

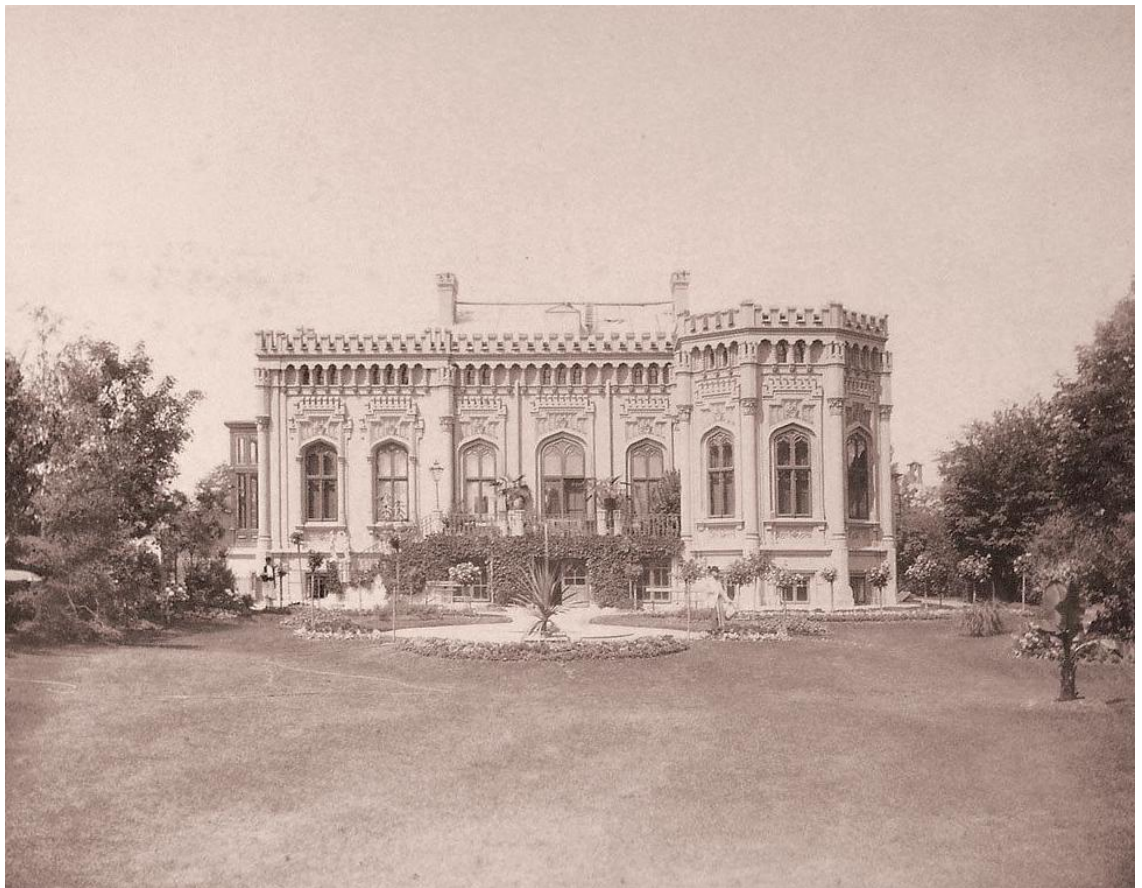
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LANDSCAPE STUDY

The Garden of University House (*“Casa Universitarilor”*)

(Liebrecht-Filipescu House)

Dionisie Lupu Street, no. 46, Bucharest



Signature sheet	3
I. General methodical note	4
I.1. Description of the study objectives	4
I.2. Description of the research method	4
II. Legal regime	5
II.1. Legal regime for the protection of historical monuments and archaeological sites	5
II.2. Legal regime for the protection of protected built areas	5
II.3. Legal regime for the protection of green spaces	7
II.4. Legal regime for the protection of fruit trees/fruit crops	7
III. Brief history of the area, ensemble and park	8
III.1. Urban development of the area	8
III.2. Evolution of the plot, landscape arrangements and plantations	8
Stage I (before 1860)	11
Stage II (1860 - 1902)	12
Stage III (1902 – 1989)	16
IV. Description of the park and its components	21
IV.1. Elements of vertical systematization	21
IV.2. Water courses and surfaces	21
IV.3. Built elements and decorations	21
IV.4. Routes and circulations	22
IV.5. Installations	22
IV.6. Landscape structure and plant components	23
V. Conservation status of the park	23
VI. Conclusions	25
VI.1. History of the area, plot, arrangements and plantations	25
VI.2. Cultural assessment	27
VI.3. Current situation	29
VI.4. Legal regime	30

VII. Recommendations, restrictions and permissivities	32
VII.1. General recommendations, restrictions and permissivities:	32
VII.2. Specific recommendations, restrictions and permissivities for the central area:	34
VIII. References	36
VIII. Publications	36
VIII.2. Unpublished studies and works	37
VIII.3. Archive documentations	37
VIII.4. Webography	37
VIII.5. Varia	37

Signature sheet

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I. General methodical note

I.1. Description of the **study objectives**

The main objective of this study is to analyse the garden of the University House (Liebrecht-Filipescu House) in Bucharest in order to establish intervention directions sensitive to the components in which cultural, natural or mixed values reside, as the case may be, respectively in order to formulate a set of recommendations, restrictions and intervention permissivities. The purpose of this study is not to propose technical solutions for landscape design/restoration.

The structure and content of the study were established according to the specifics and particularities of the site and the framework under which it was requested.

The surveys attached to this memorandum were drawn up based on the topographic surveys made available to the final beneficiary of the documentation, namely the University of Bucharest.

The study is composed of a written part and annexes (written parts and drawn parts). All documents that make up this study are to be read together.

I.2. Description of the research method

The study was prepared after consulting the documentation listed in the references chapter and after *in situ* study visits. It is based on bibliographical research, analyses and overlays of historical and contemporary images and plans, field documentation and specialist observations in the landscape field. Future research on other documentary sources and/or field analyses may bring new elements in relation to the history and evolution of the garden, respectively with the elements in which cultural, natural or mixed values reside and which require specific instruments for protection and/or enhancement.

II. Legal regime

II.1. Legal regime for the protection of historical monuments and archaeological sites

The Garden of the University House (Liebrecht-Filipescu House) in Bucharest is a component and inseparable part of the building "Librecht - Filipescu House, today the University House" classified in the List of Historical Monuments (LMI) with the code B-II-m-A-19107. At the same time, the plot of the University House (including the park) is located in the protection area of several individually classified historical monuments (e.g. the Grădina Icoanei, LMI code B-II-a-B-18301; the Anglican "Resurrection" Church, LMI code B-II-m-A-19833; the Central School for Girls, LMI code B-II-m-A-18924; House, LMI code B-II-m-B-19108; House of Prof. Dr. Turnescu, LMI code B-II-m-B-19106; House, LMI code B-II-m-B-19625). Consequently, the building benefits from the legal regime of historical monuments, as provided for in Law 422/2001 on the protection of historical monuments, as amended and supplemented.

Although the studied land is not registered in the National Archaeological Register (RAN), it is located in a historical area of the city characterized by a built stock developed since before the 19th century. According to the analysis of the evolution of the current plot (see chapter III), there were previously several buildings and developments on its site, which have now disappeared. Thus, the theoretical research of the studied area indicates archaeological potential – particularly in the eastern half of the current plot – and in this context, the land is subject to the legal regime of protection of archaeological sites, as provided for in Law no. 378/2001 for the approval of Government Ordinance no. 43/2000 on the protection of archaeological heritage and the declaration of archaeological sites as areas of national interest, as amended and supplemented.

II.2. Legal regime for the protection of protected built areas

From an urban planning point of view, the real estate under investigation is included in the "Protected Built Area No. 21 - Jean-Louis Calderon - Polonă", with the maximum degree of protection: "the architectural - urban, historical and natural environmental values are protected as a whole: the street layout, the built stock, the urban character and value;

interventions that preserve and enhance existing values are permitted.”¹ The delimitation of the protected area and the related regulation were approved by H.C.G.M.B. no. 279/2000. We note that, given the age of the urban planning documentation, the very general nature of the provisions in the related regulation – some of which have limited applicability to the studied site –, as well as the transformations that occurred after the approval of the documentation in 2000 and the new information obtained following research dedicated to this space, revisions and/or modifications of the conditions established in 2000 are necessary.

The following are the provisions of the ZCP regulation no. 21 with a direct impact on the garden:

- Temporary constructions of any kind are prohibited - including kiosks and advertising boards, of any size and regardless of their installation method.
- The current dimensions and shapes of the plots are maintained unchanged.
- Free spaces visible from public circulation will be treated as facade gardens.
- Unbuilt spaces and those not occupied by accesses and guard sidewalks will be grassed and planted with a tree every 100 square meters.
- It is recommended that, in order to improve the microclimate and protect the construction, the waterproofing of the land beyond the minimum necessary for accesses should be avoided.
- Consideration should be given to subordinating any elements of urban furniture to the character of the buildings and making their construction subject to the same specialized approvals as the constructions.
- the existing appearance of the fences will be maintained as follows: (1) priority will be given to preserving existing fences; in case their restoration is absolutely necessary, they will follow the same approval regime as interventions on buildings; (2) 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 may 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.
- Maximum permitted POT (percentage of land occupation): 65%. The remaining free area must be at least 30 sqm.
- Maximum permitted CUT (land use coefficient): 3.25.

¹ https://doc.pmb.ro/servicii/urbanism/zone_protejate/docs/calderon.pdf, accessed in May 2025.

To the extracts above, particular conditions regarding the location, height regime and other particularities regarding new possible constructions are added,² to which we add the previously mentioned observations regarding the age of the documentation, transformations and recent information, which may bring changes and/or adjustments to the conditions imposed in 2000.

II.3. Legal regime for the protection of green spaces

Regarding the garden of the University House, it represents a green space "for specialized use", as can be interpreted from Law 24/2007 on the regulation and administration of green spaces within the built-up areas of localities, as amended and supplemented.

Given its quality as a "green space", in accordance with the provisions of Law 24/2007, art. 17 (2), this garden should have been included in the Local Register of Green Spaces in Bucharest, but this was not available at the time of drafting this documentation, which makes it impossible to identify the exact area of green space directly subject to the legal provisions in the field.

No protected trees at the level of the municipality of Bucharest were identified within the park³, nor were there any remarkable trees defined as such in Law No. 97/2023 on the protection of remarkable trees, as amended and supplemented.

II.4. Legal regime for the protection of fruit trees/fruit crops

In the garden of the University House there are several species of fruit trees, all of which apparently appeared spontaneously (e.g. *Juglans regia* - common walnut, *Prunus cerasifera* – cherry plum).⁴ Consequently, the park is also subject to the conditions established by Law no. 348/2003 on fruit plantations, as amended and supplemented. In this regard, according to the legal provisions in force, the deforestation of fruit plantations and, in particular, of walnut or sweet chestnut specimens (both in plantations and as scattered specimens!) requires the approval of the Directorate for Agriculture of the Municipality of Bucharest.

² See in this regard: https://doc.pmb.ro/servicii/urbanism/zone_protejate/docs/calderon.pdf, accessed in May 2025.

³ http://apmbuc-old.anpm.ro/upload/7410_InventarArboriOcrotiti%20Aprilie2009.pdf, accessed in May 2025.

⁴ See **Sheet P.7.**

III. Brief history of the area, ensemble and park

III.1. Urban development of the area⁵

The studied plot is located in one of the central areas of the city, in a pre-modern urban fabric developed organically and made up of former plots of irregular shapes and different sizes dedicated to housing and agricultural crops of varying sizes. This area underwent important transformations after the adoption of the Organic Regulations (1831) and subsequent regulations dedicated to Bucharest and coagulated in the second half of the 19th century and the first years of the following century.

III.2. Evolution of the plot, landscape arrangements and plantations

From the analysis of the historical plans of the city, the archival documentation and the specialized studies dedicated to the researched objective it results that the studied plot was constituted, at the end of the 19th century, from the successive joining of several lots, which also coincided with the remodelling, restoration or completion of the landscaping and plantations. The history of the first arrangements coincides with the acquisition, in 1846, of a plot of land with an orchard belonging to the chancellor („logofăt”) Gheorghe by Cezar Liebrecht (1820-1890), who later built, in 1860, according to the plans of the architect Luigi Ludovic Lipizer, his famous residence. He then lost the property in 1866, being put up for auction and bought by Gheorghe C. Filipescu (1840-1902), marshal of the royal palace. After 1870, Gheorghe Filipescu expanded his property by auctioning the lands that constituted the southern side of the Maidanul Stăpânirii – on the occasion of the development of the Piața Icoanei Square and the alignment of the Memoriei Street (today, pictor Arthur Verona). The lands had been parcelled out by the City Hall for the purpose of sale, and Filipescu adjudged 8 lots out of 19, located to the west, the other lots being adjudged by other people. He then bought the remaining 11.⁶

⁵ Information taken over, in large part, from Laura-Elena Tucan, George-Bogdan Teodorescu *et. al.*, *Studiu istoric. Analiza posibilităților de conversie funcțională a anexelor, serei și amenajare a curții Casei Liebrecht-Filipescu – azi Casa Universitarilor*, 2023 (updated 2025).

⁶ See Simina Stan și Alexandru Mexi, „Restaurarea peisagistică a grădinii istorice Liebrecht Filipescu” in *Revista Arhitectura* (<https://arhitectura-1906.ro/2017/07/restaurarea-peisagistica-a-gradinii-istorice-liebrecht-filipescu/>) and *Definirea regimului tehnic al construcțiilor supuse autorizării în zonele protejate și în zonele de protecție ale monumentelor istorice în scopul protejării patrimoniului arhitectural și urbanistic al municipiului București*, etapa a II-a/2009, Zona Protejată 34, Pitar Moș, p. 15, v. ANDMB, Fond Tehnic, dosar 2/1870.

The studied plot became the property of Marshal Filipescu's family after his death in 1902, then it became the property of the Protestant community, later of the civil hospitals ephory, and during the war, Marshal Antonescu installed the school and the juvenile correctional prison here. In 1947, the house was restored and became, together with the entire plot, the property of the University of Bucharest.⁷

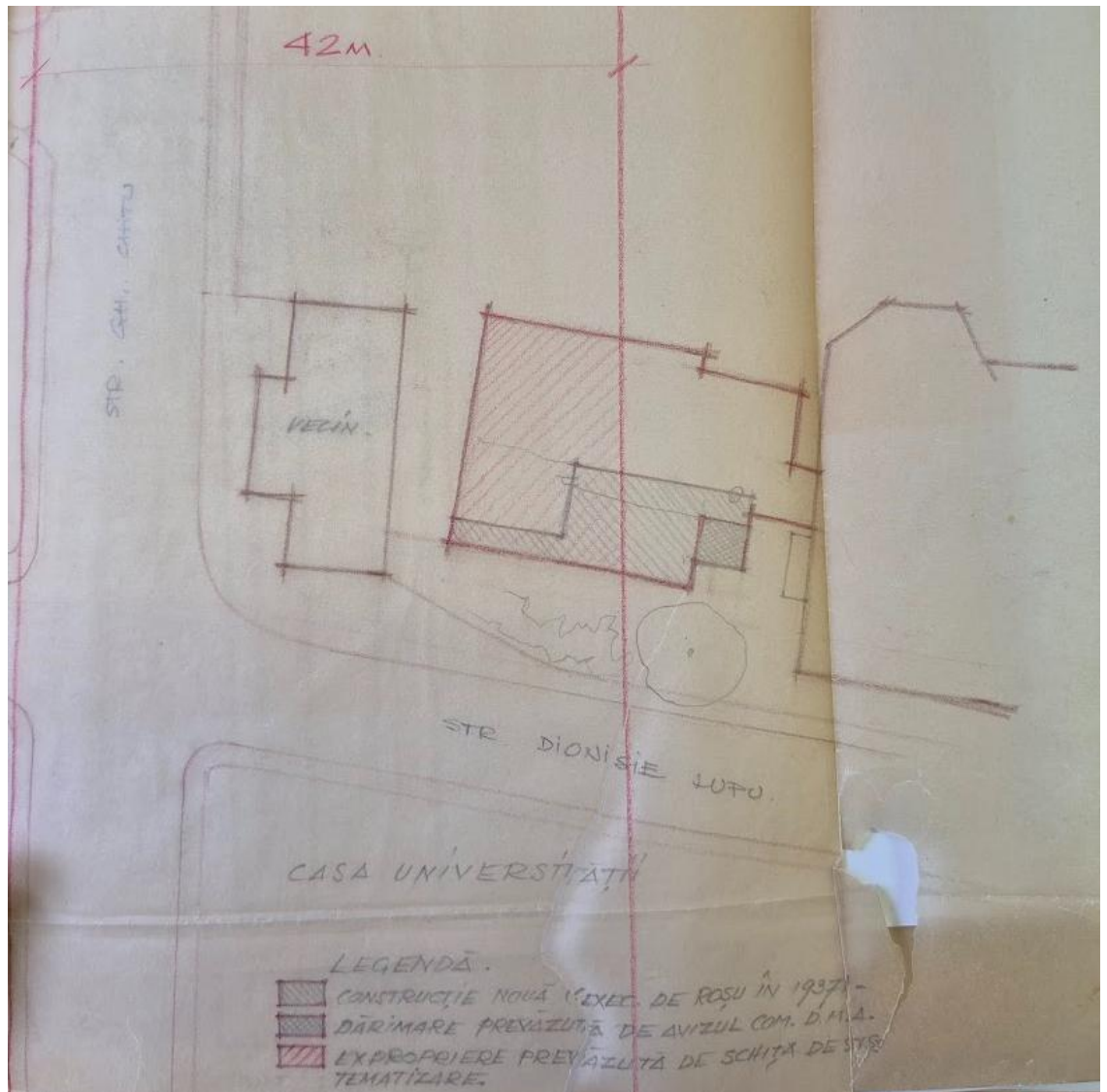
The current shape of the plot has remained unchanged – despite some intentions to expropriate and systematize General Chițu Street (today Arthur Verona) from the socialist period (see the images below)⁸ –, and from the analysis of the documentation studied up to this point, several historical stages and key moments that marked the evolution of landscape arrangements and plantations can be identified.

⁷ See the historical monument file, 1964, INP Archives.

⁸ INP Archives, file 1976.



Proposal for expropriation and systematization in order to widen and align Gen. Chițu Street (today Arthur Verona), 1957. Source: INP archive, file 1976



Proposal for expropriation and systematization in order to widen and align Gen. Chițu Street (today Arthur Verona), 1957. Source: INP archive, file 1976

Stage I (before 1860)

Until the construction – by the architect Luigi-Ludovic Lipizer, in 1860 – of the Liebrecht-Filipescu House (today the University House), the historical plans of the city suggest a different structure of the fabric and the parcelling of the larger study area, as well as the lack of any landscaping on any of the plots that today compose the garden of the University House. From the plans of the city of Bucharest from 1846, 1852 and 1856 (see sheets I.1., I.2. and I.3.) it results that the plots that today compose the studied building were of different sizes, generally covered by private gardens and fruit plantations and almost

devoid of constructions – isolated building bodies being found exclusively in the western area of the current plot.

Stage II (1860 - 1902)

The second historical stage consists of the interval between the construction of the main building and the first arrangements of the garden – on a plot of much smaller dimensions than today – and until the death of Marshal Filipescu in 1902.

According to the plans and images of the period, the arranged garden was related, during this period of time, exclusively to the western half of the studied plot, the rest of the territory being – as results from the little bibliography on this subject⁹ and as can be deduced from the historical plans of the city – most likely dedicated to the production of planting material.

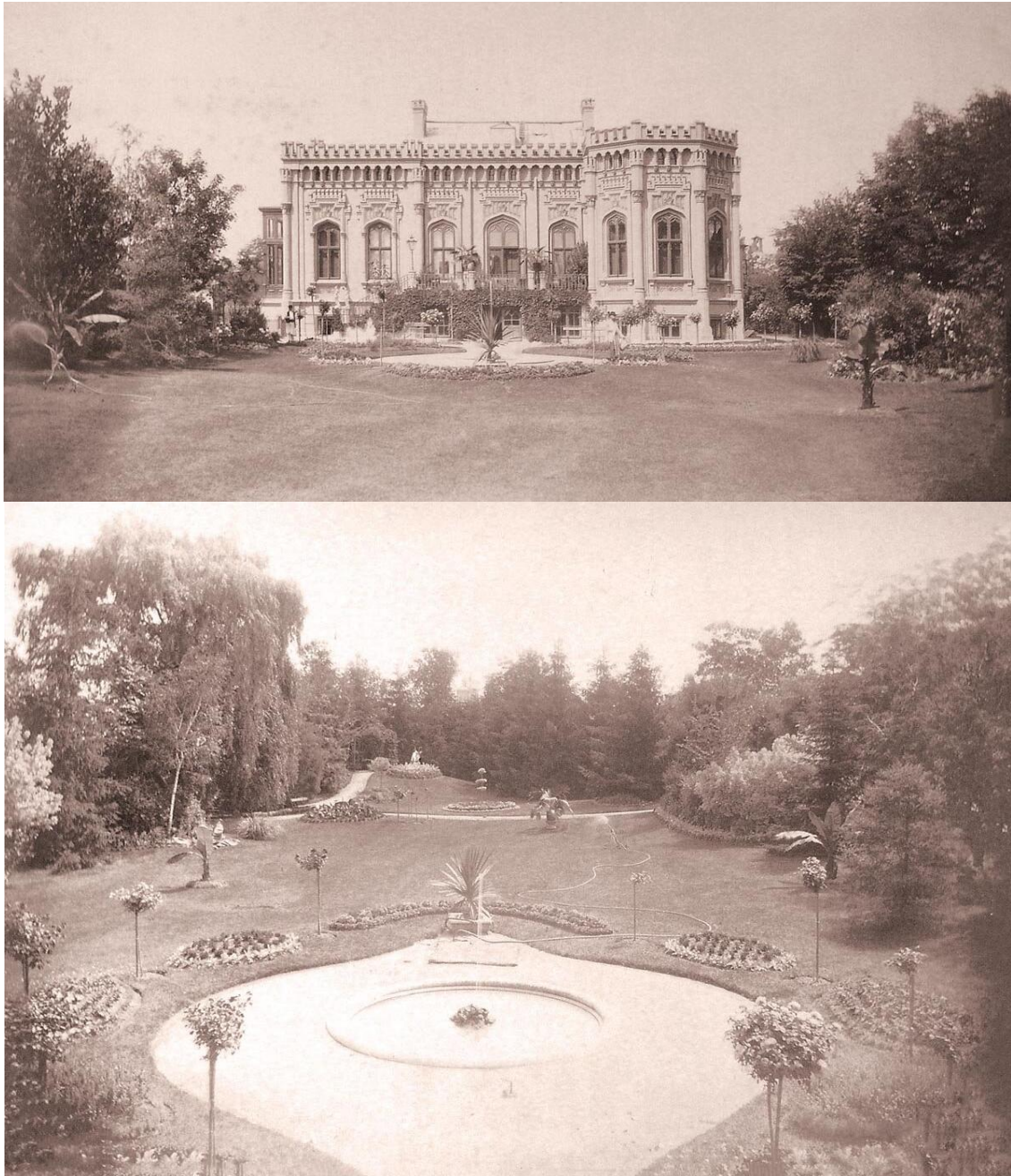
As for the garden itself, during this period, both the plans of the period and a small selection of photographs capture the landscape design, in an eclectic manner, most likely inspired by the *gardenesque/picturesque* model of the period, of the property of Cezar Liebrecht, later purchased and expanded by Gheorghe Filipescu. The documents of the period capture some details regarding the architecture of the garden and the plant composition, but they are insufficient for an in-depth analysis. Thus, for example, although no information has been identified regarding the first arrangement of this garden, it can be appreciated that, given the rather large size of some trees captured in the period photographs,

⁹ See, for example, the ECONOMIA RURALĂ Magazine from 1897 (relevant quote reproduced below) and the 1895-1899 plan in which a building (possibly a greenhouse or horticultural production house) is depicted for the first time in the median area of the current plot, exactly on the site of the greenhouses that still exist today. (see sheet I.4.)

„D. G. C. Filipescu exhibited a collection of the most impressive fruits both in number and in the choice of varieties. Much has been said about his beautiful garden on Dionisie Street; well, this time the public had the opportunity to see for themselves, from the fruits on display, whether the reputation of this garden is well-founded. That's how we like to see all owners: he is a great landowner, and he must also be an excellent grower. (...) Mr. Filipescu's collection included 40 different varieties of pears, 6 apples, 4 grapes, 2 figs, then raspberries and cantaloupes, each variety exhibited in several specimens. But an owner with the good will to undertake a systematic culture, such as the former court marshal, also needed a skilled man, a diligent gardener who would understand his intention and know how to execute it in the climate and soil of Romania. This man of skill he found in Mr. Vermeulen, who, in order to explain the art of obtaining the exquisite fruits, also exhibited trees in nature, which we will talk about further down. [...] On the right there were trees from Mr. Filipescu's garden. The first row was occupied by the so-called horizontal cord, which is planted on the ridges on the paths. The stems that formed it were grown in pots and grafted nearby, one on the back of the other. Pear tree No. 2 was a double U-shaped chandelier also grown in a pot. This beautiful but troubled tree did not want to bear fruit, very likely because of the tortures to which it was subjected; it was rebellious, as gardeners express it. [...] Under No. 3 and 4 were two pear trees of pyramidal shape, fully formed. Finally, alongside them, a group of 3 pear trees and a peach tree, all grafted only one year old, were exhibited to the public, to demonstrate the strength of vegetation and the fertility of the Romanian soil [...].”

Source: ECONOMIA RURALĂ Magazine from 1897, apud. Ruxandra Nemțeanu, *Studiul privind valoarea istorico-arhitecturală și urbanistică a „Casei Universitarilor” din București, str. Dionisie Lupu, nr. 46, sector 1*, unpublished, September 2016.

at least some of the mature tree specimens were preserved and integrated into the plant composition, being made rather – but not exclusively – plantations of shrubs and flowers. To these were added possible vertical systematization works and, certainly, the creation of routes, installations and constructions (e.g. gazebo, pool with fountain, irrigation system, etc.).



Vintage images capturing the garden of the Liebrecht-Filipescu House. The presence of mature and recent tree vegetation is noticeable, as well as numerous specimens of native and exotic species of trees and shrubs planted around the perimeter, in islands on lawns or even in pots. One can also see the hill with

the pergola (in the center-back), the small square with a pond and fountain and even the watering hose connected to what appears to be a buried fireplace, located in the immediate vicinity of the pond – **see sheet I.5.** for more details.

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

Framed in Western compositional patterns, the garden was conceived as a central representational 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 can be seen from the two vintage photographs, by a large central lawn, treated and decorated quite formally, with groups and solitary specimens of indigenous, but also exotic vegetation.

According to the images of the period, in terms of vertical systematization, small unevenness and a subtly lower elevation of the lawn compared to the rest of the garden are observed. A small hill is also observed, placed asymmetrically with respect to the main axis of the composition, on which a structure (possibly a gazebo or a pergola) covered with lianas can be noted.

As for the routes and circulations, a series of footpaths, without curbs, probably made of stabilized gravel, can be observed, as well as a small square where a small decorative basin with a fountain is found – similar, but on a much smaller scale than those made more or less in the same period in Cișmigiu or at Peleş Castle in Sinaia. By comparing the images of the period and the historical plans of the city (**see sheets I.4. and I.6.**) it results that the routes depicted in the cartographic documents are faithful to the reality captured in the snapshots of the period.

An important detail is represented by the presence of a watering hose and a technical area from which it seems to be supplied – a historical indication of a possible period irrigation installation. No lighting systems or pieces have been identified.

From the images of the period, no interior fencing elements were identified, nor the fence model that surrounded the property, especially towards the current Dionisie Lupu Street.

Regarding the plant compositions, the same period photos indicate the following:

- dense plantations of trees, predominantly coniferous, at the eastern boundary of the property. As for determining the species, it is difficult to do so, but most likely the conifers are represented by spruces (*Picea abies*).
- dense plantations of deciduous and coniferous trees, with accents of shapes or colours towards the lawn area and, sometimes, with vegetal borders. Similarly, it is difficult to identify the species based on monochrome and overall photographs, not detailed ones.

However, a willow (possibly *Salix alba*), a birch (*Betula pendula*), a fir or spruce (*Abies sp./Picea abies*).

- floral arabesques on the lawn, especially near the paths and the small square with the fountain, a collection of roses grafted onto the trunk, as well as several exotic banana and palm tree specimens arranged relatively randomly on the land.

Also, based on another vintage photograph from the same historical set, a wall covered with Canada Vine (*Parthenocissus quinquefolia*) and two pots with palm trees (possibly similar to those on the lawn) can be identified.



Vintage images showing a wall covered with Canada vine (*Parthenocissus quinquefolia*, in the foreground) and several flower pots, including palm pots.

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

Regarding the authorship of the landscaping project, this is unknown, but historian Emanuel Bădescu claims that Ulrich Hofmann created the Liebrecht house garden around 1860, but, as it results from a period article from the end of the century, the gardener Vermeulen was an employee of the Filipescu family and the main craftsman of the landscaping and, especially, of the plantations on the studied plot.¹⁰ Even if there is not enough data to support the hypothesis that the first author of the developments on the plot was Ulrich Hofmann, it is perfectly plausible that a specialist from abroad, especially from

¹⁰ See Stan and Mexi, *op. cit.*

the French or German-speaking area, carried out this work, local specialists in the field not existing at that time or not having been researched and documented until now.¹¹ In any case, the initial development project underwent some changes with the authorization, in 1902, of the construction of a kitchen and some outbuildings to the north of the urban palace and their construction shortly after – being identified in the 1911 Bucharest plan.

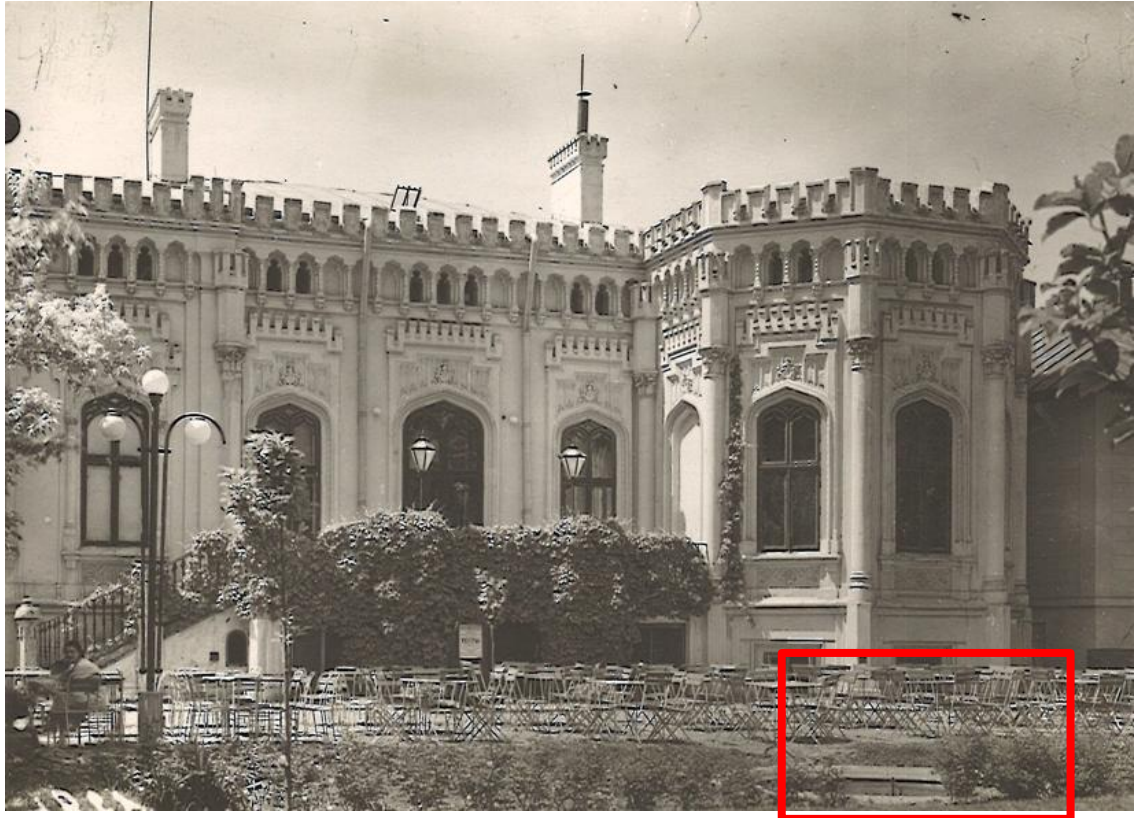
Stage III (1902 – 1989)

After the death of Marshal Filipescu, the real estate under study became the property of the family, and then "one by one it became the property of the Protestant community, then of the ephory of civil hospitals, and during the war, Marshal Antonescu installed the school and the correctional prison for minors here. In 1947 the house was restored and became (n.n. along with the entire plot) the property of the university"¹². Therefore, after the death of Marshal Filipescu, several interventions took place on the studied plot that significantly modified the 19th century arrangements and the area apparently used for the production of seedlings since the purchase of the land around the 1870s. We present below, in chronological order, the main actions, events, projects and interventions that modified the image of the historical garden and the horticultural production area, as they were identified and briefly described previously:

- **1902.** Issuance of the building permit for the kitchen and outbuildings – shown on the 1911 plan.
- **1927.** Major construction/redevelopment works(?) of the horticultural production area captured in an aerial image. (see sheet I.7.)
- **circa 1950s.** The photographs attached to the 1964 monument file, taken by photographer Butak Ștefan in 1952, capture an over-expansion of the paved area in the immediate vicinity of the University House – an area that served as a terrace dedicated to the restaurant. It is noted that, although the area of green space had diminished, the old pool with fountain was still preserved, but the surrounding square had disappeared, being largely incorporated into the terrace. (see sheet I.8.)

¹¹ Alexandru Mexi, *Imaginea modernă a orașelor. Parcurile publice ca instrumente de occidentalizare a României (1830-1914)*, unpublished doctoral thesis, University of Bucharest, 2022.

¹² See the historical monument file, 1964. INP Archive.



The area dedicated to the outdoor terrace and the presence of the pool with fountain.

Source: historical monument file, 1964; INP-DMI archive

- **1964-68.** Between 1964 and 1968, several important interventions took place, both in the historical garden and in the horticultural production area. Thus, between 1964 and 1968, a terrace was built, apparently without permit,¹³ probably a covered terrace – and the composition of the garden laid out about 100 years ago was substantially modified (**see sheet I.9.**). The construction of a summer kitchen to serve the restaurant terrace was also proposed.¹⁴ Furthermore, in the eastern area of the studied plot, important changes can be observed compared to previous periods, with a new building visible and the constructions/arrangements captured in the aerial photographs from 1927 disappearing (**see sheet I.9.**)

Although it is not clear what exactly the "improvement" works carried out by the University consisted of, the 1964 monument sheet mentions the following details about the garden: "The building is located in a beautiful park that extends over approx. 2 ha. Over the years it has been continuously improved, becoming a recreational park of the

¹³ See the INP-DMI archive, file1977, page 1 and 2: „For the «development of a covered platform within the park», we did not issue any permit because the beneficiary did not submit to us a corresponding project for this purpose.”

¹⁴ Idem.

institution. A summer terrace for the restaurant of the university house was also arranged within it.”¹⁵

- **1971.** A permit is issued for the execution of extension works with an annex building in the park that will serve "to house packaging and furniture in transit, which serve the garden of the «Casa Universitarilor» (University House).”¹⁶ According to archive documents, "the works will be executed in compliance with PCI-ISSMB standards and with a neat finish, to match the surrounding setting. The existing trees will be taken care of." The building in question still exists today. (**see sheet I.10.**)

In addition to the conditions set out in the permit and repeated in the previous paragraph, the 1971 authorization documentation is also valuable because, through the attached site plan, it captures for the first time the kitchen in the northern area of the plot, the land occupied by the terraces, the disappearance of the basin with fountain, as well as the appearance of the decorative basin with mosaic (identified in the plate as the "constructed fountain") and the gazebo on the hill.

- **1980-81.** Following the damage caused by the 1977 earthquake, the University of Bucharest requested a building permit to carry out several types of repairs to the University House.¹⁷ Most likely on this occasion, the University requests the services of Ana Felicia Iliescu – horticulturist and teacher at USAMV Bucharest, a specialist with recognized activity in the field of early landscaping in Romania and one of the initiators of the first school of the field in the country (Landscape Department within the Faculty of Horticulture of USAMV Bucharest, 1998)¹⁸ – in order to carry out a project to redevelop/restore the entire garden (including the greenhouse area). (**see sheet I.11.**)

From the proposal sheet identified during the research and from direct discussions with Mrs. Iliescu, it results that the proposed project provided for minor changes to the circulation structure, the preservation of all the main existing facilities (e.g. decorative pool, gazebo, etc.) and the plantations on the land and the completion of the latter with new plant compositions made exclusively with shrubs, lianas, flowers and herbaceous plants. Although it results, from discussions with Mrs. Iliescu and from field observations, that the project was not executed, in addition to the historical value of the

¹⁵ FAI-M, apud Ruxandra Nemțeanu, *op. cit.*

¹⁶ INP Archives and PMB Archives, pr. no. 518, apud Ruxandra Nemțeanu, *op. cit.*

¹⁷ For more information see Ruxandra Nemțeanu, *op. cit.* and Tucan și Teodorescu, *op. cit.*

¹⁸ Alexandru Mexi, *Early history of landscape architecture education initiatives in Romania* in *The Routledge Handbook of Landscape Architecture Education*, Routledge, 2023.

intention and the illustration of the intervention vision at that time, the project is also very valuable because it captures the pre-existing plantations, preserved and integrated into the new proposal, thus also representing a first partial survey of the garden. (see sheet I.11.)

- **2006.** Starting with 2016, the garden of the University House was integrated, directly and/or indirectly, into the Street Delivery program – initiated by the Order of Architects of Romania and the Cărturești Bookstore in 2006 in an attempt to recover the public space for pedestrians between the Grădina Icoanei garden and the Cișmigiul Garden and to bring back to the attention of the authorities the Zonal Urbanistic Plan «Cultural Routes: Str. Arthur Verona – Str. Icoanei».¹⁹ On the occasion of this program, the garden began to be partially opened to the visiting public, with occasional maintenance and/or landscaping works being carried out, but undocumented.
- **1994–2021.** The period of operation of the company Deco Flora Prexim SRL. The company was founded in 1994, had its registered office and operated in the greenhouses in the garden of the University House. During this period, the green space in the immediate vicinity was partially transformed, adding a small decorative pool, several alleys to serve the area managed by Deco Flora, as well as some plantations (e.g. iris and water lily plantations in the decorative pool or bamboo plantations in its immediate vicinity). The company officially dissolved in 2021,²⁰ but the headquarters was closed and the activity stopped around 2015/2016, the space previously maintained by the company's employees remaining in disrepair. (see sheet I.12.)
- **2022.** The Eidos Foundation requests the services of landscape architect Nicolas Triboi to carry out minimal works of “cleaning, maintenance and enhancement of the garden of the University House, formerly the Liebrecht-Filipescu House”²¹ in order to prepare the site for the organization of the international festival UNFINISHED.²² From the documentation submitted by the team of developers and from the discussions with landscape architect Nicolas Triboi, it appears that, in 2022, the vegetation in the garden

¹⁹ <https://blog.carturesti.ro/category/proiecte/street-delivery/>, accessed in May 2025.

²⁰ See <https://firmeo.ro/5365679-deco-flora-prexim-srl>, accessed in May 2025.

²¹ See the documentation with the same name, project manager Nicolas Triboi, design team Alina Boariu and Codruța Pop, August 2022.

The authors of this documentation would like to thank Mr. Triboi and the team developing the 2022 documentation for providing the study and providing specific information necessary for a deeper understanding of the existing situation at the time of 2022 and the work carried out based on the cited documentation.

²² <https://hotnews.ro/webpr-una-dintre-cele-mai-vechi-sere-din-bucuresti-se-redeschide-publicului-n-cadrul-festivalului-unfinished-107990>; <https://unfinished.ro/>, accessed in May 2025.

was unkempt, and some of the trees and shrubs completely obstructed certain important historical perspectives, which required punctual cutting and shaping interventions, as well as the removal of dry vegetation. At the same time, it results that some pedestrian alleys in the historical garden were paved with stone slabs, concrete slabs and cubic stone, the design team proposing to cover them with a layer of gravel - a proposal that was implemented.



Comparative analysis reported to the main historical perspective open to the garden, 2022

Source: Triboi, & co., 2022



Collage of images capturing the garden's historic alleys, paved with stone slabs, concrete slabs and cubic stone, 2022. Source: Triboi, & co., 2022

After 2022, no other information is known regarding the evolution of the built and/or vegetal elements on the plot.

IV. Description of the park and its components

The following subchapters aim to analyse the most important constituent elements specific to a landscape design²³, namely vertical systematization, water courses and surfaces, built elements and decorations (e.g. fencing elements, statues, vast columns, pergolas, etc.), routes and circulations, underground and above-ground installations, landscape structure (e.g. massifs, alignments, lawns, meadows, viewpoints, perspective corridors, etc.) and plant components.

IV.1. Elements of vertical systematization

The land on which the park was built has a predominantly flat relief, without major anthropogenic changes, with the exception of an artificially shaped hill – created in the second historical stage mentioned in the previous chapter and preserved to this day – located with a slight deviation from the axis of the main body of the University House, as well as some small unevenness and a slightly lower level difference of the lawn in relation to the rest of the garden. (see sheet P.1.)

IV.2. Water courses and surfaces

In the garden of the University House, a decorative pool with a fountain, finished with mosaic, was identified, located on the main compositional axis of the garden and dating from the socialist period, as well as a small pool located in the immediate vicinity of the greenhouses, most likely created after 1990, during the operation of the Deco Flora company. No other water courses or mirrors, natural or anthropogenic, were identified (see sheet P.2.).

It is also mentioned that from the first stage of development until around the 1960s-1970s, there was a small decorative pool near the terrace of the University House, on the site currently occupied by a mosaic platform.

IV.3. Built elements and decorations

Except for the actual buildings – of which the buildings that make up the University House²⁴ and the greenhouse complex stand out in particular, the garden currently contains the following buildings and decorations (see sheet P.3.):

²³ Alexandru Mexi, *Un instrument de cercetare, inventariere și analiză a grădinilor istorice. Studiu de caz: Grădina Kiseleff din București în Caietele Restaurării*, editura ACS, București, 2024.

²⁴ See Ruxandra Nemțeanu, *op. cit.*, for periodization.

- an open terrace and a covered one built around the 1960s;
- a metal gazebo dating from around the 1960s and located on the top of the hill;
- several different types of fencing – small-sized historical fence-type fencing, made up of concrete base and wrought iron modules, most likely dating from the late 19th/early 20th century (on the west side, towards Dionisie Lupu Street); concrete walls (and buildings attached to the blind wall on the south side); prefabricated mesh elements, most likely dating from the 1980s-1990s (?), on the east and north sides.

Several small constructions or decorative elements are added to the previous list, spread more or less randomly on the plot. Among the most interesting are the traces of some old constructions south of the greenhouses (analysed in the historical study)²⁵, a few column bases in the immediate vicinity of the covered terrace (about which no specific information is known) and a few small rockeries around the hill (about which no specific information is known) (see sheet P.3.).

IV.4. Routes and circulations

Several pedestrian and car paths and circulations can be observed in the garden. Therefore, we can distinguish the concrete platform in front of the main entrance, a series of gravel-covered alleys, superimposed on older alleys paved with stone slabs, concrete slabs and cubic stone, and several alleys made of cubic stone and concrete slabs in the vicinity of the greenhouses, about which there is insufficient data. (see sheet P.4.)

Some traces of possible old alleys and walking paths can also be observed in the park, about which there is no historical information, as well as several sets of steps with small rockeries in the hill area - possibly dating from the 19th century/early 20th century. (see sheet P.4.)

It is very possible that there are traces of other circulations, but given the wildness of the park, these are most likely covered by a superficial layer of soil and/or spontaneously appeared plant material, and research/surveys are necessary in order to identify them.

IV.5. Installations

Except for the terrace area, no elements of a lighting system were identified in the garden. Likewise, no irrigation and/or drainage systems were identified. However, several pipes with taps were identified in the garden – possibly part of a hose irrigation system,

²⁵ See Tucan și Teodorescu, *op. cit.*

which was probably built during the socialist period or immediately after the 1989 Revolution (see sheet P.5).

IV.6. Landscape structure and plant components

Currently, given the very low maintenance of the green space, the multiple punctual actions that contributed to the modification of the planned compositions in different periods of time, the garden appears as a de-structured green space, punctuated in places by some built or natural elements that indicate the intention of older arrangements. However, the distinction is still maintained between the entrance area, marked by a large concrete platform, the central area of the old historical garden and the eastern area, superimposed on the old horticultural production lands. (see sheet P.6.)

Regarding the vegetation, the tree survey, the determination of the species and the assessment of the age of the specimens revealed both through dendrometric measurements and through comparisons between aerial images²⁶ and the 1981 plan indicate:

- the presence of special single specimens and in planned compositions (e.g. alignments) dating from different eras.
- the difference between the 3 areas (entrance, central and eastern) is also marked by the diversity of species, plant compositions and the relatively close ages of the specimens.
- the presence of a small number of tree specimens older than 100 years.
- the large number of specimens dating from the socialist period indicates a particular concern for the maintenance of the park, as is also pointed out in the cited archives.
- the young arboreal vegetation, represented by numerous specimens that appeared spontaneously, including species with invasive potential, supports the hypothesis that the maintenance of the park after 1989 was greatly reduced.
- the same lack of current maintenance is also indicated by the large number of specimens of different ages and species in a process of severe weakening or already dried up.
- the same lack of proper maintenance is also betrayed by the recurrent presence of ivy or other species on tree trunks, in cracks in walls, etc.

(see sheets P.7., P.8., P.9. and P.10.)

V. Conservation status of the park

The state of conservation of the park is average, even precarious in places, with maintenance deficiencies identified at the level of the built infrastructure (routes and circulations, constructions and decorations, water surfaces, etc.) and the composition and

²⁶ <https://fostulbucuresti.github.io/#15.42/44.42361/26.15836/0/!a9>, accessed in May 2025.

plant components. A differentiated level of maintenance is observed by area: the entrance area benefits from a relatively high degree of maintenance, indicating a higher frequency of maintenance work; the central area reflects a moderate to low level of care, with visibly degraded elements; and the eastern area presents a minimal level of maintenance.



Examples of areas lacking routine maintenance (top in the eastern half of the plot, bottom in the median area of the plot). Source: authors, 2025

VI. Conclusions

VI.1. History of the area, plot, arrangements and plantations

The analysed plot is located in one of the central areas of the city, within a pre-modern urban fabric, organically developed, made up of former residential and agricultural lots of irregular shapes and various sizes. This area has undergone major transformations since the adoption of the Organic Regulations (1831) and subsequent regulations, urbanistically consolidating itself in the second half of the 19th century and in the first decades of the 20th century.

The analysis of the historical plans of the city, of the archival documentation and of the specialized literature indicates that the current plot was constituted, towards the end of the 19th century, by the successive joining of several lots. This process coincided with the remodelling, reconfiguration or completion of the landscaping and plantations. The first interventions of this type are related to the purchase, in 1846, of a plot of land with an orchard belonging to the logophate Gheorghe by Cezar Liebrecht (1820–1890), who, in 1860, built a residence on that land designed by the architect Luigi Lipizer. In 1866, the property was put up for auction and purchased by Gheorghe C. Filipescu (1840–1902). After 1870, Filipescu expanded the property by purchasing at auction eight of the 19 lots of the former Maidan al Stăpânirii, parcelled out by the City Hall in the context of the development of the Icon Square and the alignment of the Memoriei Street (today the street of the painter Arthur Verona). Later, Filipescu also purchased the remaining 11 lots.

After the death of Gheorghe Filipescu in 1902, the plot became the property of his family, then of the Protestant community, of the Civil Hospitals ephory, and during the Second World War, a school and a correctional prison for minors were located on the respective land. In 1947, the house was restored, and the entire plot became the property of the University of Bucharest.

The current shape of the plot was preserved, despite some intentions of expropriation and systematization of General Chițu Street (current Arthur Verona Street) during the socialist period, and the analysis of the available documentation allows the identification of several stages and key moments in the evolution of the landscaping and the plant composition.

Stage I (before 1860)

Until the construction of the Liebrecht-Filipescu House in 1860, the historical plans of the city reveal a different structure of the urban fabric and the parcelling in the analysed area, without landscaping. The plans from 1846, 1852 and 1856 indicate that the lots that today compose the garden of the University House were of unequal size, occupied mainly by private gardens and fruit plantations, with the isolated presence of some constructions only in the western part of the current plot.

Stage II (1860–1902)

This stage corresponds to the period between the construction of the residence and the death of Gheorghe Filipescu. During this period, the garden itself was arranged on a smaller plot than the current one, being located mainly in the central-western part. The composition of the garden was influenced by the *gardenesque/picturesque* style, characteristic of the era, and included a central lawn surrounded by vegetation, a small hill, gravel alleys, a gazebo, a small square with a pool with a fountain, an irrigation system of the period, etc. Although there is no detailed information regarding the first arrangement, the dimensions of some trees captured in the photographs suggest the preservation of mature specimens in the first version of the garden arrangement, completed with plantations of shrubs and flowers, both indigenous and exotic. Also, according to the plans and photographs of the era, the eastern area of the plot was most likely intended exclusively for the production of planting material.

Stage III (1902–present)

Starting in 1902, the garden underwent a series of changes of varying complexity, including new constructions placed around the former lawn, the replacement of some original elements (e.g. the piazza with a fountain), and the introduction of new elements (e.g. the mosaic pool, the metal pergola). The central lawn was reduced by the creation of two terraces and some hedge plantings.

Existing data, although incomplete, suggest that the eastern part of the plot continued to function as a horticultural production area during the socialist period. This use was maintained after 1994 by the Deco Flora company, until around 2015–2016, when the greenhouses and the entire area were abandoned. The last significant interventions are represented by the works of covering the paths with gravel, carried out under the coordination of the landscaper Nicolas Triboi. It is also necessary to mention the fact that, during the socialist period, the garden benefited from regular maintenance, unlike the post-Decembrist period, when maintenance was sporadic and insufficient.

VI.2. Cultural assessment

From the evolution of the area, plot, arrangements and plantations, several areas of the garden and/or its component elements can be identified in which cultural, natural or mixed value resides, as the case may be:²⁷

The summary below should be read together with **sheet P.11**.

1. High cultural value

- **the plot of land** belonging to the University House represents a generously sized area of land for the central area of the city, established since the second half of the 19th century and preserved in the same form until today.
- **the division into three distinct areas** represents a historical constant since the 19th century, regardless of the ownership regime or the way the plot is used and furnished.
- **the central area, respectively the area of the historical garden**, preserves valuable elements from several periods of transformation of the space, and the general image, of landscaped land, is preserved since the first phase of the garden's establishment.
- **the hill** represents the only substantial modification of the land and is preserved since the first phase of development.
- **the fence on Dionisie Lupu Street** represents a valuable element, possibly created in the first phase of development and construction of the plot.
- **the alleys** around the gazebo have remained apparently unchanged since the 19th century, the beginning of the 20th century.
- **a small number of trees of the plane tree (*Platanus occidentalis*), oak (*Quercus robur*) and chestnut (*Aesculus hippocastanum*)** species with considerable age, compared to the average age of the arboreal vegetation on the plot.
- **the historical perspective** from the University House towards the greenhouses which, although partially modified following the construction of the covered terrace, is preserved to a fairly high degree and dictated the erection of the buildings rather on the perimeter on the plot, than in any other form.

²⁷ The cultural evaluation of the constructions on the plot is not the subject of the landscape study.

2. Average cultural value

- **the gazebo**, a construction from the socialist period, discreetly inscribed in the landscape and located on the site of a similar older construction.
- **rockeries and sets of steps** on the hill, possibly dating from the first phases of the space's development.
- **the background created by the arboreal vegetation in the area marked in sheet P.11.** which preserves the historical logic of an opaque arboreal background that separates the central lawn from the rest of the space.
- **the yew specimens (*Taxus baccata*) and the mulberry specimen (*Morus alba*)** – witnesses to historical interventions in the development/planting of some areas within the plot.

3. Low cultural value

- **the entrance area and the eastern area**, currently devoid of valuable elements, but relevant to the history of the place from the perspective of the different treatment, respectively the entrance area and the horticultural production area.
- **the cubic stone pavements, concrete slabs and stone slabs** in the central area, currently covered with a layer of gravel.
- **all specimens of trees and shrubs, except the specimens mentioned above** for environmental and habitat value.

4. Noxious elements

- **the mosaic pool** – a construction made during the socialist period and which makes a strong discordant note with the character of the area of the former Filipescu garden.
- **the plastic house** currently used by the building's security team.
- **all the temporary constructions in the garden** (e.g. the wooden amphitheatre) which, although interesting from an architectural point of view, do not fit into the landscape and contrast strongly with valuable built or natural elements.
- **the concrete platform** in the entrance area as it creates a strong contrast with the building and the historic garden in the center.
- **the alley between the greenhouses and the buildings adjacent to the blind wall** – disproportionate in relation to the space and the valuable elements in the old historic garden.

5. Neutral elements

- **the covered terrace and the adjacent alignment plantings.**
- **the uncovered terrace, with mosaic.**
- **the small pool in front of the greenhouses.**
- **the fencing elements (other than the fence on Dionisie Lupu Street)**
- **the traces of the greenhouses/buildings located south of the current greenhouses (see Sheet P.11.)**
- **the footpaths (other than those evaluated above)**
- **the watering facilities**

The previous evaluation is supplemented by other elements that have not been evaluated or that are currently impossible to evaluate due to insufficient data: the column bases, the archaeological potential in the western area, the stone curbs north of the historic garden.

VI.3. Current situation

The plot of the garden of the University House can be divided into three distinct areas in terms of landscape structure/composition, namely the entrance area, the middle area and the east area. Except for the middle area – of the historical garden – which could have been framed, at the time of its arrangement, in an eclectic style most likely inspired by the *gardenesque/picturesque* model, but today heavily altered as a result of subsequent interventions and poor maintenance, for the other areas no assessment can be made regarding the framing in a landscape style. However, the garden stood out in almost all stages of evolution as a space fragmented into several segments treated differently, connected or not by footpaths or roadways and massifs of vegetation.

Currently, the segmentation of the space is still visible, especially due to the density of tree vegetation and walking trails (higher in the central area and lower in the eastern and western areas), and the landscape structure is reduced to a few fragments of historical alignments and solitary specimens or small groups of historical trees (see Sheet P.7.). The historical lawn, compositional axes, etc. are today modified as a result of punctual construction and/or space redevelopment interventions or are covered by massifs of planted or spontaneous vegetation in which invasive species are also found.

The terrain is, overall, predominantly flat, with the exception of an artificial hill, created in the second historical stage of the site's development and preserved to this day. This hill is one of the few major anthropogenic interventions on the natural topography.

The current structure of the garden is fragmented, but allows for the clear identification of the three main areas: the entrance area, the central area and the eastern area. The historical difference between the eastern and western halves remains visible, despite a general state of conservation assessed as average, in some places precarious.

The existing vegetation is heterogeneous, including specimens from different eras. A small number of old trees are noted, the massive presence of trees planted during the socialist period, but also the appearance of invasive species (most likely appearing after 1990). The poor state of maintenance from the post-Revolution period is indicated by the large number of trees in physiological decline or dried up.

Regarding the streams and water mirrors, two pools were identified: a decorative pool with a fountain, finished with mosaic, dating from the socialist period and located on the main compositional axis of the garden, as well as a small pool located near the greenhouses, probably built after 1990. It is also mentioned the previous existence of a decorative pool in the vicinity of the terrace of the University House, later replaced with a mosaic platform.

The built background is completed, in addition to the main buildings, by a covered and an uncovered terrace (both built in the 1960s), a metal gazebo located on the hill, various types of fencing, as well as traces of constructions and small decorative elements – column bases, rockeries, etc. These are irregularly distributed within the plot.

The circulation network includes concrete platforms, historical alleys covered with gravel, recent routes. Part of the historical routes is currently invisible, being covered by spontaneous vegetation or accumulated plant material.

Regarding the installations, several pipes with taps are noticeable, possibly components of an irrigation system, most likely installed during the socialist period or immediately after 1989.

VI.4. Legal regime

The plot that makes up the garden of the University House is subject to several complementary legal regimes. Thus, it is an integral part of the building "Casa Librecht - Filipescu, today Casa Universitarilor", a historical monument of national importance classified in the List of Monuments with the code B-II-m-A-19107 and is also located in the protection area of other historical monuments of national and local importance, thus

benefiting from the legal regime of protection of historical monuments, as provided for in Law 422/2001. Although the real estate studied is not listed in the National Archaeological Repertory and does not overlap with a listed archaeological site, given its location in the central area of the city and the conclusions of the theoretical research in this documentation, archaeological potential results especially in the eastern half of the current plot, and in this sense, the building is subject to the legal regime of protection of archaeological sites, as provided for in Law no. 378/2001 for the approval of Government Ordinance no. 43/2000 on the protection of archaeological heritage and the declaration of archaeological sites as areas of national interest, as amended and supplemented.

From an urban planning point of view, the real estate is included in the "Protected Built Area No. 21 - Jean-Louis Calderon - Polonă", with a maximum degree of protection, established by H.C.G.M.B. No. 279/2000. The urban planning regulations in force, approved in 2000, are general, apply to a larger territory and have limited applicability in the case of the studied plot, with this documentation proposing recommendations, restrictions and complementary permissivities.

Last but not least, the studied garden can be classified, according to the definitions in Law No. 24/2007 on the regulation and administration of green spaces within the built-up areas of localities, as amended and supplemented, as a "green space for specialized use" and is therefore subject to the provisions of the aforementioned law. However, in the absence of the Local Register of Green Spaces (non-functional at the time of the documentation), the area subject to legal protection cannot be determined with accuracy.

No remarkable or protected trees have been identified in the park, according to the provisions of Law no. 97/2023, but the presence of fruit trees – especially walnut specimens – determines the applicability of Law no. 348/2003 on fruit plantations.

VII. Recommendations, restrictions and permissivities

In accordance with the conclusions set out in the previous chapter, with the current principles of intervention on immovable cultural heritage (minimum intervention, compatibility, reversibility, differentiation, ensuring integrity and authenticity), with the recommendations of the Florence Charter on the restoration of historic gardens (1981) and the Sanssouci Declaration (2014), the following recommendations, restrictions and permissiveness of intervention are established. We would like to point out that some of the provisions set out below modify the provisions of ZCP no. 21 - Jean Louis Calderon-Polonă.

The following recommendations, restrictions and permissivities are complemented by those provided in the historical substantiation study developed under the coordination of Ms. Arch. Raluca Tucan:²⁸

VII.1. General recommendations, restrictions and permissivities:

- 1.** It is necessary to preserve the current shape and size of the plot of land belonging to the building of the University House.
- 2.** It is recommended to preserve the differentiation between the three areas of the studied land (entrance area, central area and eastern area) and, in particular, between the area related to the historical garden (central area) and the eastern area.
- 3.** It is recommended to preserve the current systematization of the land, with the straightening of the microrelief resulting from improper maintenance, wild vegetation and uneven annual deposits of organic material.
- 4.** It is recommended to restore the fence from Dionisie Lupu Street.
- 5.** It is recommended to replace the prefabricated structures that form the current fence with a fence adapted to the historical character of the garden. It is recommended that the new fence maintain the height level of the current fence and be transparent. At the same time, in order to protect the roots of the trees in the park, particularly those in the perimeter massifs, it is recommended that the foundations of the fence be punctual and not continuous, and the digging depth should not exceed 40-50 cm. The shape and height conditions provided for in the regulation relating to ZCP 21 will be taken over.
- 6.** It is recommended to preserve as many specimens of trees and shrubs as possible from the existing flora. However, it is recommended to eliminate invasive or potentially allergenic species, as well as specimens in an accelerated process of weakening or already weakened in order to eliminate the risk of partial/complete collapse.

²⁸ See Tucan și Teodorescu, *op. cit.*

7. It is recommended to preserve the valuable trees on the plot and integrate them appropriately into the new proposed layout.

8. In the event of identifying the need to create a drainage system and/or an irrigation system, the situation of the trees on the land will be carefully studied so that the execution works affect the roots of the trees as little as possible, especially those with cultural value identified by this documentation.

9. In the event of identifying the need to create a lighting system, the areas where it must be implemented will be carefully studied, and the system will be adapted in terms of component elements and light intensity to the historical character of the garden. At the same time, the situation of the trees on the land will be carefully studied so that the execution works affect the roots of the trees as little as possible, especially those with cultural value identified by this documentation.

10. Given the archaeological potential, especially in the eastern area, it is necessary to carry out intrusive archaeological research or, as the case may be, archaeological supervision during the execution of the works. In the event of the discovery of structures or elements of archaeological value, it is necessary to review the project in order to preserve them and, as the case may be, restore and enhance them.

11. It is recommended to draw up a park management plan. This should include a set of specific measures for the conservation of all park components, but especially the plant component.

12. In the event of the identification of needs for the construction of new buildings, their location on the perimeter is required.

13. In the event of the identification of the need for the demolition of some buildings, the works will be organized in such a way as not to affect the areas or valuable elements highlighted in this documentation.

14. Any excavations that may damage the main roots (note: supporting) of existing trees on the land will be avoided, with the exception of those trees proposed for deforestation.

15. Any deforestation and/or (re)planting intervention will be carried out in accordance with the legal provisions in force.

16. Any restoration, reconstruction, landscaping, deforestation, planting, etc. intervention will be carried out based on a project developed by specialists certified by the Ministry of Culture.

17. Any new or conservation / restoration / enhancement intervention will be carried out in accordance with the principles of intervention on immovable cultural heritage and

with the recommendations of the Florence Charter on the restoration of historic gardens (1981/82).

18. It is recommended to redevelop the entrance area by eliminating and/or significantly reducing the concrete platform and by creating a unified whole in terms of landscaping and plant composition.

VII.2. Specific recommendations, restrictions and permissivities for the central area:

19. It is recommended to restore, in accordance with contemporary principles of intervention on immovable cultural assets, the central area of the historical garden.

20. It is recommended to restore or even, as the case may be, recreate the historical perspective captured in the period photographs.

21. It is recommended to integrate the covered terrace into the restoration project. No integration conditions are established, these remaining at the discretion of the designers.

22. It is recommended to integrate the uncovered terrace, with mosaic, into the restoration project. No integration conditions are established, these remaining at the discretion of the designers.

23. It is recommended to preserve and restore the hill and the alleys on the hill.

24. It is recommended to remove the gravel layer and restore the historical alleys. It is recommended to re-evaluate the paving made of cubic stone, concrete slabs and stone slabs and identify the possibility of integrating it into the restoration proposal.

25. It is recommended to reduce the size of the alley between the greenhouses and the buildings attached to the blind wall.

26. It is recommended to keep the metal gazebo. If it is desired to eliminate it, it is necessary to replace it with a similar element, discreetly integrated into the landscape.

27. It is necessary to keep and preserve the small rockeries and step packages on the hill. In well-justified cases, they can be moved to other locations.

28. It is recommended to eliminate the mosaic pool.

29. It is necessary to preserve a compact plant background of trees and, where appropriate, shrubs, which delimit the central area of the lawn from the buildings to the south, east and north of it.

30. It is recommended to preserve and preserve the yew and mulberry specimens. If these plant elements cannot be preserved in the new layout, it is recommended to develop a long-term deforestation strategy and not an immediate action.

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