

### Functional consolidation, restoration and rehabilitation of the “Sfantul Gheorghe” Orthodox High School Theological Seminary of Roman

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#### Summary

*The assembly of buildings belonging to “Sfantul Gheorghe” Orthodox High School Seminary of Roman is registered as historical monument under the code NT-II-m-B-10651 and it is located on No. 2 Alexandru cel Bun Street, within the built-up area of Roman municipality and it is a complex of buildings erected in different stages, starting in the second half of the 19<sup>th</sup> century, ending in the first half of the 20<sup>th</sup> century. The functional solving illustrates the assembly development in successive stages and reflects the concepts of the époque, regarding the arrangement of the areas destined for education. As the experts examination also finds out, due to the specific compliance with the times the construction was erected, to the earthquakes of the 20<sup>th</sup> century, to the impact of environmental conditions, due to the length of service and to the human factor actions, not in the least the repeated user change, some major damages are visible both at the structure level and architectural elements. The aim of the suggested works is to consolidate the structure so providing a minimal corresponding safety degree to earthquakes suitable to the importance class of the building, and to remake the functional circuits accompanied by a re-dimensioning of the main activity areas in compliance with the present educational needs and with the specific character of this objective and to preserve and to restore the valuable architectural elements and to integrate the new elements into the monument context.*

**Key words:** historical monument, areas for educations, earthquakes, environmental conditions, damages, architectural elements

#### INTRODUCTION

The assembly of buildings belonging to “Sfantul Gheorghe” Orthodox High School Seminary of Roman is registered as historical monument under the code NT-II-m-B-10651 and it is located on No. 2 Alexandru cel Bun Street, within the built-up area of Roman municipality. The land having an area surface of about 10378 m<sup>2</sup>, including some houses is located on the west side of Alexandru cel Bun Street,



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very next to the main entrance to the Episcopal Church of Roman. To the north and west side, the site is neighboring with lands belonging to the Municipal Hospital of Roman and to the south with Ambulance Station of Roman and the access walkway.

The present construction is framed in "B" category – of exquisite importance (according to Government Decision no. 766/1997) and in "II" class of importance (according to P100/92 Normative). The present construction has grade IV of fire resistance.

### CONTENT

The building of No. 2 Alexandru cel Bun Street, architectural monument listed of Neamt County monuments, is a complex of buildings erected in different stages, starting in the second half of the 19<sup>th</sup> century, ending in the first half of the 20<sup>th</sup> century.

Since the inauguration of the seminary in 1858, till 1884, the Roman seminary did not dispose of a proper setting, operating in various rented houses. Following the approval of May 17, 1883, of the Ministry of Religious Affairs and Public Instruction, the property of Gheorghe Tulbure successors, C body, was bought, a civil construction erected in the middle of 19<sup>th</sup> century, on a brick-walled structure, being developed on the ground floor. The bought area was not adequate and, in 1884, it was decided the construction of two new wings, on the north and south side of the existing building, and also repairs and improvements of the old building were made. The extensions were carried out in a similar construction to the C body, according to design of the architect Alexandru Orascu.

In 1885, under the management of architect Grinsberg, new works were conducted in order to build a bath place, an enclosure and an additional building.

In 1887, by the effort of the minister D. A. Sturdza and of Melchisedec bishop, a headstone was laid down of a new building, A body, in front of the existing one and of the added wings. The new edifice, developed on ground floor and upper floor, was provided in the median area with an entrance vault towards the inside courtyard, made of facing brick and decorated with a twisted corbet of glazed brick, at the floor level over the ground floor, as well as another corbet under the eaves, accompanied by decorating profiles and straps. By this extension, the school gained four classrooms at the ground floor and two large dormitories at the upper floor.

In 1926, funds were allotted for building a monumental wing, on the south-west side of the building, containing a festivity hall, with balconies on the upper floor, a dining room for the school lunch of the pupils, with afferent kitchen, four classrooms, dormitories and a secretariat office. This building is erected with a basement and a partial cellar, on extremities, east and west, ground floor, upper



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floor and two passages, to the festivity hall. The bearing structure of the B body is made of brick work and reinforced concrete frames.

The A body is the representative house of the assembly, placed towards the Alexandru cel Bun Street. It is made in a monumental manner, in a symmetrical composition to the entrance axis, sorted out at the ground floor by an arch, allowing the access to the indoor courtyard, having as a perspective head the terrace and the entrance to the old building, the C body. This courtyard, having the dimensions of 24.72x13.89 m is planted, remembering the monastery courtyards and it is flanked on all four sides by corridors serving the perimetral disposed classrooms to the outside. The bar, parallel to the street, has a direct access from the courtyard to these corridors by way of a portico with arches in full centering of facing brick walls. Over here, there are the four classrooms having a surface of about 60 square meters, at ground floor, and at upper floor there are the two large dormitories, having a surface area of about 128 square meters and a surveillance room having a surface of 15 square meters, between them. On the north and south sides of the courtyard articulated at 90 degrees with this body, there are two wings provided as well with corridors towards the inside courtyard. Out of these corridors, in each wing, there is access to the two large classrooms, oriented to outside, each having 62 square meters, respectively 74 square meters.

On the north side, at ground floor, next to the larger classroom, it was erected a direct access to the basement located at about -3.80 to the  $\pm 0.00$  level. The wall elevation is carried out of stone and the cylindrical vaults are brick made. The space having the surface area of 84.3 square meters is made up of three cells, the large one having windows at level of the sidewalk, on the northern façade.

At the end of the corridors of these two wings, to the west, in the intersection points with the C body, two stairs were fixed connecting the two levels and providing a fluent circuit around the inside courtyard.

Over here, on the south side, the intersection with B body is carried out, most recently built, having a corridor on the north side, to the outside courtyard of the assembly, oriented to the west, allowing the access from the inside towards the kitchen area, lunch rooms, festivity hall and dormitories.

At the ground floor, for good functioning of the kitchen, an access from the outside was carried out, in the east end of this body. From here, the access is carried out for the serving personnel as well as for food supply, in the kitchen and preparation area. To the outside, next to the access stairway in the kitchen area, there is the stairway allowing the entrance to the basement for storing the food products. The surface of this area is of 48.8 square meters, the level of the floor is at -4.45 to the  $\pm 0.00$  level. The wall elevations are made of molded stone and the cylindrical vault is carried out of solid brick. Ventilation holes are provided, reaching the sidewalk level.



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Next to these small spaces in the kitchen area, many of them are divided by glass walls, the lunch room is developed, having the surface area of about 300 square meters. The access to this room is carried out by the corridor developed lengthwise, as well as from outside, from the south façade. On the west end, a stairway was built, connecting the upper floor and serves the two dormitories at the ground floor level, each having a surface of 58 square meters, as well as the area of sanitary facilities, initially made in independent bodies and lately incorporated in the main building. At the upper floor, above the rooms serving the kitchen, two rooms were arranged for a locker room and a washer, having the surface of 53 square meters and respectively 23 square meters. On the preparation and lunch rooms, a festivity hall was erected, having a surface of 410 square meters, having direct access from the corridor and having a proper circuit for the artists, from the locker room and washer area, towards the stage, through the two galleries opened to the hall. At upper floor, next to the festivity hall, the ground floor scheme is repeated with two dormitories of about 60 square meters and sanitary facilities. The stairway of reinforced concrete provides the connection between the levels and a direct access to the attic.

The C body, the oldest of the assembly, is in fact an ample city house, specific for middle of 19<sup>th</sup> century, having on its east side a corridor remembering the veranda from which, in the middle of the composition, out of a central room, it can be directly passed in the representative spaces, arranged on the three directions: north, south and west. On the north side there are the secretariat and accountancy offices as well as the archive room, having surface between 14 and 20 square meters, as well as a corridor allowing the access to other two offices oriented to west, as well as to the sanitary facilities of the teaching staff.

Out of the distribution space, in front towards west, it can be reached the principal office, located in direct connection with other two offices, having its façade to the west. On the south direction of the distribution space, it can be reached the largest room of this body, the teaching staff room, having a surface area of 63 square meters, probably resulted from emerging two rooms. This area has a direct connection with the two offices located in direct relation with the area belonging to the principal.

The functional solving illustrates the assembly development in successive stages and reflects the concepts of the époque, regarding the arrangement of the areas destined for education.

As the experts examination also finds out, due to the specific compliance with the times the construction was erected, to the earthquakes of the 20<sup>th</sup> century, to the impact of environmental conditions, due to the length of service and to the human factor actions, not in the least the repeated user change, some major damages are visible both at the structure level and architectural elements.



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The indoor plastering is fractured both on the ceilings and on the walls around internal and external gaps and in some places of the festivity room some cracks can be notice. The floors worked in limestone mosaic with drawings are worn out with interventions due to the current repairs, most frequently of poor quality. The internal and external joinery, made of coniferous wood, is morally and physically worn out and cannot play its role. The paneling protecting the corridor walls are partly damaged having a less satisfactory look. The external finishes are affected as well by the time passing, by using materials of modest characteristics, by repairs of some architectural details carried out by unskilled worker. The wooden elements of the eaves show damaged or missed component parts. The rain races and discharge pipes have deteriorated segments so contributing to the plaster degradation in the adjacent areas.

The sanitation, heating and electrical facilities are worn out the sanitation ones jeopardizing the area they are placed in. The main rooms have gas-supplied non-valuable glazed tile stoves for heating.

Through the proposed functional rehabilitation solutions in compliance with the theme presented by beneficiary certain works were provided regarding the improvement of functional relations between the main spaces of the building taking into account the requirements of the present educational program as well as the specific character of this building. At the same time, it was suggested works of remaking the finishing by using good quality construction materials subjected to observing the stylistic unity of the building.

The main intervention works, in case of the A body, consist of moving to ground floor the library and the reading room in the place of the two classrooms of the south side, benefiting by the structure consolidation works, this space is able to become unique.

The four ground floor class rooms oriented to the East should change their access way allowing a corresponding furnish from the point of view of a correct illumination. On the North wing to the East extremity, in the place of the unused washer place a sanitary unit

Should be arranged for students use and the two classrooms, oriented to the North should be destined for natural history and computer science laboratories and in the West side the physics-chemistry laboratory should be arranged. On upper floor, in the South side, above the library and reading room, a similar space should be arranged destined for chapel.

On the bar parallel to the street, in order to arrange on the upper floor also another four class rooms, similar to the ones in the ground floor, it was suggested to carry out a light gallery, to the West, a metallic self-supporting structure as well as glass-walled corridor providing the access to each of the class rooms and to close the



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circuit of the studying area around the courtyard. On the North side, above the two laboratories, it was suggested to arrange spaces for running the vocational activities like painting and sculpture. To the West, like the solutions suggested at the ground floor, it should be arranged a sanitation unit too observing the in force public health requirements. The reconstruction of the two stairways placed at the West ends of the two wings, should meet the needs for providing the vertical circulation observing the in force norms creating optimal functional relations with areas with other destination.

The B body should face an important remodeling of spaces at the two extremities to the East and West. At the eastern end due to the severe structural degradations the area destined for kitchen shall be demolished and reconstructed observing the architectural volume and plastic character of the façade. At the ground floor level, the circuit of the kitchen staff as well as of the food products, was re-analyzed and improved by introducing the in force normative requirements. On the western extremity, along with the stairway remaking, a sanitary unit was arranged destined for lunch room and the two large dormitories were re-arranged to accommodate three dormitories with four beds each having their own bath rooms. Furthermore, the increase in the accommodation places as well as the increase in comfort, represented major points of the theme offered by the beneficiary. At upper floor, above the kitchen area, rooms were arranged directly connected with the festivity room, destined for choir rehearsal and a teaching staff room. On the opposite side, above the restructured accommodation area of the ground floor, it was repeated the same solution. Due to the volume configuration of the attic in this area and to increased accommodation needs, it was suggested to arrange a three dormitory mansard with four places each and corresponding to bath places serviced by the same stairway coming from the ground floor.

The C body should keep at the ground floor level the existing functional structure proposing the demolition of the extension body destined to the sanitation unit of the teaching staff and to re-arrange another one inside the building section. The major intervention was operated at the mansard level taking advantage of the large height of the attic by arranging eight dormitories with four places each, grouped in two for a proper bathroom. This accommodation area has a direct connection with the two stairways at the ends of the A body wings allowing its integration into the functional circuit of the objective.

The roof is of wooden framing covered by zinc-plated sheet. In the roof areas gaining an accommodation function the framing structure was suggested to be of metal.

At the same time with the rehabilitation, consolidation and restoration works it was suggested also to carry out works for thermal rehabilitation aiming at improving the comfort degree offered to the users.



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### CONCLUSIONS

The aim of the suggested works is to consolidate the structure so providing a minimal corresponding safety degree to earthquakes suitable to the importance class of the building, and to remake the functional circuits accompanied by a re-dimensioning of the main activity areas in compliance with the present educational needs and with the specific character of this objective and to preserve and to restore the valuable architectural elements and to integrate the new elements into the monument context.

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