

⁷² Ionescu, S., (1966), *Architectural Styles in Modern Bucharest*, Bucharest Materials of History and Museography, no. IV, pp. 166⁷³

<https://www.sothebysrealty.ro/wp/?tag=casa-librecht-filipescu>

if the alert articulation of its decorative plasticity did not partially dissolve its severity through its sensitive undulation. The building's plan, balanced, opens generous spaces towards the lights of the surrounding garden; the romantic preference for polygonal forms is transposed into the shape of the bastion facing the garden, found in the polygonal plan of the hall, located to the north.

The street and side facades, where the access to the building is resolved, are directed in a pyramidal composition, which accelerates the impression of verticality towards the centre. The same concept is linked to the decorative rhythm, directing the plastic vibration towards the centre by the thickening of the leaning columns that underline the vertical registers. The fanciful stylisation of these verticalising stems comes from the juxtaposition that combines the buttress with the pilaster and the column with the suggestion of towers crowned with crenellations. The same process, proliferating buttressed towers in rhythmic alertness, unifies all the facades, appearing also at the edges of the polygonal "bastion" and in the facade marked by the wide portal of the main entrance. The vibrancy of the attic line is enriched by the presence of crenellations and merlons, which are also found in the details of other facade components, either crowning the vertical "towers" or forming the window canopies. Under the attic, a gallery of arches supported on twisted colonnades continuously open the cornice.

The idea of verticalisation is pursued in every detail; the height of the window openings appears increased by their extension through Gothic decorations; fragile flourishes animate the line of the broken arches supported on colonnades and strongly spaced together with their crenellated crowns, creating sculptural contrasts with the filigree gables in blind tracery. Simple or open-work rosettes, air vents and rosette-shaped vents, window joinery, garden terrace balustrades, the flowing ribs that run along the surfaces of the interior walls of the hall or the pictorial panelling, all fancy the Gothic formula.

The over-abundant expression of all the details is ennobled in the spatial unduction by a sensitive direction of densely rhythmic repetitions, which dominates this architecture from the decorative details to the overall volume. The suggestion of the micro-ensemble is always compatible with that emanating from the overall ensemble: just as the whole can suggest a "fortified castle", so can each beam considered in itself. At the same time, what we could call a romantic contrast of suggestions is triggered, between the idea of severe fortification and the general vibration of voids and fullness supported by decorative reliefs. The romantic atmosphere of this architecture hides, therefore, qualities of sensibility sustaining a picturesque and original ensemble in specific stylistic interpretations. It is, in its own way, a document of the "strange", but valuable picturesque accent possible to infiltrate the Romanian urban space through the heterogeneous coloring of a medievalizing romanticism."⁷⁴

In the monument file⁷⁵ made in October 1964, at the request of CSCAS-DMI, the monument is described as follows: "The building in neo-Gothic style with many

⁷⁴ Margineanu-Carstoiu, M., (1990), *Romanticism in Architecture*, Meridiane Publishing House, Bucharest, pp.153-156

⁷⁵ INP Archive, CSCAS-DMI fund, Historical monument file from 1964

exterior and interior decorative elements, the Filipescu house on two levels, has a clear plan, a rectangle with a protrusion in the northeast corners.

From the ground level, a few steps lead down to the ground floor of the house, which comprises a full length hallway and connecting rooms on either side. The rooms are all well lit by two or more windows. From the room located on the north-east corner you can go directly to the terrace on the east facade and from here to the park. Just near the entrance a very narrow wooden staircase leads to the basement where the restaurant with kitchen and other annexes are located.

The cylindrical basement vaults are supported by thick masonry piers.

And from outside, on the east facade, down a few stone steps, then through a small vestibule into the restaurant.

A few small windows at ground level are insufficient to light the basement. The facades of the house are richly decorated with a series of elements such as pilasters, columns, reliefs, ocnite marked by twisted columns, etc. The interior of the ground floor, besides the columns and pilasters with gilded tops, the walls and ceilings are painted in dark tones with floral or arabesque decorations, with stucco in some rooms, with walnut panelling or original mahogany panelling in other rooms.

Oak parquet floors or large marble floorboards (in the main hall). In three rooms the original parquet flooring is preserved in the drawings (redone by recovery from the other rooms).

The basement is simpler, with calccio venchio paintwork and floors in marble tiles, kleinmo mosaic or simple mosaic.

The small interior stairs are made of wood with oak handrails. The outside stairs are made of stone. The whole building attracts the passer-by's eye by the variety of its decoration, unusual for Romanian architecture.

The entrance hall is richly ornamented with a series of pillars or pilasters with gilded tops.

The building is made of load-bearing brick masonry. The arches, vaults, pillars and poles are also made of brick. It's covered with a wooden board. Stone was used only for the exterior staircases and some interior floors. The interior staircases and some floors are made of wood, a few preserved from the original construction.

The ceilings on the ground floor in the large entrance hall and some side rooms are painted in oil, with floral or geometric motifs in dark colours.

The building is set in a beautiful park covering approx. 2 ha. Over the years it has been continuously improved, becoming a recreational park of the institution. A summer terrace was also set up for the restaurant of the University House.”⁷⁶

„The building at 46 Dionisie Lupu Street consists of a large plot totalling 14.555 square metres, with a main building that fits into the typology of urban residences, aristocratic residence of the late 19th century and with a series of secondary buildings that support the function of urban palace.

The main building, with the main entrance, is set long-sided to the street, with access on the long side, from the courtyard. It has a basement, hoch-ground floor and attic. The building had the function of representation of the Filipescu family, it was developed on the ground floor, it has a central hall around which are arranged the lounges and the dining room. Diametrically opposite the entrance, the central hallway connects to a balcony terrace and to the secondary service building. The rooms are large, high rooms have richly decorated ceilings with stained-glass skylights. The central hall has walls decorated with stucco, stucco-marble, according to the custom of the time. These halls were used for receptions, concerts, dinners - a space for receiving honoured guests.

The main vestibule, in direct connection with the entrance, is richly ornamented, made of precious materials: marble, stone, stucco. The entrance steps in the main entrance vestibule are finished with natural stone, marble.”⁷⁷

“The most consistent and resolute choice to use the repertoire of neo-Gothic forms can be seen in Bucharest, at the Filipescu House, former Librecht. Unlike other residential buildings of romantic influence, in which the space was organized symmetrically around an axis (Sutu Palace, Ruginoasa Palace), at the Filipescu House (now University House), the plan itself is conceived in a medieval spirit, with a polygonal prismatic volume similar to a bastion joining the main parallelepiped volume.”⁷⁸

The doors and windows are made of solid oak with beautifully crafted original ironwork. The special value of the interior and exterior woodwork and ironwork requires their proper preservation and restoration.

Access to the attic is from a room adjoining the hall, via a wooden staircase, a purely functional staircase (which provides access to the owners to the attic and basement).

The bridge is large in size, the framing covering a generous space.

⁷⁶ Sources: The information received at that time, 1964, was from the director of the University House, Nicolae Tugulea. Graphic material: The survey drawn up at the "Ion Mincu" Faculty of Architecture, completed and verified at the University House

⁷⁷ Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest*, pp.12

⁷⁸ Florea, V., (2007), *History of Romanian Art*, Litera Publishing House, Bucharest, pp. 358-359

The house was covered with sheet metal. The facades have not undergone any changes over time, the openings have not been modified..

The construction system consists of load-bearing masonry with brick vaults in full arch or with penetrations in the basement of the main body, with flattened vault and vaults on metal beams in the secondary body, post 1902. At present the basement floor is developed under all the main and secondary buildings.

By comparing the plans of the survey of the current ground floor with that of the 1902 authorisation, we can see the changes in the plan, related to the extension of the kitchen building towards Dionisie Street, which was extended, probably between 1902-1947.

The basement of the 1902 building contained vaulted spaces, part of which still remain today.”⁷⁹

“Among the large houses, we note the luxurious one, built by Librecht, the postmaster and the most powerful member of Cuza's "chamberlain". He had just finished it, with skilled craftsmen and expensive materials, some brought from abroad. (...)”⁸⁰

c. Interior

In 1947, the University House was given for the use of the teaching staff, for whom reading rooms, conference rooms, a cinema and a restaurant were arranged. Thus, on the ground floor of the building, each space has a suggestive name: The Reading Room, Chess Room, Marble Room, etc. The Minister's Room was used as a protocol room for about 12 people, where there was a table surrounded by 12 carved chairs, and two carved serving tables by the walls. The Chess Hall was equipped with chess tables where the members of the house (academics) gathered for chess games. From this lounge you exit onto a terrace overlooking the park. The Florentin Lounge is an oval lounge overlooking the park. It has a green and gold coloured ceiling. The lower walls are panelled and the upper part is painted with imperial lilies. The Golden Salon (Salon I) is named after the furniture and the wall mirror with the small table. The reading room was equipped with a library and a table with chairs where the members of the house could read the daily newspapers. Salon III and Salon I are located on either side of the reading room. All six salons can be entered from the main hall, which is tiled with marble, and the walls are painted in dark colours, the paintings being original. The University House also has a concert hall with a capacity of 120-150 seats and six other halls with a capacity of 20-40 seats.⁸¹

⁷⁹ Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the “University House” in Bucharest Bucuresti*, pp.12

⁸⁰ Giurescu, C.C. (1966) *History of Bucharest, 3rd Ed., 2009, Bucharest: Vremea Publishing House*, pp.152

⁸¹ <https://bucurestivechisinoi.ro/2020/09/atunci-si-acum-casa-universitarilor/>

The imposing columns lend a sumptuous air, and their connection with the rest of the room is made by capitals, polychrome masonry and a variety of textures. The windows are made of Bohemian crystal.⁸²

„Here, on the right, immediately at the entrance⁸³, there was a staircase that usually led to the basement, characteristic of urban villas and especially of Bucharest; servants came, took the guests' clothes and took them down to the basement to a wardrobe. Even in the newer, inter-war villas, this staircase often appears, somewhat more receded". The two lounges no longer have their original furniture. But in the library, the furniture looks like the original. "The furniture, as far as I know, with the exception of the built-in furniture, has not been kept, the rest has been brought in, refurbished", says Ruxandra Nemteanu. Some spaces in the building were, at one time, used as the headquarters of an institution. For example, one of the parlours of the house, along with the adjacent office and library, was used as a workspace for a minister.⁸⁴

„Many of the noble residences had become a kind of headquarters for institutions; for example, the Nabob's Cantacuzino House served as the Government residence for a period. This, of course, was until after 1881, when King Carol I specifically wanted certain institutions to have their own headquarters, and then French or Romanian architects graduated from L'Ecole de Beaux Artes in Paris came and erected buildings similar to those in the West.”⁸⁵

⁸² <https://psc.ro/stiri-psc/farama-de-istorie-casa-universitarilor>

⁸³ in the vestibule

⁸⁴ <https://bucurestiiivechisinoi.ro/2018/07/cladirileromanieicentenare-casa-universitarilor-spatiu-de-lucru-pentru-ministri-si-platou-de-filmare-pentru-programele-de-revelion/>

⁸⁵ <https://bucurestiiivechisinoi.ro/2018/07/cladirileromanieicentenare-casa-universitarilor-spatiu-de-lucru-pentru-ministri-si-platou-de-filmare-pentru-programele-de-revelion/>

FIGURE 34 - Ground floor, centre hall, staircase to basement



Source: Images and stories from Bucharest |
Librecht- Filipescu House on Str | Facebook

FIGURE 35 – Large lounge

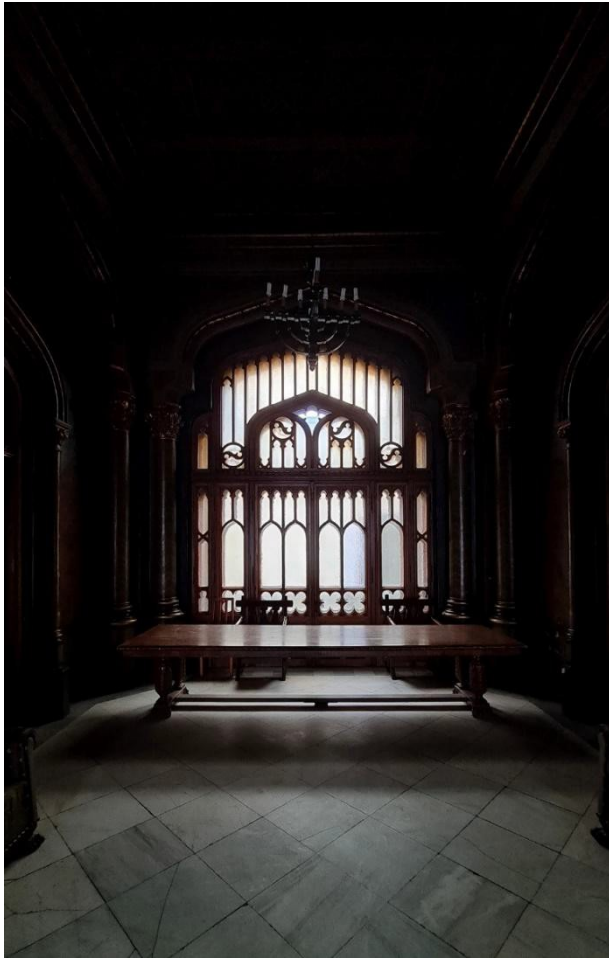


Source: authors

The large lounge was a kind of ballroom, a reception hall, with wall decorations near the seating area. And here, as in most of the saloons, the floors were redone in 1968, 1974 and 1977, after the earthquake. The stove, on the other hand, looks a bit older, and it's possible that the Austrian-influenced tiles came from abroad. An imposing table, inlaid in Florentine style, probably from the inter-war period, now dominates the lounge.

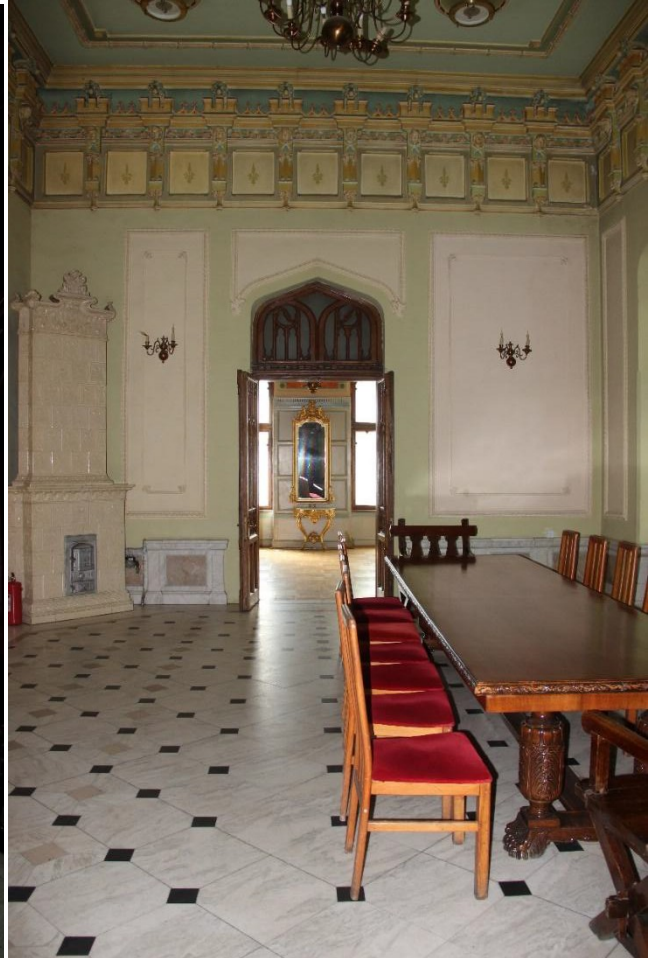
And the other lounge looks somewhat similar. Here you will notice the beautifully decorated tiled floor in pink, green and blue pastels. "It may have been made at the late 19th-century in Bazaltul factory, which was modelled on the Maison".

FIGURE 36 – Last lounge, east side



Source: Images and stories from Bucharest | Libreht-Filipescu House on Str | Facebook

FIGURE 37 – Ground floor lounge



Source: authors

The last, fourth lounge is located on the east side and features neo-Gothic decorations, with Lombard-style friezes. The stove looks more like one of the Maison's, because it has a different allure than the others. "I suspect that this parlour was used for a series of meetings or for receiving guests", says Ruxandra Nemteanu.

The marble floor in the hallway is not original. By contrast, the oak doors are mostly original. "Very beautiful instead is the completion of the main hall, with the terrace overlooking the green area of the precinct and the garden of the urban palace, but which today is somehow half-built. Towards the terrace, the entrance hall has four engaged columns, with a kind of capitals, very richly decorated, which refer to Gothic churches with floral motifs, less classical. The hall is also

decorated with a series of smaller columns, placed to the left and right of the salons, which supported an ogival arch, finished at the top with a small fleuron arrow," mentions Ruxandra Nemtanu.⁸⁶

d. Garden

The garden behind the beautiful house was arranged - according to insufficiently substantiated hypotheses / according to contemporary authors / according to sources available at that time - de by **Ulrich Hoffmann**, professor of botany between 1860-1866 – second, after **F. Prujinschi** (1857-1859) – at the school set up by **Dr Carol Davilla**, the first director of the Botanical Garden in Bucharest. We also owe to him the landscaping around the St. Gheorghe Church.⁸⁷

FIGURE 38 – Carol I with the Filipescu family on the terrace overlooking the garden of the house



Source: Franz Duschek, Romanian Academy Library fonds

In the period photo, King Carol I with Lydia and Gheorghe Filipescu on the garden terrace of the Liebrecht-Filipescu House, framed by two vases with palm trees and a pergola with a Canadian vine.

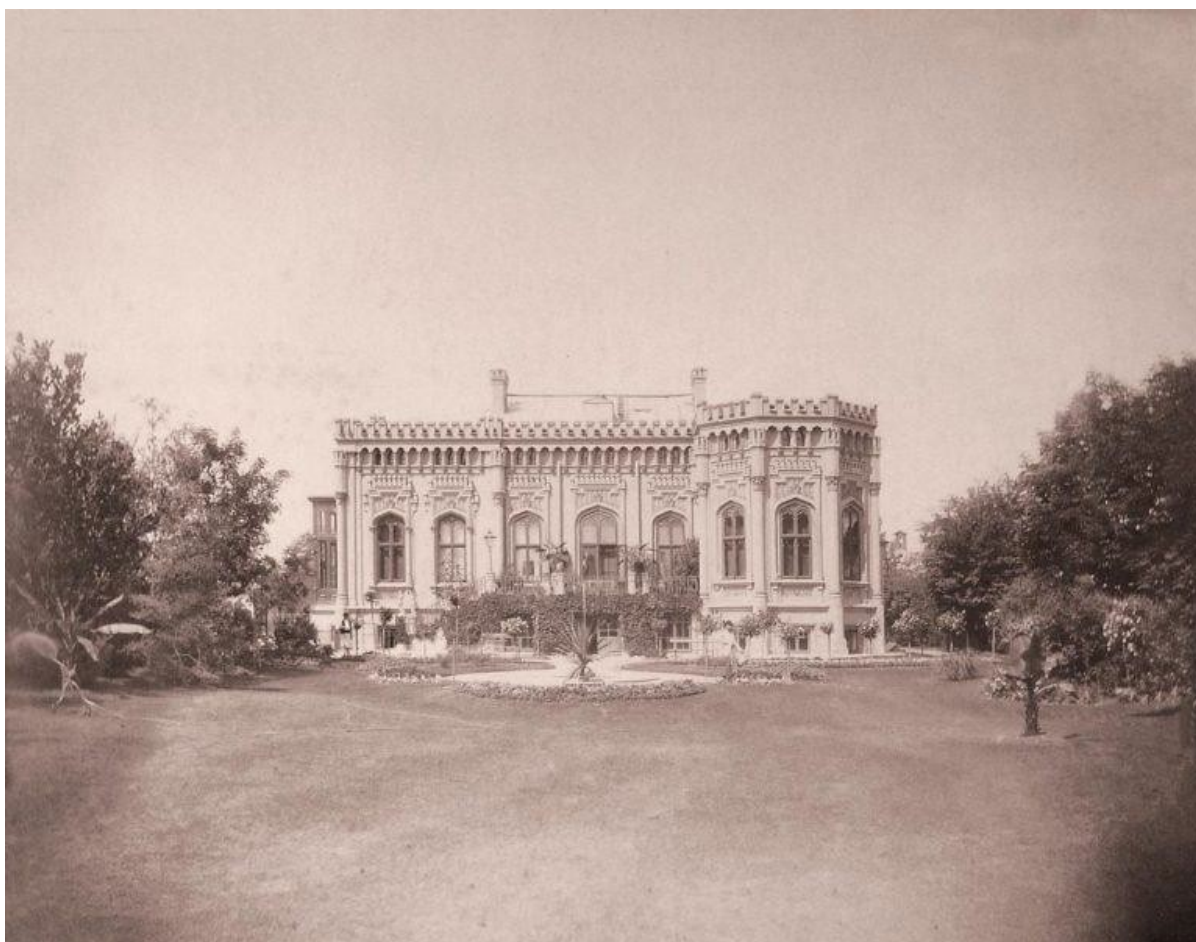
In 1846, the land with the orchard belonged to Gheorghe, the logophat, Caesar Liebrecht (1820-1890) building his famous residence according to the plans of the architect Luigi Ludovic Lipizer. "It lost the property in 1866, when it was auctioned and bought by Gheorghe C. Filipescu (1840- 1902), marshal of the royal palace. After 1870, Gheorghe Filipescu extended his property by

⁸⁶ <https://bucurestiivechisinoi.ro/2018/07/cladirileromanieicentenare-casa-universitarilor-spatiu-de-lucru-pentru- ministri-si-platou-de-filmare-pentru-programele-de-revelion/>

⁸⁷ <https://bookhub.ro/arhitectul-luigi-lipizer/>

the auctioning of the land that constituted the southern side of the Maidanului Stapanirii – on the occasion of the development of the Icoanei Square and the alignment of the Memoriei Street (today, painter Arthur Verona). The land had been parcelled out by the City Hall for the purpose of sale, and Filipescu had adjudicated 8 plots out of 19, located to the west, the other plots being adjudicated by other persons. Then he bought these 11 lots too.”⁸⁸

FIGURE 39 – Garden behind the University House



Source: <https://arhitectura-1906.ro/2017/07/restaurarea-peisagistica-a-gradinii-istorice-liebrecht-filipescu/>

From a period picture, taken by the photographer of the time, Franza Duschek, we can see that the house was visited by King Carol I himself. Filipescu laid out the garden of the house in a free style, typical of 19th century Romanian gardens. Filipescu was a great landowner as we find in the description of the exhibits he presented at the *Agricultural and Industrial Exhibition in Bucharest* which took place in 1882: "G.C. Filipescu exhibited a collection of the most imposing fruits, both in number and in the choice of varieties...he is a great landowner, to be an excellent grower." In his garden were grown different varieties of pears, apples, grapes, figs, raspberries and cantaloupes.

⁸⁸ Definition of the technical regime of constructions subject to authorization in protected areas and in the protection areas of historical monuments for the purpose of protecting the architectural and urban heritage of the municipality of Bucharest, stage II/2009, Protected Area 34, Pitar Mos, p. 15, v. ANDMB, Technical Fund, file 2/1870.

His wife Lydia Filipescu (1864-1943) grew various flowers in her garden, which she sent to Queen Marie at the Palace, where she was often invited for tea.⁸⁹

In the period photographs taken by Franz Duschek and from the archive plans of Bucharest, the garden of the Liebrecht-Filipescu House seems to have been conceived in a free style, probably influenced by the romantic fashion.⁹⁰ This architectural manner of organic organization is not accidental, but is part of a fashion that characterized 19th-century gardens in Romania and beyond. The famous society critic Claymoor described the garden party etiquette and atmosphere of the Filipescu Garden in the newspaper "L'Independance Roumaine" in the 1880s: "Encircled in fairytale, Armide would not have stolen another. Nature has lavished its flavour on it. Bushy, bright green trees provide a pleasant frisson and form a backdrop to this corner of paradise. Flowers, roses, roses, lilacs, anemones, reseda, etc., fill the air. L'escalier qui conduit dans ce jardin enchanté rappelle un décor d'opera".⁹¹

Framed in Western compositional patterns, the garden of the historical monument building was conceived as a central representation space doubled by a series of perimeter spaces that physically and visually enclosed the courtyard, thus creating an intimate, isolated setting. The central area was defined, as we can see from the two period photographs, by a large central lawn, treated and decorated quite formally, with groups and solitary specimens of indigenous and exotic vegetation.⁹²

In 1882, N. R. Danilescu described the diversity of varieties cultivated in the Filipescu Garden, presented at the Agricultural and Industrial Exhibition in Bucharest: "D. G. C. Filipescu exhibited a collection of the most imposing fruits both in number and in the choice of varieties. Much has been said about your beautiful garden in Dionisie Street; well, this time the public had the opportunity to see for themselves, from the fruit on display, whether the reputation of this garden is well founded. That's how we like to see all the owners: he's a great landowner, and an excellent cultivator.(...) Mr Filipescu's collection counts 40 different varieties of pears, 6 of apples, 4 of grapes, 2 of figs, then smeura and cantalupi, each variety exhibited in several specimens. But a landowner with the good will to undertake a systematic culture, such as the former court marshal, needed a skilful man, a hard-working gardener who understood his intention and knew how to carry it out in the climate and soil of Romania. This skilful man was found in Mr Vermeulen, who, in order to explain the art of obtaining the chosen pears, also exhibited trees in the wild, about which we shall speak later on.(..)

⁸⁹ <https://www.descopera.ro/maratoanele-descopera/case-de-poveste/17584990-casa-universitarilor-locuinta-ridicata-de-primul-mare-corupt-al-romaniei-cezar-librecht-in-ea-a-locuit-si-amanta-lui-cuza-mai-tarziu-flori-din-gradina-acestei-case-erau-trimise-frecvent-reginei-maria>

⁹⁰ Historian Emanuel Badescu claims that Hofmann created the garden of the Liebrecht house around 1860, see "Bucurestiul neogotic (III)", "Ziarul financiar", accessed 12.12.2016. It is certain that, in 1882, Vermeulen was the gardener of the Filipescu property, see N.R. Danilescu, *Economia rurala*, p. 54-55, SANIC, Fondul familial Filipescu, file I/55.

⁹¹ "Surrounded by enchantment, Armida would not have wanted another enchanted garden. Nature is generous and man tastes it. The lush trees of a bright green maintain a pleasant freshness and form a backdrop for this corner of paradise. Flowers, roses, lilacs, anemones, resedes, etc. perfume the air. The staircase leading to this enchanted garden is reminiscent of opera sets", NBR, Saint Georges collection, XLVI.

⁹² <https://arhitectura-1906.ro/2017/07/restaurarea-peisagistica-a-gradinii-istorice-liebrecht-filipescu/>

On the right were trees from Mr Filipescu's garden. The first row was occupied by the so-called horizontal card, which is planted on the kerbs of the paths. The stems that formed it were grown in pots (and grafted close together, one in the back of the other). Pear tree no. 2, was a double U-shaped chandelier also grown in a pot. - This beautiful, but unhealthy tree didn't want to bear fruit, most probably because of the punishments it was subjected to; it was rebellious, as the gardeners put it. Well, in order to bring it to obedience, they grafted it with a lot of flowering buds; they covered it with buds and thus, willingly of necessity, it began to produce fruit. Under no. 3 and 4 were two pyramid-shaped, fully-formed pear trees. A group of three pear trees and a peach tree, all only one year old, were exhibited to the public, to give proof of the strength of the vegetation and the fertility of the Romanian soil; to show what can grow in the vast gardens and bohemian courtyards, where feathers, rotten boots and rusty tins are still to be seen today, to convince us that Bucharest does not have to import apples, pears, potatoes, etc., from Brasov. ... but, on the contrary, it behoves us to export all these articles, and many others of their kind, across the border.”⁹³

More information and concrete data about the Garden of the University House are presented in the **Landscape Study for the Garden of the University House (Librecht – Filipescu House), 46 Dionisie Lupu str., Bucharest**, prepared by landscape architect Alexandru Mexi, certified specialist Ministry of Culture, historian Mihaela Ciornei, landscape architect PhD student Daniela Guju, landscape architect PhD student Giovanni Luca, which is intended to complete the present Historical Study with an analysis of the historical evolution, an accurate description of the current situation, as well as a value assessment of the components of the garden, together with a wide range of recommendations, restrictions and permissible interventions, both general and particular for the central area, respectively the area of the historical garden.

⁹³ Agricultural and Industrial Exhibition in Bucharest, N.R. Danilescu, Rural Economy, p. 54-55, SANIC, Filipescu Family Fund, file I/55.

FIGURE 40 – Landscaping of the garden behind the University House



Source: <https://arhitectura-1906.ro/2017/07/restaurarea-peisagistica-a-gradinii-istorice-liebrecht-filipescu/>

e. Buildings on the land

Analysing the situation on the ground - with reference to the land register extract - it is evident the discrepancy between this and the cadastral identification of the buildings, where the counting is random and confusing.

According to the conclusions of Ruxandra NEMTEANU on the constructive stages:

- **The main building**, the LIPIZER stage is dated 1866. This includes the following Buildings: **Buildig C3** (Terrace), partially **building C5** and **building C6**. **Building C3 (Terrace)** was built in 1902, according to archival documents.

- The **Secondary building**, result of the 1902 and 1940-1950 stages, is identified by **the building C1** and **partially by building C5**.

We continue dating identification as follows:

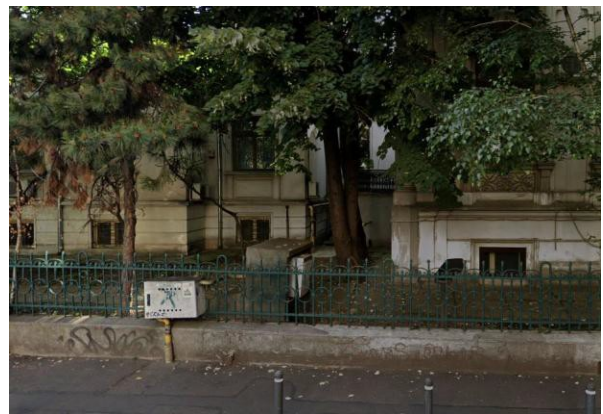
- **Building C2** – 20th century - construction of the gas connection;
- **Building C4** – ▪ 20th century (post 1991) - warehouse arranged at the junction between the main and secondary buildings, towards the park;
- **Building C7** – ▪ Composed of two buildings: the gate building, which from the analysis of the architectural plasticity can be classified in the first half of the 20th century, to which is added a recent construction located on the street alignment of the land (probably 21st century);
- **Buildings C8, C9, C10, C13** - ▪ We can certainly classify the construction period as 1968-1971.
- **C8** – 1971;
- **C9** – 1964 – 1971;
- **C10** – 1966 – 1971;
- **C13** – Kitchen – 1966;
- **Buildings C11 si C12** - represent a later stage, post 1971;
- **Building C14** – post 1971;
- **Building C15** – Pool, its location seems to have been part of the garden layout from the end of the 19th century – beginning of the 20th century, but the current layout is modern, the finishes are recent, 21st century;
- **Building C16** Gazebo, according to the way the metal joints were made, the construction was made in the second half of the 20th century (1911-1971);
- **Buildings C17, C18, C19 and C20** - analyzing the plan shape of the constructions and the location, the current buildings represent the result of interventions made over time on a building that appears to exist in the Map of the Geographical Institute of the Army from 1895;
- **C17** – Kitchen – 1911-1964;
- **Buildings C21, C22** – constructions made in the second half of the 20th century;
- **Buildings C23, C24, C25, C26, C27** – analyzing the plan shape of the constructions, their location and materiality, the current buildings represent the result of interventions made over time on the building that appears as existing in the Map of the Geographical Institute of the Army from 1895;
- **C23** – post 1991;
- **C24, C26, C27** – 1911 – 1964;
- **Buildings C28, C29** – constructions made in the second half of the 20th century;
- **C28** – 1911 – 1964;
- **C29** – 1964 – 1971.

- **Building C2** – cadastral nr. 214529 – C2, Sc=1 sq.m, annex - 20th century

FIGURE 41 – Building C2



FIGURE 42 – Building C2



Source: google maps Source: google maps

Building C2 is a small auxiliary construction, most likely built in the second half of the 20th century, with the specific function of sheltering the connection equipment to the natural gas network. Positioned at the property limit, near the sidewalk and the perimeter fence, it has a utilitarian character, without any architectural or aesthetic value. From an urban and compositional point of view, this building represents a dissonant insertion in relation to the built background of the ensemble. Its location in the immediate vicinity of the fence and the house turns it into a disruptive element, which should be treated with caution in any rehabilitation or restoration project of the ensemble.

- **Building C4** — cadastral number 214529 – C4, Sc=4 sq m, repository 20th century (post 1991) - repository at the junction between the main and secondary buildings, towards the park

Building C4 is an annex building, located in a residual space between two main volumes of the – main building stage 1866 and secondary building stage 1902. From a planimetric point of view, C4 has a simple, rectangular layout, with a window facing the courtyard. Volumetrically, the building is reduced in height, slightly above the basement level. The roof has a shallow slope and galvanised sheet metal cladding.

By its location, proportions and treatment, the C4 building is a late addition, of utilitarian invoice, with no historical or plastic value, and is part of a series of ad hoc interventions, characteristic of periods in which the functional criterion prevailed over stylistic coherence.

In terms of architectural language, the C4 building is in direct conflict with the historic elements of the buildings it encloses. Its presence partially obstructs the lower register of the decoration, degrades the perception of the historical – plasticity, especially by its proximity to the columns

and the richly ornamented frames – and violate the principles of the protection of heritage values, which require the preservation of the visibility and visual integrity of the original decoration.

The vertical exhaust element (chimney) visible between the two buildings is a functional improvisation, probably made of galvanised sheet metal, and serves to evacuate the smoke from the barbecue.

FIGURE 43 – Building C4



FIGURE 44 – Building C4



Source: authors Source: authors

- **Building C7** — cadastral number 214529 – C7, Sc=38 sq m, guard building

Composed of two buildings: the gate building, which from the analysis of the architectural plastics can be framed in the first half of the 20th century, to which is added a recent building located on the street alignment of the land (probably 21st century);

Building C7, known as the "security booth", is a ground floor building located near the main access from the main access from Dionisie Lupu str, on the south side of the University House. Building C7 is composed of two buildings: the gate building, which can be attributed, by analysing the morphology and architectural plasticity, to the first half of the 20th century, to which is added a recent building, without architectural value, located on the street alignment of the land (probably 21st century);

The volume is simple, compact, with a rectangular plan development and without compartments, consisting of a main room and an annex attached to the side, organised functionally for access control and surveillance of the enclosure. The building is developed on one level.

Planimetrically, the historic volume (P1) has a clear rectangular development, with dimensions of approximately 4.65 m x 5.45 m and a surface area of about 19.64 square metres. Access is centrally through the north facade, in the centre, directly from the outside. The interior configuration is simple, single-cell, with no compartments. The south-west side has a stove.

A secondary building (P2) with an irregular trapezoidal shape is attached to the west side, covering an area of approximately 8.5 square metres. Access is also from the north facade.

Construction system: The infrastructure of the C7 building is made of brick masonry foundations laid on a rough stone masonry base. Following the surveys carried out, the resistance structure was determined, on which occasion it was noted that the building has no reinforced concrete studs, the masonry being simple, made of solid ceramic brick, without reinforced concrete confinement elements. The floor above the ground floor is made of flexible wooden beams.

FIGURE 45 – Building C7



FIGURE 46 – Building C7



Source: authors Source: authors

Plasticity of the facades: The main facade of the C7 building presents a balanced composition and a plasticity specific to the utilitarian architecture of the first half of the 20th century, with discrete classicising accents. The ensemble is developed on a single level, in a symmetrical composition in relation to the vertical median axis, where the main access is located. The lower register of the facade is marked by a profiled plinth, slightly offset from the wall plane. The facade is made of lime-based binding plaster, applied on brick masonry, with a white coloured final coat. The facade bays – a central door flanked by two windows with accentuated vertical proportions – are framed by simple, profiled, top-headed, arched anchorings. The corners of the facade are marked by horizontal bosses, regularly rhythmic, with a decorative and visual articulation of the edges of the building. The cornice is profiled, made of plaster, composed of several horizontal registers, and supports a low-pitched, three-pitched roof, covered with galvanised, folded sheet, with eaves supported on wooden brackets, regularly arranged, with roughly moulded ends. The building is adjoined to the canal.

The volume of the recent annex – located laterally, on the east side – is treated completely differently: it is a simple parallelepiped, uniformly plastered in a dark colour, without plastic details or ornaments, contrasting strongly with the historical expression of the main building. The presence of this extension emphasises the compositional imbalance and undermines the coherence of the original architectural language, which is why it is justifiably recommended to remove it during the restoration works.

FIGURE 47 – Annex to C7 Building



Source: Technical Expertise prepared by SC GEOSTRUCT SRL

FIGURE 48 – Annex to C7 Building



Source: Technical Expertise prepared by SC GEOSTRUCT SRL

It does not present any coherent architectural or functional articulation and behaves as a parasitic body, with a negative impact on the perception of the whole. The dark-coloured finish, the inert geometry and the lack of detail set it apart from the original volume.

Condition: The historic volume of C7 is in a poor state of preservation, with significant degradation of the exterior finishes and possible punctual structural vulnerabilities, but with a largely preserved architectural substance. The exterior plasters show peeling, vertical cracks and areas of material loss. These are signs of the action of

climatici si ale lipsei interventiilor de întretinere. climatic factors and the lack of maintenance interventions.. Around the openings (windows and doors), there is degradation of the frames, plaster detachments. The envelope, made of faulty sheet metal, is degraded. The gutters and downspouts were incomplete or improperly installed, which favoured the uncontrolled run-off of rainwater and contributed to the degradation of the plaster and plinth. Decorative plaster elements (mouldings, brackets, cornices) are affected by local loss of material and anchoring of details by repainting or coarse painting. The woodwork is worn, with areas of peeling paint and faulty fastenings. The building is classified in seismic risk class RsII according to the technical expertise.

- **Building C8** — cadastral no. 214529 – C8, Sc=96 sqm, Scd=96 sqm warehouse, 1971;

Building C8 is an annex building of moderate size – 19.22 x 5.82, located in a secondary area of the enclosure, with a clearly functional layout, devoid of representative elements and attached to the blind wall on the south side of the enclosure. Planimetrically, the volume develops in an elongated rectangle, internally organised in three distinct rooms, each with separate access and variable dimensions.

The interior of the Building C8 reflects a predominantly utilitarian character, with minimal fittings and ad-hoc adaptations that do not follow an architectural logic. The interior plaster shows cracks, areas of peeling of the finishing coat and traces of seepage.

The facades of the building are treated simply, with uniform plasters applied directly on the brick masonry, without other plastic elements. The main facade is marked by a regular rhythm imposed by a series of pillars that fragment the flat surface of the wall and provide an orderly structure to the composition. These pillars delimit equal sections, each containing either a doorway or a window, arranged in a sequence reflecting the interior compartmentalisation.

Volumetrically, the construction is reduced in height (ground floor), with a simple roof with a single side. As a whole, building C8 is presented as a functional annex, realised without formal ambition, lacking architectural value.

Construction system: The resistance structure of the building consists of continuous concrete foundations with a thickness of 45 cm, structural walls made of full ceramic brick masonry without reinforced concrete pips, without reinforced concrete belts above them. The floor over the ground floor and the serpentine are made of wood. The building is classified in seismic risk class RsII according to the technical expertise.

The state of preservation of the C8 building is poor, with numerous degradations both in the tyres and inside the building, indicating advanced wear and poor maintenance. On the exterior, the facades are entirely covered with a temporary structure – a black textile membrane stretched over a light metal structure – which completely masks the authentic appearance of the building and prevents a clear perception of the architectural expression.

The exterior has multiple cracks in the plaster, some active, and the finish coat is degraded, peeling or completely missing in some areas. The carpentry is worn, with inadequate assembly, and the joinery and gutters are corroded, which favours infiltrations. The interior shows a high state of wear and tear: the finishes are uneven, with multiple low-quality interventions, cracks in the ceilings and walls, leaks, improvised electrical wiring and building materials stored haphazardly. The roof structure is visible and exposed, but apparently stable, with the need for detailed checks on the condition of the timber.

FIGURE 49 – Building C8



Source: authors, Technical Expertise prepared by SC GEOSTRUCT SRL

- **Building C9** —cadastral no. 214529 – C9, Sc=282 sqm, Scd=282 sqm, terrace 1964 – 1971;

FIGURE 50 – Building C9



Source: authors

FIGURE 51 – Building C9



Sursa: authors

The area identified in the land register extract as "C9" is not a building as such, but a space arranged as a multifunctional platform, located in the immediate neighbourhood of the covered terrace (Building C10). The space was used as an outdoor consumption area, associated with the public catering function in the adjacent buildings. The surface is finished with prestructureated tiles arranged in a geometric pattern. From an urban design perspective, the area is neutral: the floor finish is clean, but lacking in expressivity or stylistic references to create a visual relationship with the neighbouring valuable buildings. There is however a good vegetative integration which mitigates the previous interventions and can be valorised in future redevelopment projects.

Building C10 – cadastral number 214529 – C10, Sc=344 sq m, Scd=344 sq m, covered terrace 1966 – 1971;

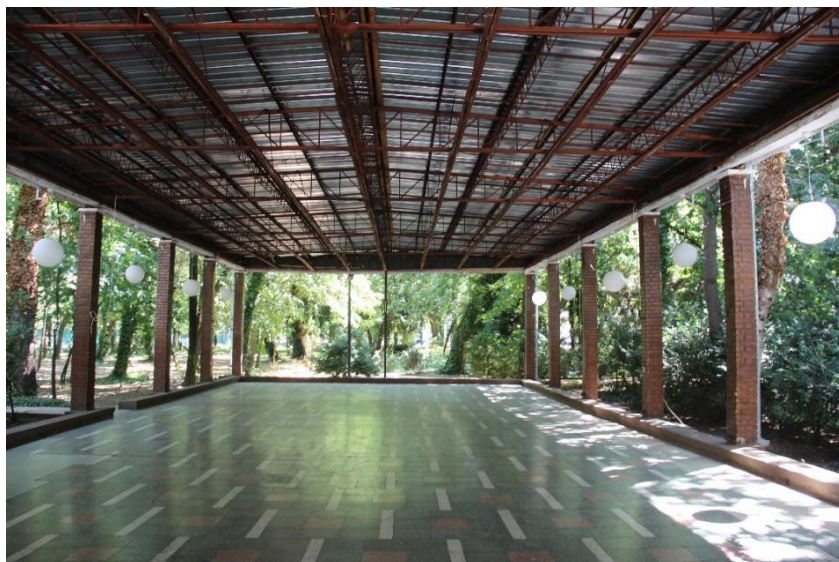
Construction system: The pillars are made of 4 profiles L40x5mm, stiffened together. The beams are of the lattice girder type with lower and upper beams of 2 profiles L40x5 mm and diagonals of 8 mm bars. The cover is made of a curved sheet. At the top of the lattice girders the structure is braced at the ends. The building has been classified in seismic risk class RsII.

The C10 building is a lightweight, temporary construction, consisting of a metal structure supporting a pitched sheet metal roof, without side closures. The terrace is located in the centre of the premises, in the immediate vicinity of the main historic building and the summer kitchen (C13). From a compositional point of view, C10 can be categorised as a pavilion typology, temporary in character, but with an extensive footprint on the ground.

The structure is in a generally good state of preservation, but with localised structural problems and obvious signs of physical ageing of the materials. The construction, realised in the second

half of the 20th century, made of metal elements with pillars clad in brick, it shows advanced corrosion phenomena in the area of the metal structure and degradation of the foundation system. The metal frame shows punctual damages: elements that have failed or are corroded.

FIGURE 52 – Building C10



Source: authors

FIGURE 53 – Building C10



Sursa: authors

- **Building C11** cadastral no. 214529 – C11, Sc=61 sq m, Scd=61 sq m, the terrace represents a later stage, post 1971;

FIGURE 54 – Building C11



Source: authors

FIGURE 55 – Building C11



Sursa: authors

Building C11 is a link between the covered terrace (C10) and the summer kitchen (C13). It has a pronounced utilitarian character, being conceived as a covered passage intended for staff circulation, but which can also accommodate the route of consumers to the toilets. It is composed of a light metal structure, over which is mounted a curved sheet metal cover.

The materiality is economical: bent sheet, simple painted metal, tiled floor. There is no concern for aesthetic details, proportions or alignment with the architectural context of the courtyard. Its position close to mature trees accentuates the feeling of improvisation, and the dialogue with the valuable architecture of the adjacent buildings is non-existent. From an urban planning point of view, it presents itself as an annexed body, tolerated rather than integrated, which can be rethought to meet the current requirements of functionality, accessibility and landscape integration.

- **Building C12** – cadastral no. 214529 – C12, Sc=43 sqm, Scd=43 sqm, warehouse represents a later stage, post 1971;

Building C12 is a temporary building with a simple technical layout, located in the inner courtyard, between the main building and the area occupied by the covered terrace (C10, C11). It functions as a repository, with no direct functional or spatial connection with the other buildings. The low height and the lack of a real infrastructure place it in the category of easily removable annexes. The walls are panelled with painted metal panels mounted directly on the frame.

The state of preservation of the C12 building is poor, specific of an improvised construction, made of light materials and not properly protected. The metal structure shows obvious signs of corrosion, especially in the areas of contact with the ground and in the unsealed joints. The metal panelled walls are locally deformed, show voids, dents and areas of exfoliated paint or advanced oxidation.

FIGURE 56 – Building C12



Source: authors

FIGURE 57 – Building C12



Source: Technical Expertise prepared by SC GEOSTRUCT SRL

- **Building C13** – cadastral no. 214529 – C13, Sc=256 sq m, Scd=256 sq m, kitchen

FIGURE 58 – Building C13



Source: authors, Technical Expertise prepared by SC GEOSTRUCT SRL

Building C13 is part of an ensemble of auxiliary buildings erected in the second half of the 20th century, with a complementary function for the University House. Built in 1966, this volume was intended to house the summer kitchen function on the terrace of the University

House. Planimetrically, the building is divided into a series of service rooms, distributed around a longitudinal axis of circulation. The main access is from the south, in direct connection with the terrace and garden area.

The volume is typical for the utilitarian architecture of the period: ground floor plan, simple structure, undecorated facades, small, rhythmically arranged "shot" openings. It is characterised by a sober functionalist language, appropriate to the programme, but without any particular artistic or compositional value.

However, the interior of the building retains a notable compositional element: the mosaic floor moulded with rhythmically inserted black bands, which organise the circulation and modulate the space. This – albeit minor – detail is representative of the pragmatic aesthetics of 1960s interior architecture, being realised with local materials and techniques standardised for the public facilities of the time.

The building presents a **moderately deteriorated state of conservation**, specific of an old utilitarian construction, without recent maintenance or major rehabilitation. The main issues identified are: cracks and micro-cracks in the plaster field, multiple surfaces with detached plaster, biological degradations, especially in the plinth area on the north facade, various deposits of foreign material (dust, dirt, guano), degradations due to humidity, degradations from graffiti-type vandalisations, degradation of the rainwater collection system, broken or missing glass in some windows, damaged and leaking wooden joinery, metal gratings showing corrosion, especially in the area in contact with the masonry, and no longer fulfilling a coherent aesthetic or protective role.

Construction system: strength structure of the building consists of surface foundations insulated with balancing beams, structural walls of solid ceramic brick masonry with reinforced concrete pips and reinforced concrete belts above them, reinforced concrete floor slab over the ground floor, non-circulating terrace. The superstructure is of frame type (reinforced concrete columns and beams). In the surveys it was found that there are two types of slab: monolithic and prestructured. The pillars are 30x35 cm and the beams 30x30 cm. The slab is 13 to 15 cm thick, on top of which are laid the waterproofing layers of the non-circulable terrace. The building has been classified in seismic risk class RsIII.

- **Building C14** – cadastral no. 214529 – C14, Sc=26 sqm, Scd=26 sqm, garage

Building C14 is a small building located near the kitchen (building C13), in an area shaded by mature vegetation. The volume is simple, parallelepipedic, treated with wood panelling. The facades are minimally treated, uniformly painted black, with no decorative elements or architectural articulation. The building is completely unintegrated into the overall composition, both formally and functionally. The finishes are poor, the workmanship is sketchy, and the exterior wooden platform – apparently added as a transitional space or

secondary use – emphasises the improvised and poorly integrated character of the construction. The brutal insertion of the volume in the background vegetation emphasises the parasitic character of the construction and suggests a temporary shelter, with no vocation of durability or adaptability to the needs of the space.

FIGURE 59 – Building C14



Source: authors

Building C15 – cadastral no. 214529 – C15, Sc=28 sqm, Scd=28 sqm, basin

Basin, its location seems to have been part of the landscaping of the garden from the end of the 19th century – beginning of the 20th century, but the current layout is modern, the finishes are of recent date, 21st century;

The ornamental fountain in the garden of the University House is a decorative architectural object with a composition defined by a low, rectangular-shaped basin, made of plastered masonry and later finished with ceramic mosaic. A solid wood element was added to the upper contour of the basin, treated and fixed as a perimeter bench.

The focal point of the composition is the central element – a concave-edged disc mounted on a rectangular element clad, like the basin, with ceramic mosaic. The disc features abstract – organic mosaic decoration.

Construction system: concrete foundations and brick masonry, masonry basin walls – hmed = 85 – 90 cm.

Condition: The mosaic of the central disc is cracked and detached in places, especially in the area around the mouth of the fountain, where the supporting material seems eroded, with obvious gaps and water infiltration, the mosaic plywood on the walls of the basin shows areas where pieces are missing or damaged, and the mortar layers are visible, the wooden bench shows signs of wear, deformation.

FIGURE 60 – Building C15



Source: authors

FIGURE 61 – Building C15



Sursa: authors

- **Building C16** – cadastral number 214529 – C16, Sc=12 sq m, Scd=12 sq m, gazebo

FIGURE 62 – Building C16



Source: authors

From an architectural point of view, the gazebo is composed of an octagonal base and a repetitive vertical structure made of metal pillars and ornamental wrought-iron panels, terminated at the top by a decorative network of arches and spirals.

Construction system: metal mould, which discharges through a concrete platform. The main elements are made of 60 mm diameter pipe and the metal elements are made of 8 mm diameter bars.

- **Building C17** – cadastral number 214529 – C17, Sc=378 sq m, Scd=378 sq m, kitchen
- **Building C18** – no. cadastral 214529 – C18, Sc=99 sqm, Scd=99 sqm, shed
- **Building C20** – cadastral number 214529 – C20, Sc=282 sq m, Scd=282 sq m, kitchen

According to technical expertise: Buildings C17 and C20, according to the land register have the function of kitchen. In the surveys for building C17, reinforced concrete columns, only reinforced concrete belts and beams were found. The structure is made of a solid catramid. Subsequent to the realisation of the two buildings, at the time of the C18 construction, the crossing between the two sections was also realised, with 120 mm circular pipe columns, the beams being made of U-profiles and wooden trusses.

The analysis of buildings C17, C18 and C20 is carried out in an integrated manner, in relation to the urban, architectural and historical situation of the ensemble, currently within the boundaries of the University House. These buildings are located on the eastern side of the enclosure, in an area characterised by heterogeneous interventions, carried out in successive stages, without a clear compositional vision and without coherence in materiality, alignments or relationship with the historic buildings. Planimetrically, they are functionally independent volumes, without an axial organisation or a clear relationship with the garden alleys or with the compositional sphere of the greenhouses. The access to each of these buildings is individual, through side or front doors, without vestibules, a sign of minimal functionality, strictly utilitarian. There is no coherent articulation between these volumes, but an accidental juxtaposition reflecting punctual needs, with no concern for sustainability or site integration. The bodies are small in footprint and developed on a single level, with an irregular layout. C18 is a shed type construction – with a structure composed of tubular metal poles, specific for strictly functional, temporary or adjacent to storage activities or protection of technical spaces or equipment. The roofing system consists of a wooden sill with a galvanised sheet metal covering. The space is partially enclosed with OSB panels, which betrays the improvised character of the construction.

At a close glance, these buildings betray the absence of any architectural intention: there is no rhythm or hierarchy in the distribution of the voids, no decorations or execution details suggesting an integration into the historical built ensemble.

The conservation status of these buildings is poor. We can observe: cracks and micro-cracks in the plaster field, multiple surfaces with detached plaster, biological degradations, especially in the plinth area, various deposits of foreign material (dust, dirt, guano), degradations due to humidity, degradations caused by graffiti vandalism, degradation of the rainwater collection system, non-homogeneous and degraded roofing, degraded wooden windows, unsightly replacements with PVC, degraded wooden elements, punctual repairs with incompatible materials and techniques, corrosion of metal elements, etc. In the interior, there are massive infiltrations, damp, partial collapses of finishes and degraded or completely missing wooden structural elements. Spaces are

generally insalubrious, abandoned or filled with building materials, without functional utilities.

FIGURE 63 – Building C17, C18, C20



Source: authors

- **Building C19** – cadastral no. 214529 – C19, Sc=14 sqm, Scd=14 sqm, annex DEMOLISHED
 - **Building C21** – cadastral no. 214529 – C21, Sc=9 sqm, Scd=9 sqm, repository DEMOLISHED
 - **Building C22** – cadastral no. 214529 – C22, Sc=83 sqm, Scd=83mp, repository DEMOLISHED
 - **Building C23** – cadastral no. 214529 – C23, Sc=38 sqm, Scd=38mp, greenhouse DEMOLISHED
-
- **Building C24** – cadastral no. 214529 – C24, Sc=34 sqm, Scd=34 sqm, greenhouse
 - **Building C25** – cadastral no. 214529 – C25, Sc=441mp, Scd=441 sqm, greenhouse
 - **Building C26** – cadastral no. 214529 – C26, Sc=85 sqm, Scd=85mp, greenhouse
 - **Building C27** – cadastral no. 214529 – C27, Sc=45 sqm, Scd=45 sqm, greenhouse

The greenhouses C24, C25, C26 and C27 are analysed together in a unitary assessment, taking into account both their physical proximity and their common functional character. Although there are differences in construction and scale, all four buildings were designed for the same purpose – horticultural

activities – and are part of an architectural typology specific to the late 19th and early 20th centuries, later adapted and completed with modern solutions.

FIGURE 64 – Building C25, C27



Source: authors, Technical Expertise prepared by SC GEOSTRUCT SRL

FIGURE 65 – Building C25



Source: authors, Technical Expertise prepared by SC GEOSTRUCT SRL

The analysis treats them as a technical and architectural whole, since subsequent interventions, degradations and functional transformations affect their coherence and integrity in a similar way. Therefore, the unitary approach allows a clear understanding of the heritage value (material and technological), as well as of the structural, aesthetic and functional problems, questioning the need for a coordinated intervention strategy.

C25 greenhouse has a planimetric organisation in four clearly defined, but unequal, trays. The two centre beams are equal in size and form the main body of the building. They are covered with two-sided roofs, supported by an apparent metal structure, and are symmetrical in both plan and height, giving the volume a clear visual balance. To the north, the marginal bay

is narrower and hosts the access. To the south, the last bay is treated differently from the others: without glazed enclosures, but built on the same structural module as the rest of the greenhouse. The overall composition is not symmetrical, but is balanced by the repetition and clear alternation of modules: two equal bays in the center, flanked by smaller volumes that mark the ends of the construction.

FIGURE 66 – Building C25



Source: authors, Technical Expertise prepared by SC GEOSTRUCT SRL

The southern bay is a transitional space that provides access to a closed walled area located in the continuation of the construction. It is essential to mention that between this bay and the walled building located behind the greenhouse there is an intermediate space. This space, with the character of a ventilation courtyard or buffer corridor, creates a retreat between two entities with distinct architectural characteristics: on the one hand, the transparent volume of the greenhouse; on the other hand, the masonry construction, compartmentalized, with technical or auxiliary functions. The CF extract also highlights the fact that this walled part, although formally separate, is registered under the same cadastral identifier (C25)

FIGURA 67 – Corp C25, C26, C27



Source: authors, Technical Expertise prepared by SC GEOSTRUCT SRL

The southern access to the greenhouse complex is via an independent glazed body, organised as a distribution sluice. Accessing this space, the observatory is located between two distinct greenhouse sections (C24 and C27). These two greenhouses (one east and one west) are accessible directly from the vestibule, on the side. From the north side of this vestibule one enters another vestibule from which one has access to two separate greenhouses (C26 and part of C25). Thus, the ensemble is organised planimetrically around an axial succession of spaces, running south-north. On either side of this axis are the lateral greenhouses, two on each side, arranged in an east–west direction. In this way, each of the two centre rooms acts as a distribution node.

Construction system, according to technical expertise:

C25: 60x30x4 rectangular columns, 30x30x3 bracing, 20x20x3 panels Seismic risk class RsII.

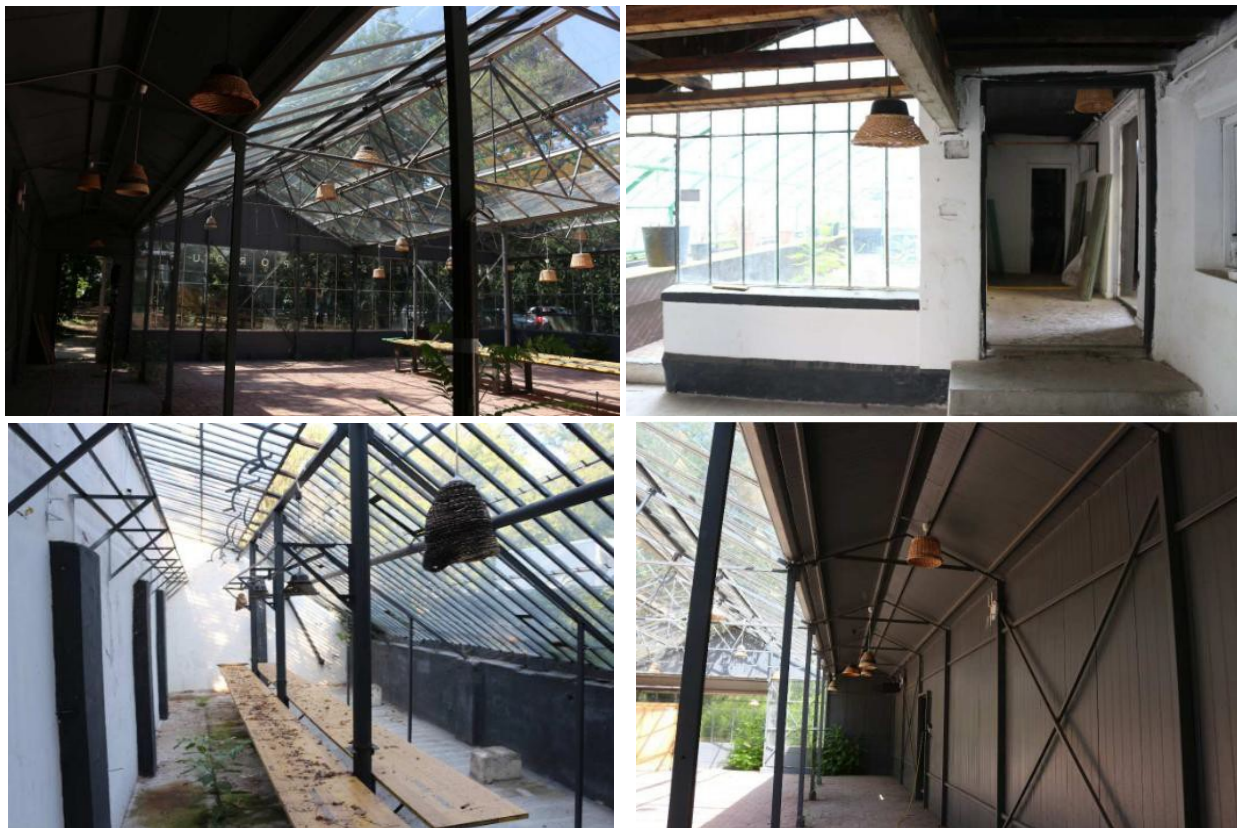
C24, C26, C27: : continuous stone and brick masonry foundations, the foundations are also made of brick masonry laid on a rough stone masonry footing in various heights and thicknesses, structural walls of full ceramic brick masonry without reinforced concrete cores, without reinforced concrete belts above them, wooden and metal floor. Seismic risk class RsII.

The greenhouse complex, although preserving a good part of the original geometry and compositional rhythm, is in a general state of average preservation, with visible deterioration both in the metal elements and in the glazed or walled enclosures.

The historic portions that still preserve posts, buttresses or purlins from the original period show advanced signs of corrosion: generalised corrosion of exposed profiles, exfoliation of material at riveted joints, loss of protective layer and slight deformation of some secondary elements. The solid masonry walls show: areas of exfoliated plaster, cracks and micro-cracks in the plaster field, multiple areas of loose plaster, various deposits of foreign material, degradations due to humidity, degradations from vandalism, graffiti, etc. The glazed panels have suffered substantial losses, the windows are missing or broken.

The ensemble of historic greenhouses within the University House (C24 – C27) preserves a technically and historically valuable metal structure, representative of utilitarian architecture of the early 20th century. The original construction system is composed of metal elements standardised for the period: square or circular solid bars, "T" profiles, cornices and beams with lattice girders, all joined by riveting or by mechanical fasteners with original bolts.

FIGURE 68 – Building C25, C26, C27



Source: authors, Technical Expertise prepared by SC GEOSTRUCT SRL

These elements make up a system capable of supporting large expanses of glazed panels. The structure has not only a purely functional role, but also an aesthetic value derived from the sincere expression of the material and the way it is combined. However, over time, the ensemble has been affected by punctual and non-uniform interventions, which have altered the original coherence and have compromised part of its authenticity. These interventions aimed at: replacing the original corroded elements with modern rectangular or tubular pipes, disproportionate to the historical ones; rebuilding the joints by welding instead of riveting, without adapting the details to the original logic of execution; introducing materials foreign to the historical vocabulary, such as bent sheet, PVC joinery, concrete slabs and uneven closures with opaque panels.

Due to these works – some realised as repairs, others as functional adaptations without technical or historical foundation – a material and stylistic discontinuity can be noticed between the greenhouse sections: some preserve the original proportions and details, others have been altered with incompatible materials.

- **Building C28** – cadastral no. 214529 – C28, Sc=145 sqm, Scd=145mp, annex
- **Building C29** – cadastral no. 214529 – C29, Sc=21 sqm, Scd=21mp, annex

FIGURE 69 – Building C28, C29



Source: authors, Technical Expertise prepared by SC GEOSTRUCT SRL

Construction system: Continuous masonry and concrete foundations, structural walls of solid ceramic brick masonry and reinforced concrete studs and (partial) reinforced concrete belts with 15x25 cm section above them, wooden frame structure cantilever. Seismic risk class RsIII.

During the field assessment, access inside the C28 and C29 buildings was not allowed, which is why the architectural description of these spaces is limited. The information available comes exclusively from the exterior observations and from the plans provided, which means that complete details cannot be given regarding the interior compartments, the state of the finishes, any previous interventions or the actual functions of these spaces. A full assessment would require a direct inspection inside these buildings.

Buildings C28 and C29 are distinguished from the rest of the buildings in the area by the fact that they are the only ones that have benefited from recent repair and rehabilitation works, which gives them a good general state of preservation and a coherent exterior image. From an architectural point of view, these buildings maintain the utilitarian character of the area, but are more carefully executed and more clearly organised spatially than the other surrounding volumes. Placed in direct relation with the southern limits of the enclosure, the buildings are developed in a ground floor plan, with a simple composition, marked by a rectangular plan and a reduced functional compartmentalisation. The facades of the C28 and C29 buildings, although they belong to utilitarian constructions, reflect in their current form a simple but neat aesthetic, the result of recent interventions that have given them an orderly and functional image.

III.4. Conclusions on the elements requiring protection and the nature of the protection

Main building

The building is currently in a medium state of preservation. In particular, on the exterior, conservation works and, if necessary, local repair/replacement are necessary, using the same type of materials and the same working technique for: exterior plaster, window frames, wooden joinery, decorative plastic of the facade elements made of imitation stone, stone elements of the accesses, decorative iron fittings.

The plastic of the facades will be cleaned by eliminating parasitic interventions such as: cables and cable ducts, pipes, air conditioning units, various constructions attached to the plinth, by eliminating them and the equipment they protect, or, if necessary, by relocating this equipment in the niches. Replacing functional but unsightly elements such as the gargoyles and weatherstripping with ones similar to the original, using period photographs.

The access from the outside to the basement of the building (east side, towards the park) will be studied, by restoring the access steps and their protective awning.

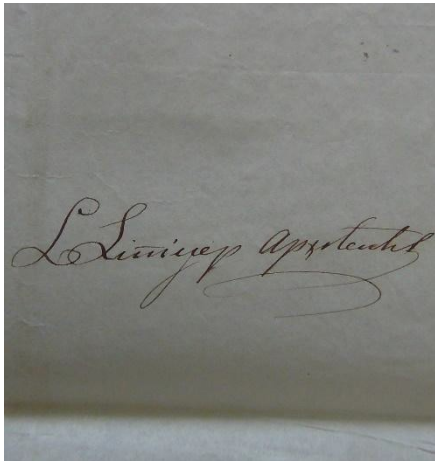
Removal of pavements and kerbs (the latter with reinstatement where they exist) and their reinstatement, after first having been properly waterproofed.

Replacement of the current galvanised sheet metal cladding with a titanium zinc cladding. Rehabilitation of the chimneys with preservation of their plasticity.

For the interior, the interventions will be determined on the basis of a complex analysis composed of various studies carried out by a multidisciplinary team including restorers for the artistic components, studies that we will detail below.

III.5. Data on personalities associated with the building

a. Luigi Ludovic Lipizer



Arch. Luigi Ludovic Lipizer, though less known to the general public, is a powerful name in architecture, his works concealing fascinating pieces of history that ultimately help shape the personality of the entire city.

The architect of Dalmatian origin, born in Tergesime, Luigi Ludovic Lipizer, is supposed to have arrived from the Austrian Empire towards the end of the reign of Barbu D. Stirbey (1849-1864), his activity being documented for the period 1856-1862. There are sources which state that the architect lived between 1825-1864.⁹⁴

In 1856, he settled in our country, where he also died in 1864, at the height of his creative career. In 1856, marrying the daughter of Rosoiaia Caliopi, he stayed permanently in Bucharest, where besides his own house in 10 A Stelea Spataru str., he built several other buildings.⁹⁵

Lipizer will put his signature on the projects of some of the most important houses and churches in Romania: Church of St. Spiridon Nou (arch. Lipizer, Xavier Villacrose, 1851-58), the Cretulescu churches in Bucharest and Targoviste. It contributes to the repairs of the former houses of the banker baron Meitani, on Calea Victoriei, opposite the Macca-Villacrosse Passage. They were integrated in 1937 in the building of the Prefecture of the Police of the Capital, with the transformation of the premises of the Prefecture of the Police (the current Police Headquarters). In 1856, Lipizer also built the Vasile Popp houses in the St. Gheorghe Vechi, and I.Lazar, in the Olteni slum, and in 1861, also according to his plans, were built the houses Macca, in the Serban Voda slum, and A.Psalida, in Arhimandritului str. (today Sfintii Apostoli). The best known seems to be the University House on 46 Dionisie Lupu Street in Bucharest.⁹⁶

Also, dr. Cezara Mucenic mentions him as being in charge of checking the vaults together with arch. Onderka (1861). In August 1862 we learn that Lipizer had completed the plan and estimate of the right wing of the Elena Doamna Asylum, most likely being the supervisor of the works that took place until 1863.⁹⁷

⁹⁴ Stancioiu, R., (1984), *The residence of the architect L.L. Lipizer in Bucharest*, Museums and Monuments Review, no. 1, pp. 78-80

⁹⁵ From the verbal accounts of the former owners apud. Stancioiu, R., (1984), *The residence of the architect L.L. Lipizer in Bucharest*, Museums and Monuments Review, no. 1, pp. 78

⁹⁶ Stavinschi, M., (2015), *Bosianu House in the patrimony of the Astronomical Institute of the Romanian Academy*, Studies and communications/diss., vol. VIII, pp. 143-144

⁹⁷ Grecu, E., (2012), *The Elena Doamna Asylum and the royal aid given to orphans*, ed. Ars Docendi, pp. 48 apud <https://arhivadearhitectura.ro/arhitecti/luigi-lipizer/>

In 1862, "Luigi Lipizer built his own houses, still preserved today, in Stelea Spatarul Street". Built in the Stelea slum, the house at no. 10 will be known as the House of Guilds. In 1881, Marghioala-Caliopi Lipiteru, probably the architect's daughter, also lived in this house.⁹⁸

b. Cezar Librecht



About the original owner of the Librecht property we have some data:

Caesar Librecht (b. 1820 -d. 1890, Paris), engineer, officer, director-general of posts and telegraphs, politician. Belgian by origin, two versions have circulated about how he ended up in Moldova: as a servant of a Romanian boyar or as a deserter from the Belgian army. Having vast knowledge of engineering, he became head of the telegraph service in Galati in 1854, when Colonel Alexandru Ioan Cuza was the chief of the telegraph service, when he became very close to him. Between 1860 he was promoted to the rank of second lieutenant, lieutenant (1861), captain (1863) and major (1864). In May 1859 he was appointed Inspector-General of Telegraphs, external telegraph call to Serbia, and from 29 August 1864 he was Director General of Posts and Telegraphs. Close to the ruler, considered the most truthful person with a bad influence on him and on the country, he is in charge of creating a secret service, being thus aware of everything that happens in the country. He seems to have known in advance of the plan to assassinate Prime Minister Barbu Catargiu and of a possible coup organised against Cuza. After the abdication of the ruler he is arrested on the very night of 10/11 February 1866, being accused of embezzlement and other acts of corruption. He was brought to justice, using the "weapons" he was so good with, was acquitted and left the United Principalities, travelling to Spain and France. ⁹⁹

"On the report of Our Ministers, Secretaries of State at the Department of Internal Affairs of Wallachia and that of Public Works of Moldavia N

We have decreed and decree:

Art. I Mr. P. Librittu, Inspector General of Telegraphs, is appointed delegate on behalf of the government of the United Principalities for the conclusion of a Telegraph Convention with the Russian Empire, on the basis of the European Telegraph Convention, in accordance with the Instructions given to him.

⁹⁸ Stavinschi, M., (2015), *Bosianu House in the Heritage of the Astronomical Institute of the Romanian Academy*, Studies and Communications/diss., vol. VIII, pp.143-144

⁹⁹ Stan, S. (coord.) - Biographical Dictionary of the History of Romania, Meronia Publishing House, Bucharest, 2008 apud Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest Bucuresti*

Art. II Our Ministers, Secretaries of State at the Department of Internal Affairs of Wallachia and that of Public Works of Moldavia, are charged with the implementation of this Decree.

Given in the city of Lasi, in the year one thousand eight hundred and sixty, the 31st of October and of Our Lordship, the 11th century. Lasi, August 31, 1860. "100

*„No. 4357, Sir,**

The Government of His Imperial and Royal Apostolic Majesty the Prince Regent, having expressed a wish to meet with the Government of the United Principalities concerning the regulation of the telegraph relations of the two countries on the basis of the Brussels Convention, His Serene Highness the Prince Regent has kindly appointed you to receive, in this circumstance, the mandate of delegate of the Moldo-Valaisian Principalities. Accordingly the undersigned hereby confer upon you the full powers necessary to open and continue negotiations with the officials to be appointed by the Imperial and Royal Government for this purpose.

We transmit to you herewith the Prince's Order investing you in this office, and we invite you to leave without delay for Vienna in order to proceed as soon as possible to the fulfilment of your mission. Minister of Foreign Affairs of Moldova - I.Jora Minister of Foreign Affairs of Wallachia - G.G.Filipescu/

** To Sub-Lieutenant Paul Librech, Inspector General of the Telegraph Lines of United Principalities of Moldova and Wallachia. "101*

c. Gheorghe Constantin Filipescu¹⁰²



Gheorghe Constantin Filipescu, b.1840 in Bucharest, a large landowner, was for some time adjutant of Prince Alexandru Ioan (Cuza), and from 1866 to 1874 marshal of the court of Prince Carol I, then until 1877 diplomatic agent of Romania in St. Petersburg. He died on September 1, 1902.

He is probably building the house in str. Dionysius in 1866, when he became marshal of the royal court and died in 1902, in September 1902, he left the extension of this house started (the building permit was issued in March 1902).

¹⁰⁰ ANR-SC, Post fund, V fund, 31 oct. Apud Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest*

¹⁰¹ Ibidem

¹⁰² Predescu, L., *Encyclopedia of Romania, Romanian Material, People and Deeds*, Bucharest, 1999, p.32 apud Nemteanu, R., (2016), *Study on the historical-architectural and urbanistic value of the "University House" in Bucharest Bucuresti*

| 04

**INTERVENTION
RESTRICTIONS AND
PERMISSIVITIES**

CHAPTER IV– INTERVENTION RESTRICTIONS AND PERMISSIVITIES

IV.1. Description of the method for selecting protected elements

The complexity of the ensemble, determined by the multiple stages of intervention, makes it absolutely necessary to identify the valuable elements of the whole built ensemble, as well as of the park. Given the purpose of the analysis regarding the possibility of identifying valuable elements, in order to clean up the historic ensemble by abolishing various buildings and fittings of no value, it is proposed to prepare a study to change the LMI Code by changing the category from m (monument) to a (ensemble). Thus, it will be possible to classify as distinct objects the buildings which, following the multi-criteria analysis of cultural values, meet the conditions for classification as historical monuments. The remaining buildings/constructions can be demolished. In addition, it is proposed to redo the cadastral documentation, by correctly identifying the existing buildings on the land.

If as far as the main building is concerned, together with the known extensions and relatively well documented by archival documents, certain conclusions can be drawn regarding the valuable elements to be protected, on the site there are numerous buildings about which no very concrete information was found, but for which a valuation was made in order to establish the architectural or historical value and the possibilities of intervention on them.

Also, the present Historical Study for the analysis of the possibilities of functional conversion of the annexes, the greenhouse and the enhancement of the courtyard of the Librecht House – Filipescu, now University House (historical monument LMI B-II-m-A-19107 code) is completed by **Landscape Study for the Garden of the University House (Librecht House – Filipescu)**, 46 Dionisie Lupu str., Bucharest, drawn up by the landscape architect Alexandru Mexi, certified specialist Ministry of Culture, hist. Mihaela Ciornei, landscape architect doctoral student Daniela Guju, landscape architect doctoral student Giovanni Luca, which sets out in detail all the categories of possible interventions that can be realised at the level of the Garden of the University House.

IV.2. Characteristics of the protected elements and the establishment of the mode of protection

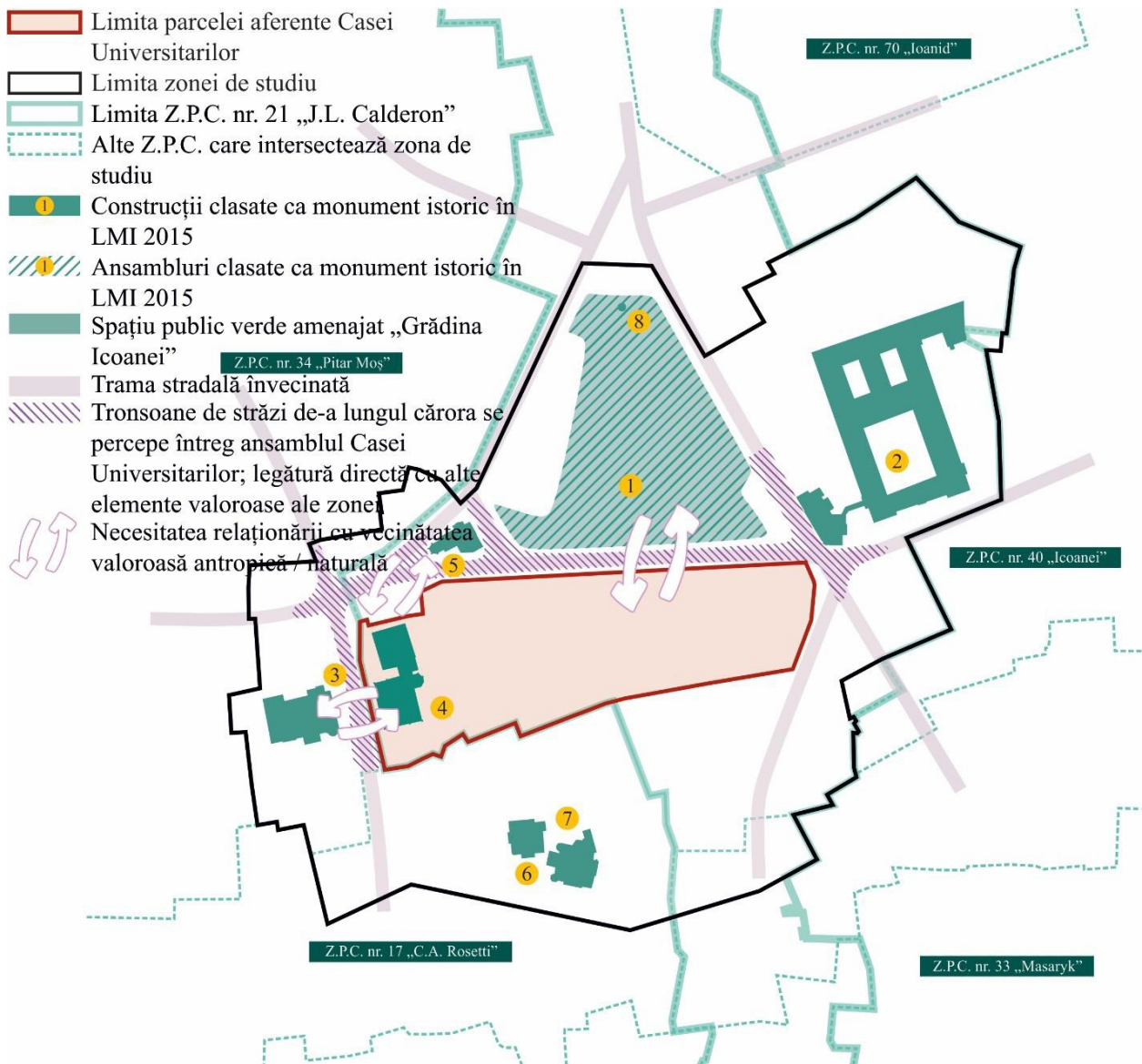
In view of the historical value of the plot on which the ensemble of the University House is located, it is recommended to **maintain unaltered the shape and surface of the plot**. Also, taking into account the particularity of the way in which the built ground on the plot is built and the relationship established between these elements of urban morphological-typology, **it is recommended to maintain the perimeter layout of the built ground**.

With regard to the permitted urban planning indicators, we consider that the maximum regulated P.O.T. of 65% for the Protected Built Area no. 21 "Jean-Louis Calderon – Polona" (sub-area Cp1b, Cp1c) in

which the plot related to the University House is included, is much too large in relation to the historical and acute urban specificity of the development on the plot. Thus, we recommend reducing this percentage to **maximum 30%**, so that landscaping and public spaces are prioritised.

In addition, in order to **ensure coherence and harmony between the components of the ensemble and the immediate surroundings of the space** (so as to ensure protection of the historical monument by preserving the visibility cones towards it), it is necessary to ensure a direct and open relationship with the Icoanei Garden, the public space defined by Pictor Arthur Verona, Dionisie Lupu and Jean Louis Calderon streets, as well as with the adjacent fronts, which contain valuable built heritage, listed in the List of Historical Monuments.

FIGURE 70 – Necessary relationships with immediate neighbourhoods



Source: authors

Legend

Plot boundary related to University House
Study area boundary
Z.P.C. boundary no. 21 "J.L. Calderon"
Other Z.P.C. that intersect the study area

Constructions classified as a historical monument in LMI 2015
Assemblies classified as a historical monument in LMI 2015
Planned public green space "Icoanei Garden"
Neighboring street network

Sections of streets along which the entire ensemble of University House is perceived; direct connection with other valuable elements of the area The need for relationship with the valuable anthropic / natural neighborhood

IV.3.Protected elements, by type, degree of protection, permitted intervention

- **Building C2** – cadastral no. 214529 – C2, Sc=1 sqm, anexa - 20th century:

The recommendation is to relocate the connection to a hidden, discreet area and to dismantle this unsuitable construction in order to restore the visual integrity of the facade of the building.

- **Building C4** — cadastral number 214529 – C4, Sc=4 sq m, repository 20th century (post 1991) - repository arranged at the articulation between the main and secondary building, towards the park:

C4 building, in its current form, is an inappropriate intervention in the context of the historic ensemble. By its location, materiality, detailing and function, it alters the relationships of proportion and visibility of the valuable elements in the adjacent buildings. In terms of good restoration practice:

It is recommended to demolish the building C4, with full recovery of the space between the buildings, in order to restore the clarity of the architectural composition and the integrity of the historic facades.

If the barbecue function is necessary, the new building should be completely redesigned, with a reduced, reversible volume, treated in a minimal contemporary language, using neutral materials (metal, wood, glass), and located in such a way that it does not disturb the perception of the historic volumes.

It will be analysed, depending on the solution proposed for the whole ensemble, the opportunity to keep the C4 building. Given the improvised character of the building, its position in an interface space between two historic volumes, and the lack of its own architectural value, the maintenance of this building is justified only if a necessary function is identified and coherent with the use of the ensemble. In this case, it will be necessary to study rigorously how the volume could be **integrated architecturally and landscape**, respecting the criteria of reversibility, compositional discretion and controlled connection with the surrounding heritage elements. Any conservation solution must be carefully justified functionally, formally and technically, in the spirit of protecting the historic values of the building.

- **Building C7** — cadastral no. 214529 – C7, Sc=38 sqm, guard building: Historical volume (first half of the 20th century):

It is proposed to preserve and restore the existing volume. The interventions must respect the original character: the shape of the roof, the proportions of the voids, the simplicity of the facades.

Interior refurbishment works are allowed, without affecting the load-bearing structure or decorative details.

- Repair cracks and plaster degradation will be done with compatible mortars, without use of modern, dissonant materials.

Recent extension (21st century):

- It is recommended to abolish the added volume, which has no architectural value and produces a stylistic and volumetric break in relation to the main building.
- Any new intervention (if absolutely necessary) that would take over the function of this extension will have to:
 - o to be located on the east side of the gatehouse;
 - o adopt a small scale, discrete contemporary language and a controlled connection with the gate house's casing;
 - o integrate coherently into the access landscaping.

- **Building C8** – cadastral no. 214529 – C8, Sc=96 sqm, Scd=96 sqm warehouse, 1971:

Building C8, by its functional conformity, modest execution and general state of decay, falls into the category of buildings with no architectural or historical value identified in the perimeter of the University House. Its reduced volume, the elementary treatment of the facades, the improvised execution and the lack of any significant relationship with the neighbouring historic buildings fully justify its inclusion in the category of temporary buildings not integrated into the ensemble. Any decision on the retention of a building should be based on criteria of value, functional necessity and potential for integration into the existing built landscape. For C8, these criteria are not met.

- **Building C9** – cadastral no. 214529 – C9, Sc=282 sqm, Scd=282 sqm, terrace 1964 – 1971:

- **Building C10** – cadastral no. 214529 – C10, Sc=344 sqm, Scd=344 sqm, covered terrace 1966 – 1971:

It is recommended:

- keeping the volumes intact;
- functional and technical rehabilitation;
- integrating them into the future development, preserving existing traffic routes, and valorisation of the direct access from the large courtyard.
 - as a recommendation, the prestructureated flagstone floor can be kept and integrated into the new concept (including stereotomy).
- redesigning ambient lighting in a contemporary, discreet manner.

Permitted interventions:

- The space can be completed with transparent enclosures for the cold season.

Unauthorised interventions:

- Permanent masonry enclosures.
- **Building C11** – cadastral no. 214529 – C11, Sc=61 sqm, Scd=61 sqm, the terrace represents a later stage, post 1971:

It is permitted to reconfigure and relocate this building, subject to the following principles:

- maintaining the link between the terrace and the kitchen;
 - ensuring a natural landscape relationship;
 - use of durable and aesthetically treated materials;
 - a re-sizing of the connecting body (C11) may be considered with the eventual relocation of the connecting building (C11) to include the consumer circulation to the sanitary groups.
- **Building C12** – cadastral no. 214529 – C12, Sc=43 sqm, Scd=43mp, repository, represents a later stage, post 1971:

Architecturally, C12 is completely dissonant with the – ensemble both in terms of materiality and volumetry. The building has no significant architectural, historical or functional value and does not contribute to the coherence of the ensemble.

Therefore, in view of its provisional nature, its poor execution, the absence of a real infrastructure and the negative impact on the context, it is justified to dismantle this building and possibly replace it with a discrete storage solution, adapted to the functional requirements of the ensemble and made of durable materials, well integrated aesthetically.

- **Building C13** – cadastral no. 214529 – C13, Sc=256 sqm, Scd=256 sqm, kitchen

Although it is not a historical monument and has no intrinsic aesthetic value, C13 gains relevance through:

- its functional and chronological belonging to the post-war extension of the ensemble;
- the preservation of much of the original compartmentalisation and finishes;
- coherent urban relationship with the other buildings of zone 2 (C11, C10, C9), from which it forms a compact functional subset, with an opening towards the garden and the public.

Specific recommendations for intervention Volume and location:

- It is recommended to **maintain the built volume**, and possibly extend it to organise the sanitary units to current standards of use, including a covered link to the terrace area.

Facades:

- The facades can be rehabilitated with plasters compatible with the original (cement-glass based) in neutral colours.
- It is recommended to redo the joinery, keeping the current proportions and geometry of the gaps.

Interior:

- Internal re-compartmentation is allowed, **provided that the stereotomy of the original hall floor** or an integrated conservation solution **is maintained** (in the access/distribution area).
- The existing mosaic is considered a **valuable environmental element** and should be fully conserved or documented and integrated into the new development.

Restrictions

- No extensions in height.
- No plastic solution by plating.

- **Building C14** – cadastral no. 214529 – C14, Sc=26 sqm, Scd=26 sqm, garage:

Building C14 has no architectural, aesthetic or functional value and contravenes the principles of landscape integration and coherent land use. It is proposed to abolish it, an intervention justified from a functional, architectural and aesthetic point of view, provided that the resulting space is reconfigured in a coherent manner and that the existing trees in the area are preserved.

- **Building C15** – cadastral no. 214529 – C15, Sc=28 sqm, Scd=28 sqm, basin:

Recommendations for intervention on the basin can be consulted in **Landscape study for the Garden of the University House (Casa Librecht – Filipescu)**, 46 Dionisie Lupu str., Bucharest, drawn up by landscape architect Alexandru Mexi, certified specialist Ministry of Culture, hist. Mihaela Ciornei, landscape architect doctoral student Daniela Guju, landscape architect doctoral student Giovani Luca.

- **Building C16** — cadastral no. 214529 – C16, Sc=12 sq m, Scd=12 sq m, gazebo:

Although it has no historical or architectural heritage value, the gazebo is part of the current composition of the garden and can be maintained, provided it is repaired and repainted to ensure functional and aesthetic continuity.

- **Building C17** – cadastral no. 214529 – C17, Sc=378 sqm, Scd=378 sqm, kitchen:
- **Building C18** – cadastral no. 214529 – C18, Sc=99 sqm, Scd=99 sqm, shed:
- **Building C20** – cadastral no. 214529 – C20, Sc=282 sqm, Scd=282 sqm, kitchen:

Buildings C17, C18 and C20 have no architectural, aesthetic or historical value that would justify their preservation. They function as a built residue, the result of a process of uncontrolled occupation, becoming today an obstacle to the coherent reconfiguration of the ensemble. It is therefore recommended that they be dismantled under controlled dismantling and the land released.

- **Building C19** – cadastral no. 214529 – C19, Sc=14 sqm, Scd=14 sqm, annex DEMOLISHED:
- **Building C21** – cadastral no. 214529 – C21, Sc=9 sqm, Scd=9 sqm, repository DEMOLISHED:
- **Building C22** – cadastral no. 214529 – C22, Sc=83 sqm, Scd=83mp, repository DEMOLISHED:
- **Building C23** – cadastral no. 214529 – C23, Sc=38 sqm, Scd=38mp, greenhouse DEMOLISHED:
- **Building C24** – cadastral no. 214529 – C24, Sc=34 sqm, Scd=34 sqm, greenhouse:
- **Building C25** – cadastral no. 214529 – C25, Sc=441mp, Scd=441 sqm, greenhouse:
- **Building C26** – cadastral no. 214529 – C26, Sc=85 sqm, Scd=85mp, greenhouse:
- **Building C27** – cadastral no. 214529 – C27, Sc=45 sqm, Scd=45 sqm, greenhouse:

It is proposed the integral restoration of the historic greenhouses of the University House ensemble, an intervention that aims to restore them to their original form, materiality and architectural expression, while preserving their functional character and compositional coherence.

The state of conservation requires, as a prerequisite for any responsible restoration or conservation endeavour, a detailed identification, element by element, of what is original, degraded, replaced or subsequently added. This evaluation should include: documentation of the materials (type of steel, thickness, fastening method), a mapping of the execution technique (original riveting vs. modern welding), and a proposal for a compatible restoration, both formally and technologically, respecting the rules of intervention in the case of built heritage.

- **C8, C28, C29, C17, C18, C20:**
- It identifies a series of buildings without architectural or historical value, built at different stages, improvised or with temporary functionality. They do not contribute to the coherence of the ensemble and do not present constructive or decorative elements that justify their preservation.
- Recommendation: controlled demolition.
-
- It is proposed to demolish all these buildings in order to clear the land and redefine this part of the enclosure.
-
- It is allowed to build new constructions on the condition that they are set back from the property boundary, in accordance with the alignment and setbacks from the neighbours specified in the urban planning regulations for the area. Also, a controlled receding from the current building site (in the greenhouse area) is necessary.

Maximum permitted height: G+1, but it will be applicable exclusively in the centre of the perimeter determined by these buildings, where the urban context and the distances from the existing historic buildings allow vertical development.

In the other parts of the area, the new constructions will respect a reduced regime (G), with discrete architecture and volumetric integration into the whole, conceived in a linear pavilion composition.

It is preferable to limit the extension in the eastern area.

Expansion is permitted in the median area by aligning with existing buildings.