

Asociația pentru Protecția și Documentarea
Monumentelor și Patrimoniului din România

Pro Do Mo

Volunteer association dedicated to the protection of built heritage and its use as a resource for sustainable development

Bucharest: Heritage at crisis point



Bucharest: Built heritage

- 2,627 historic monuments
- 98 built heritage protected zones established in 2000
- 12 areas surveyed so far
- Hundreds of 19c and early 20c buildings demolished in conservation areas since 2000

No effective policy for protection, conservation or restoration of Bucharest built heritage


Urban Planning is not working



Urban planning is not working

- **Weak** and badly drafted urban planning legislation leading to frequent derogations
- **Short term speculation** at the expense of long-term development
- **Lack of vision** on the part of Bucharest planning officials and architects
- Administrative **incompetence and corruption**
- **Apathetic**, uninformed citizens
- Little or **no input from civil society**

The anatomy of destruction

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1. Romanian State returns historic building to heirs of original owners
 2. New owners sell to real estate developers
 3. Value of land is more than the value of the building
 4. If building is listed as a monument, then owners leave it to deteriorate until it can be de-listed and demolished
 5. If building is not monument, but it is in a protected zone: arson, intentional destruction, eventual demolition
 6. New construction many times the size of the original building
 7. Destruction of the protected zone

Case Study 1: Aviatorilor 92

demolition of unique Balcanic-style architecture 2009



Case Study 2: Henriette Gibory-Delavrancea

demolition by owner 12th-13th December 2009



Henriette Gibory-Delavrancea (1894-1987)

Listing by Pro_Do_Mo 11th December 2009

Demolition by owner 12th - 13th December 2009

Case Study 3: Visarion nr. 8

illegal demolition of a historic monument in a conservation area

2007



2009



Case Study 4: Ion D. Berindei

arson followed by partial demolition 2006-2007



Ion D. Berindei (1871-1928)

Owner refused permission to demolish - 2006
Arson followed by partial demolition 2006-2007

Case Study 5: Grigore Mora 15

declared protected building in February 2009, demolished in December 2009

2008



2009



Case Study 6: Cazzavillian House



Listed building

Owner waits for building to collapse
State allows the monument to deteriorate

Our Activity

- **Inventory** of Bucharest built heritage in protected areas
- **Legal challenges** to local councils whenever infringements of the historic monuments law are registered
- **Monitoring of local authorities** planning activity in built heritage areas
- **Lobby** for changes to the historic monuments law
- Public **education** <http://www.casamea.ro/blog>

Inventory of protected zones: 2009 - 2011

- Inventory of 10,000 buildings in 80 protected zones
- Photographs and details (architectural style, date, condition, etc.) of each building are uploaded on <http://www.pro-do-mo.ro>
- 130 volunteers so far have uploaded over 2,000 photos
- Information will become public once the first protected zone is completed
- Link to the City Hall website <http://www.pmb.ro>
- Joint project with Salvati Bucurestiul

Testing the expropriation procedure

Aviatorilor 8



Conacul Gradistea



Legal challenges to local councils

Aurel Vlaicu 120-12
sector 2



Aviatorilor 92
sector 1



Legal challenges to local councils

Grigore Mora 15, sector 1



Successful monument listing

Aviatorilor 92



Batistei 27



Requests for scheduled monument status

Pta Victoriei 7



Gutenberg 3



Stirbei Palace vs. Stirbei Plaza



Monteoru House – Calea Victoriei

‘ici bientôt, de charmantes ruines’

