



Safeguarding the Saxon Heritage in Transylvania.

The PREM project final report

a cultural heritage and development project in the Transylvania Region, Romania.

Period: 2002 to 2005



a cooperation between

**The Foundation for Culture and Ecology (FCE), Romania and Germany.
The Municipality of Laslea, Sibiu County, Transylvania Region, Romania.**

The Town of Medias, Sibiu County, Transylvania Region, Romania.

The Mihai Eminescu Trust (MET), Romania and United Kingdom.

Riksantikvaren, Directorate for Cultural Heritage, Norway.

with the participation of INTBAU, Scandinavia & Romania

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DEPARTMENT/SECTION: Technical development department, Research and Development Section

SUMMARY: The project ran for 3 years (2002 to 2005). The project had 3 main tracks. The first was objective was to restore / repair 36 village houses in the municipality of Laslea and to train craftsmen and offer work to the local population to enhance their ability for sustainable development and upkeep of the Saxon built heritage which they have taken over after the exodus of the Saxon ethnic group in 1992. The second was to establish a model farm for development of new crops and techniques for a sustainable biodiversity and landscape development of the traditional cultural landscape, the physical layout of the valley farms to and to offer educational courses and demonstrations to spread such techniques to the new village populations. Both these tracks were intended to offers employment and to develop new avenues of income for the local population. The third track was to promote the conscious use of modern planning tools to conserve and valorise the urban cultural heritage in Medias town. The track was a cooperation with the Municipality of Medias and lead to 3 large scale competitions for students from all Romanian Universities concerning proposals for maintenance restoration of the old town in view of its continued preservation and development to promote a good urban historic environment.

KEYWORDS: Cultural heritage, Saxon villages, Siebenburger Saxons, Cultural heritage and urban planning, cultural heritage and development strategies, Transylvania, Romania.

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Photographs: Riksantikvaren; photos by T. Nypan, unless otherwise indicated.

Cover photo: © front page: A. Bader, Riksantikvaren. Early morning and work has just started on the manor house in Malencrav village. The manor house once belonged to the ethnic Hungarian Api family and was used as a summer country residence. During the communist regime the house was used as a meeting place for the village (Casa cultural). Parts of the house were completely redone and other parts were torn down. This is one of the major repairs and restoration jobs done during the project and will be used as a guest house for tourists who visit the villages.

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Gypsy basket maker in Laslea village © Riksantikvaren



The Valchid valley on a misty day in September 2003. View of the village and the towers of the fortified church. © Riksantikvaren

Acknowledgments

The PREM project would not have been possible or successful had it not been for the incredible work put in by all project partners. It has also been exceptional to experience that all the partners were willing and able to carry the burden of extra costs incurred through unplanned challenges in the field. This allowed the project to reach, and sometimes overreach, the set performance objectives.

Both the Mihai Eminescu Trust (MET) and the Foundation for Culture and Ecology (FCE) have for many years been active in this part of Transylvania. Their knowledge of the terrain and their established contacts were of critical value for both designing and executing the project. As both organisations have a functioning organisation on the ground the project could manage with extremely short lead-in times. Both organisations were able to adjust to changing conditions on the ground as well as unforeseen challenges that emerged. They were both willing to take on tasks that had not been foreseen when designing the project. A special thanks to the management and the field workers of both these foundations.

In the function as Executive agency and in-situ project management Dana Schuster of the FCE has done a marvellous job. The bookkeeping, accounting and reporting has been flawless. Further Mrs. Schuster also

took care of, and organised the visits of a number of delegations as well as the organisational work connected to the two village workshops.

The Major of Medias and his staff have also done a fantastic job organising and marketing the architecture competitions and working seminars. A special thanks to the Head of the urban planning unit in Medias, Mr. Magda Comsa for her untiring efforts.

INTBAU Scandinavia, and later INTBAU Romania, were brought into the project after it had been designed. The work they put into assisting the Municipality of Laslea has been of very high value to the project and for the municipality. The willingness and ability of INTBAU to put in work and to deliver high quality products for small remunerations was a valuable asset and contributed very much to the quality of the deliverables. A special thanks to Architect Arne Sødal and INTBAU manager Audun Engh in this respect, as well as all the students and volunteers who participated on a voluntary basis.

Without the specialised and untiring assistance of Mr. Sødal the quality of the inspections of houses to be repaired could not have brought forth such a number of practical advises and subsequent improvements in the quality of the works.

Terje Nypan. Oslo, January 2006.



Chässburg- Sigishoara, Bergkirche detail altar © Riksantikvaren

1. General overview and summary

The project is located in the Transylvania region, Romania, in the 2 municipalities of Medias and Laslea situated on the Transylvanian high plain. This area is part of what was the Siebenburger Saxon heartland for app. 800 years.

This introduction summarises the historic developments that have shaped the Saxon architectural heritage.

The first group of German speaking people to migrate to Transylvania were the Saxons or 'Siebenburger Sachsen'. The Hungarian King Geza II (1141 - 1162) invited the Saxons to come to Transylvania as "guests" to defend the south-eastern frontier and to settle in the so-called Kings-land (Königsboden) which were then uninhabited and lying in the area of Hermannstadt / Sibiu. The project area is located app. 2 hours car ride from Hermannstadt / Sibiu, which is a European Cultural capital in 2007.

So the Saxons perforce became free holding peasants and townspeople directly under the King and not subjected to a local (feudal) lord.

The Transylvanian Saxons immigrated primarily from middle Franconia (Moselle-Franconia) and the left banks of the Rhine and Moselle rivers (Cologne, Luttich, Aachen, Trier and Luxembourg). In 1486 the privileges granted in the so called Andreanum, were confirmed and extended to other Saxon settlements by King Matthias Corvinus (1458-1490). This second grant established a basis for the so-called "University of the Saxon Nation" (*Universitas Saxonum*), i.e., the whole of the Saxon settlements. This institutions sphere of authority included the administration of justice,



Map of Romania, Transylvania high plain and in red project location. Below: The Siebenburger area, © Historisches Atlas, Suhrkamp Verlag, 1978



Ungarn und Böhmen im 13. Jh.

the management of the Saxon economy, and the working out of internal regulations.

The second important element in the Saxon culture was the free election of their leaders. The 'University' was headed by a freely elected Count of the Saxons whose seat was in Hermannstadt / Sibiu. There was an elected Saxon Assembly (Sachsentsag) which functioned both as an advisory and an executive body.

The Transylvanian Saxons have been Lutherans since the Reformation.

The Saxon architectural heritage reflects these two important and uncommon characteristics; they were free-men directly under the King, they had elections at local and regional level and an elected head of the community, working in cooperation with an executive elected assembly.

The fortified churches were built as a defensive stronghold for the community. They were the self-governed community's equivalent of the feudal castle stronghold. The village structure bears the almost unchanged imprint of the village structure of medieval Franconia.

During the Austro-Hungarian rule the Saxons privileges were recalled for a period, but then reinstated again. In the 20th century the gradual disintegration of the Saxon society began. The National Unification Day in Romania is in honour of the unification of Romania and Transylvania (December 1st) in 1918. The Treaty of Versailles placed Transylvania under the sovereignty of Romania. But it was only after the defeat in 1919 of the Hungarian Soviet Republic by the Romanian army, the Treaties of St. Germain (1919) and Trianon (June 1920) that the integration of Transylvania into



Viscri - Deutch Weiskirch, 1280. © Riksantikvaren.



Copsa Mare -Grosköpisch 1320-1400. © Riksantikvaren



Biertan - Bierthâlm, 16th century, UNESCO World heritage site. © Riksantikvaren

Romania began. The Romanian King was crowned in Alba Iulia in Transylvania in 1922.

Present naming practises and name signs are very confusing and not consequent. The original historical Saxon names may sometimes be used and sometimes not. Sometimes multiple names are used, with different spellings on different signs. This is due to the territorial-administrative reorganisations and the constant changing of place names carried out between 1925 and 1968 whereby place names were changed to be more Romanian sounding.

The Saxon population in Romania was almost halved during and especially at the end of the II World War.

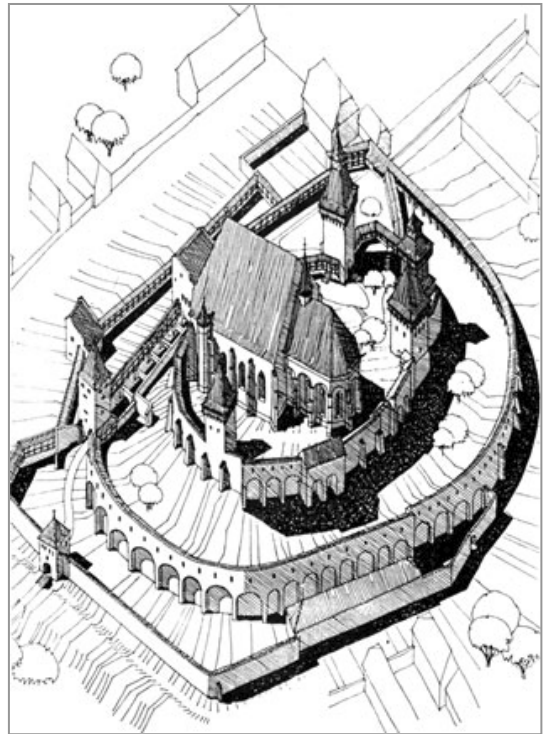
The Saxon population in Romania suffered another blow in the forced resettlement carried out in June 1951.

When the Communist regime fell with the execution of Nicolae Ceauşescu in December 1989, it also initiated the final chapter of the Siebenburger Saxons history. After the fall of communism 90% of the Saxons decided to immigrate to Germany and left their Transylvanian 'homeland'.

After their exodus in the 1990 the built cultural heritage of the Saxons is very much at risk. The vernacular architecture is threatened by years of bad or lacking maintenance under the communist regime. Further the houses are under threat from a wave of migration to the 'empty' villages. The new inhabitants are both poor and of a different ethnic background, which is not giving much impetus to either repair or maintenance. When maintenance or reconstruction is undertaken, it is most often without understanding of the structural characteristics of the house or an understanding for the benefit of preserving the uniform harmony of the village and the uniqueness this represents.

Consequently also the Saxon religious architecture is at risk as congregations disappear. Most churches fall into disrepair and some are on their way to become ruins. This is a great pity as the fortified churches are unique in Europe.

In relation to the needs for restoring and saving some of the more important fortified churches in the area and the majority of the vernacular houses the goals achieved by the project can only be termed as 'a drop in the ocean'.



Overview of Biertan - Bierthälml,
© H. Fabini, Saxon Churches.

1.1 Organisation, funding and objectives.

The project was organised as 3 separate tracks. The 3 tracks allowed the work to be divided up between the project partners as independent operational tasks.

1. Track 1; house restoration, maintenance and skills training. Responsible for operations: The Mihai Eminescu Trust (MET), Romania and United Kingdom.
2. Track 2; sustainable cultural landscape development and use. Responsible for operations: The Foundation for Culture and Ecology (FCE), Romania and Germany.
3. Track 3. Municipal planning and cultural heritage preservation. Responsible for operations: Riksantikvaren, Directorate for Cultural Heritage Norway, The Municipality of Laslea and the Town of Medias, Sibiu County.

Each track had a set of performance objectives and a set funding sum. The Norwegian Ministry of Foreign Affairs co-financed NOK 1.8 million, or Euro 225.000,- , under it's EU Ascension Country programme. With the partner contributions the total project costs were budgeted to be NOK 5,2 million¹. The performance objectives were:

Track 1. 12-16 houses repaired or restored pr. year or a minimum of 36 houses in the project period. 12-16 craftsmen trained during the project period and establishment of permanent training venue.

Track 2. Develop a farm with its buildings complex to create a demonstration farm based on traditional land and crop use, incorporating innovative elements building on tradition and small scale sustainable agriculture while meeting the need of the farm community for modernisation. First operational year as a model farm is 2005.

Track 3. Co-operation with municipal authorities with special focus on cultural heritage administration and overall planning issues.



Village houses. © Riksantikvaren

¹ Norwegian funding contributed, in average, to 34% of the total costs. The remaining 66% was provided by project partners

1.2 Reached objectives & achievements.

Track 1

32 houses finished. Another 15 houses have been partially repaired or the work is in progress. 8 training courses were held and 31 workers trained. A training venue is established.

Conclusion: Objectives reached.

Track 2.

Model farm Laslea. Fully renovated, equipped, staffed and operational as of 2005. Courses and training as of 2004.

The Rose project now involves 40 farmers. A new rose distillation plant has been constructed and operational from 2004 (in Danes). A second model farm with training facilities for 10 people established in Boiou and was opened in the fall of 2005.

Conclusion: Objectives reached.

Track 3.

3 working seminars, cum architect student competition, organised by the municipality of Medias. In the competitions architect and urbanism students from all Romanian Universities participated. The themes of the competitions were restoration and urban planning in the historic (intra-murals) part of Medias. Proposals for renovation of the following elements of the historic town were made: central market place, major courtyards, medieval walls and defence towers, conversion of the monastery into a museum, parks and open squares.

In connection with a public exhibition of the student works in May the Municipality organised a 2 day seminar on cultural heritage preservation and urban planning. Romanian and foreign lecturers were invited and case studies were done by the students.

In the Municipality of Laslea 2 workshops were organised by INTBAU Scandinavia and INTBAU Romania. The first workshop concerned development and plans for Laslea village and included open meetings with the inhabitants, home visits with interviews etc. to elicit the views and wishes of the local population. The second workshop focused on the wish



Inner Laslea valley. © Riksantikvaren



Medias, central sq.
Below: proposal for redesign
© Riksantikvaren

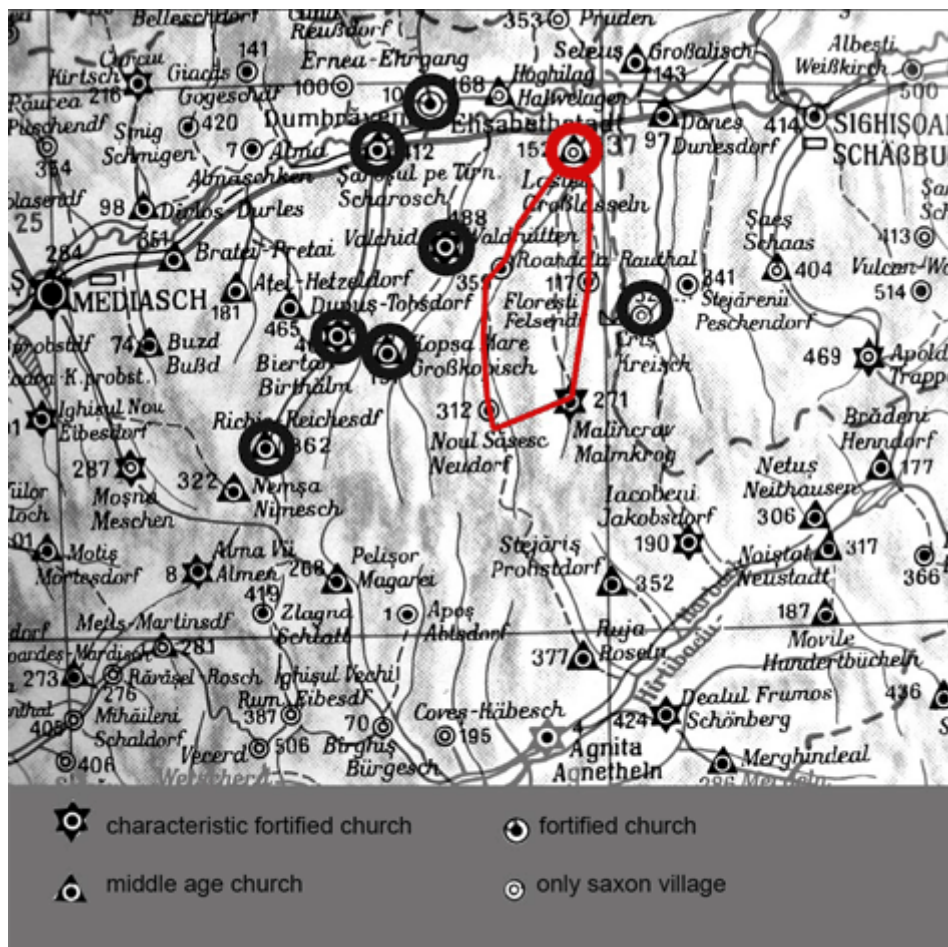


to develop agro tourism by offering accommodation and sightseeing in the municipality and the close environment (which includes the 2 UNESCO World Heritage Sites, Biertan and Sigishoara). The workshop tested hiking routes, accommodation and developed an extensive information package for tourists and a list of improvements to be made by the local population. A first commercial cultural trekking tour is scheduled for the summer 2006. App. 20 Romanian and foreign students cooperated in each of the two workshops.

Conclusion: Objectives reached; increased focus on cultural heritage as an exploitable resource and in the planning process achieved.



Detail studies, INTBAU workshops © INTBAU, Riksantikvaren



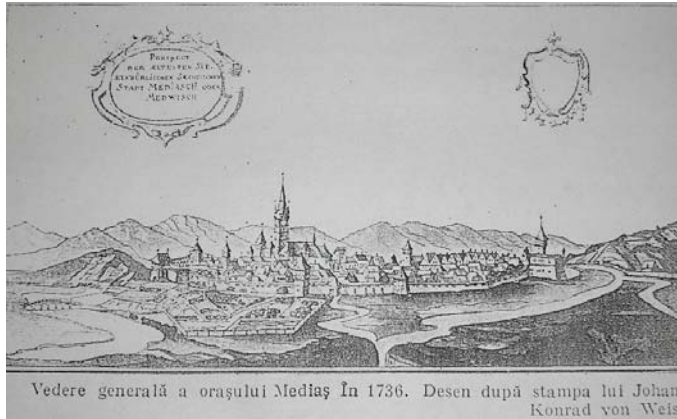
2. Project

Map of Laslea villages (red) with Mediasch and Sigishoara (1930).

© INTBAU, Riksantikvaren

achievements and tasks.

2.1 Municipality of Medias - Mediasch



Medias – Mediasch, 1736 and Piata Frans Ferdinand I. © Medias, Riksantikvaren

For the Municipality of Medias the objective was to focus on cultural heritage and planning issues. A series of 3 seminars and architecture competitions for students were organised. Participants were from all Romanian Universities with Faculties of Architecture and of Urbanism. Participants also came from local municipalities and specialised cultural heritage agencies. The first seminar was visited by the Minister of Culture. The competitions were given extensive coverage in local and regional media, were open to the public for the 3 days. The seminars attracted some 40-60 participants every year.

Foreign experts were invited to lecture; from the Maastricht University, Professor M. Kuipers, from English Heritage, First Conservator H. Hughes, from the Norwegian Directorate for Cultural Heritage Head of Section G. Erlien and Senior advisor T. Nypan and from INTBAU, Architect (MNAL) A. Sødal.

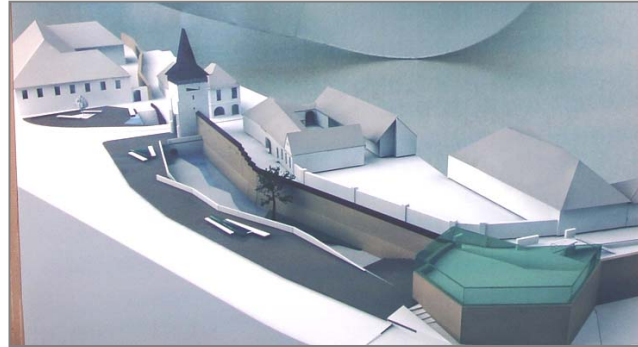
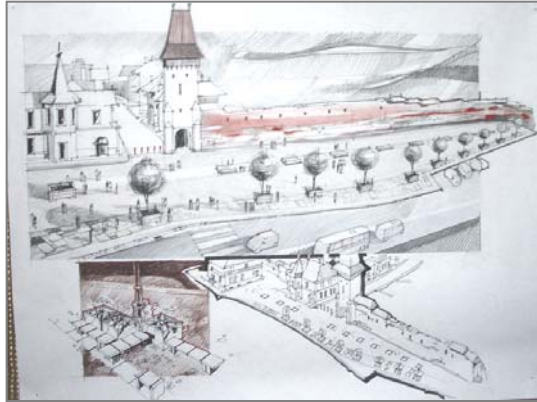


Medias, old town plans. © Medias, Riksantikvaren

Lectures and working groups concerned town planning and historic restoration issues, Romanian and international legal framework for maintenance and protection of historic buildings, international experience in revitalisation of historic town centres. The competition themes were:

- 2003: New design for the old market place / Central Square and the Agro-alimentary market just outside the medieval fortification wall.
- 2004: Restoration and use of historic court yards, redesigning the medieval monastery as a town museum and park.
- 2005: Restoration and use of medieval fortification wall, and plans for urban integration of east tower and the western part of the wall with a play-ground.

Results: None of the winning proposals have been executed due to lack of funding. The municipality of Medias works to finance a yearly Competition after the project is over. The competition proposals have led to a change in municipal priorities. The maintenance and protection of the historic centre now has a strategic perspective and many elements from the proposals have been integrated in ongoing works. This is specially the case for the central square (Piata Frans Ferdinand I), the Cisterniencian Monastery, the historic central back-yards, and the remains of the medieval fortifications.



2005. Area of East tower and fortification wall. © Medias, Riksantikvaren



2004. Winning proposals for back-yard Casa Pestalorii. © Medias, Riksantikvaren

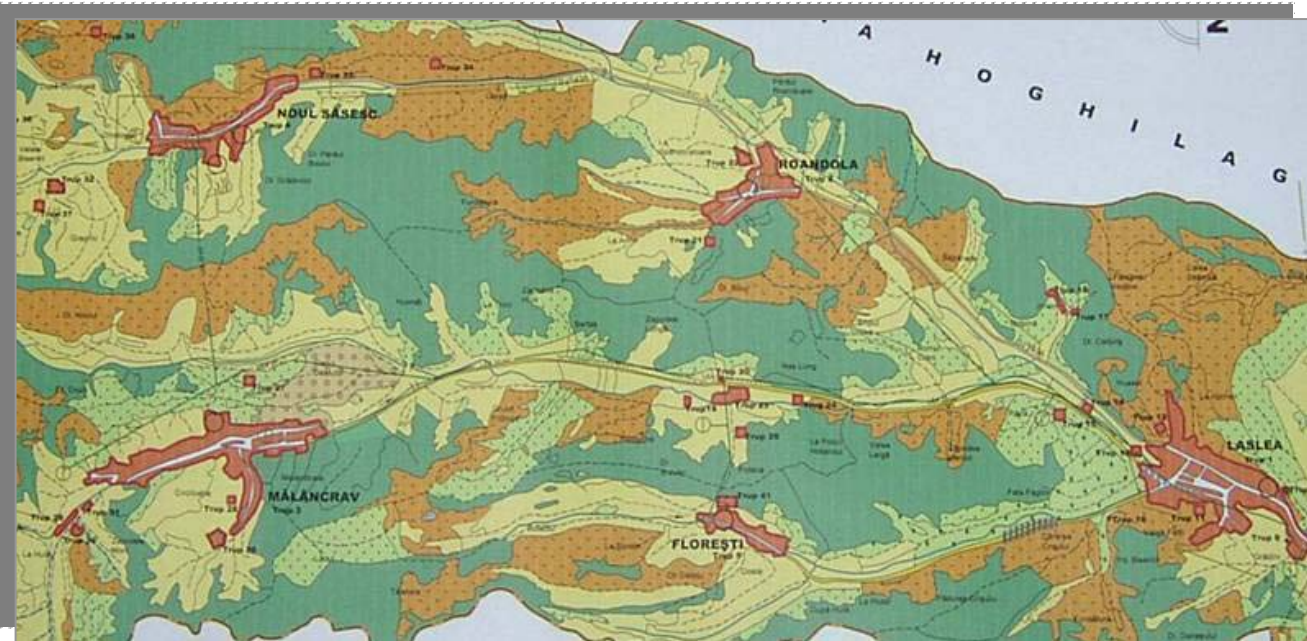


2004. Left: Proposals for museum in monastery and, Right: a back-yard with library.
 © Medias, Riksantikvaren



2003. Winning proposal Central Square (Piata Frans Ferdinand): Proposal for redesign bringing back elements from historic periods (traditional market place layout, opening of stream passing, ruins of weighing house).
 © Medias, Riksantikvaren

2.2 Municipality of Laslea – Klein Lasselen



Map Laslea Municipality. Laslea far right. Outlying villages of Rondola and Floresti, in the middle. Noul Săsesc and MalenCrav far left. © INTBAU, Riksantikvaren

Laslea commune has a total population of 3 300 people, of whom 1,650 are Romanian, 1 250 are Roma, about 300 are Saxon, and 42 are Hungarian. That means that 50% of the local population is Romanian, 40% Roma and 10% Saxon. Laslea village (Klein Lasselen) has a population of 1,485 and 394 houses, Mălâncrav (Malmkrog) a population of 1,022 and 444 houses, Noul Săsesc (Neudorf) a population of 393 and 269 houses, Rondola (Rauthal) a population of 209 and 143 houses, and the smallest village of Floresti (Felsenthal) has a population of 130 and 100 houses.

The villagers depended on the state farm for employment during the communist period but these farms are now bankrupt and inactive. There is little other employment available in the village apart from what is available to a small number of skilled people such as e.g. teachers and blacksmiths. Hence, unemployment is very high, over 50% among young people.

Some families have one or two house cows and a little land which supply most of their own needs and from which some derive a small income. There is a tendency for young people to go to the cities to seek work, which threatens the long-term survival of the villages.

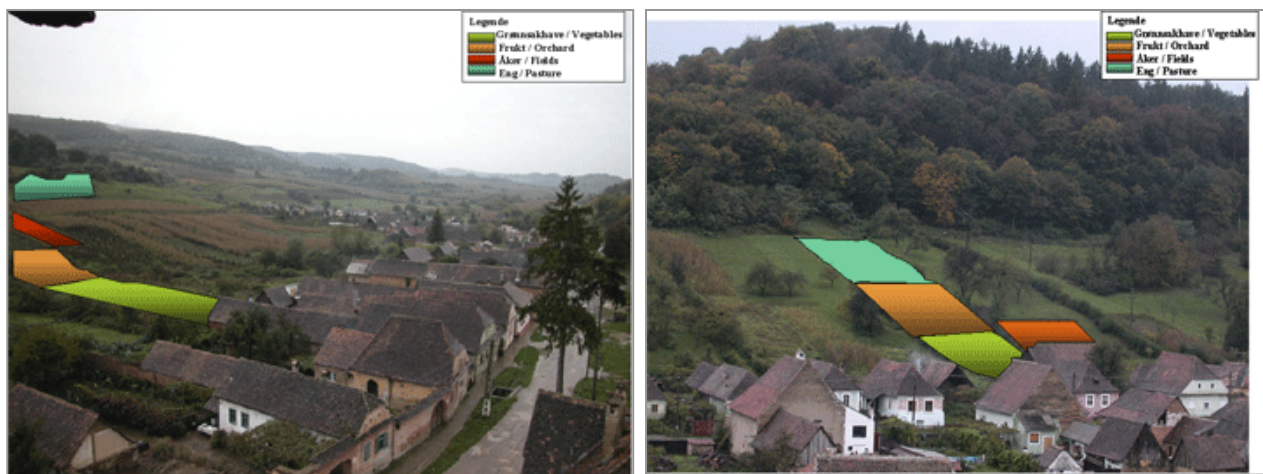
This situation is aggravated by the fact that 90% of the original Saxon population migrated to Germany after the regime change in the beginning of the 1990-ies and subsequently the present population have no ties to the historic tradition or social organisation of the villages.

The entry road to the municipality runs off the main road Medias-Sigishoara, southwards for 1,5 Km. before entering the Laslea Village. Only traffic to the village and the 4 outlying villages comes off the main road.

The road branches off in the centre of the village, with one branch running to Rondola (Rauthal) and Noul Sasec (Neudorf) and the other branch, crossing the stream, to Floresti (Felsendi) and Malencrav (Malmkrog). It is only possible to exit the Laslea valley by car via Noul Sasec or through Laslea village to the main Medias-Sigishoara road.

The sociography of all Saxon village is characterised by a main street based housing pattern. All houses lie vertical to the street, constituting an unbroken front of house and wall with a gate parallel to and facing the street.

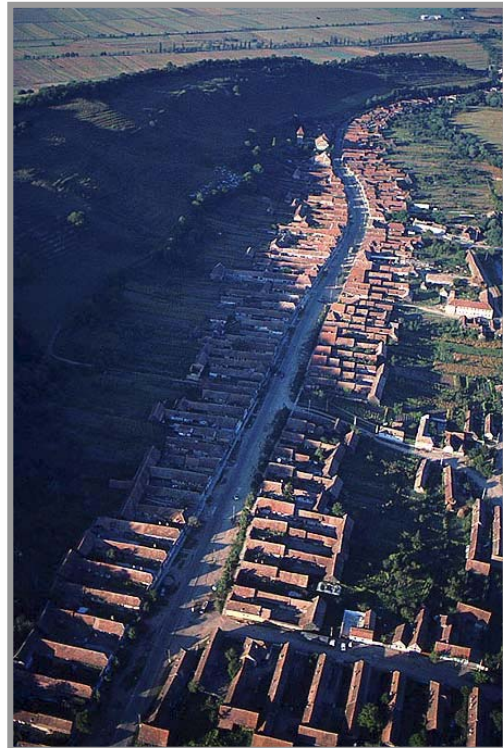
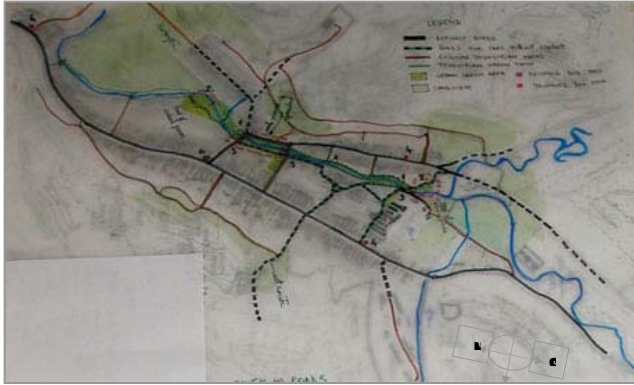
No updated cadastral maps exist for the municipality and its villages. Such maps were produced by the project during the 'Village workshop' in 2003².



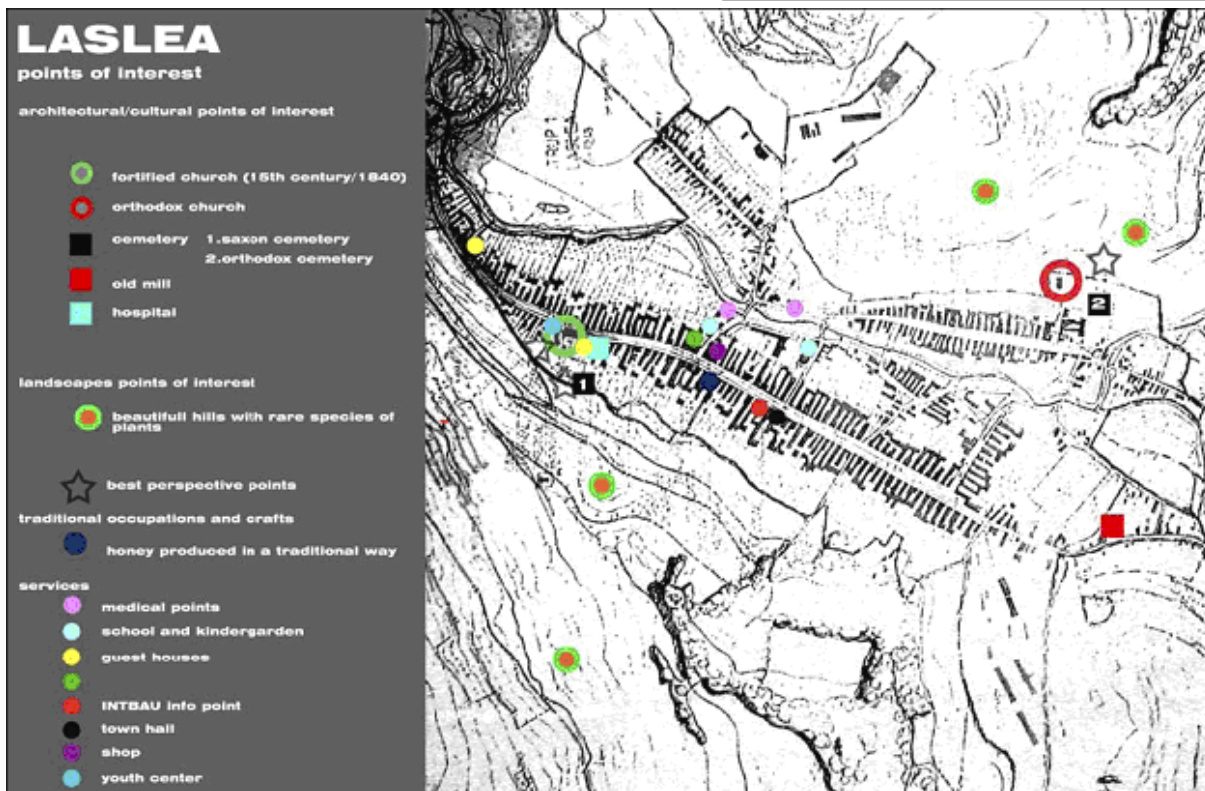
Sociography: village and use of close lying land. © Riksantikvaren

² These maps did not contain correct property information as this is not available. But the maps update the layout of the village, the number of properties and the types of houses in the village. Maps from the 1930 and 40-ies were used as a basis.

2.2.1 Laslea village



Work in Laslea was conducted in cooperation with the Municipality. The model farm plot was bought close to the village centre to benefit access. The INTBAU information office was located next to the town hall for the same reason. Finally the training venue, House 344, is located at the central junction.



Top right: aerial photography of Laslea village. Left: new planning map Laslea village. Below: Laslea village map with points of interest. © INTBAU, MET, Riksantikvaren

Development planning

In 2003 a 'Village Planning Workshop' was organised by INTBAU Scandinavia. 20 Romanian and foreign architects and students participated for one week. Both the municipality and the population were involved through 'charrettes'. A number of proposals and mapping tools were made for municipal development.



Remake of Roma suburb settlement © INTBAU, Riksantikvaren

One proposal was the development of social housing at the northern entry of the village at the entry point from the main road (see illustration above). Presently the site is a makeshift Roma settlement. To the right, in the drawing, a run down factory workers block, which with minor financial means can be improved. The proposal was based on existing municipal plan for low cost housing for the socially disabled (i.e. the Roma).

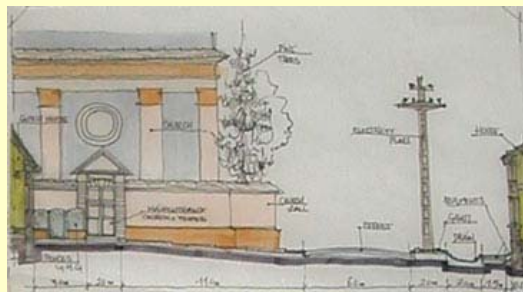
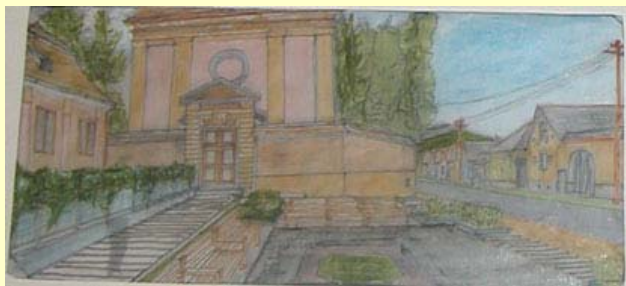
Another proposal was made for the axis from the hospital to the Casa Cultural.

Proposal for axis from hospital to Saxon church and Casa Cultural



View towards and the hospital, the Saxon Church, the old tower and the House of Culture (behind the church). The planning workshop proposed arranging the elements and minor paints and plaster works. All measures to be achieved at low cost.

Foto: View from Hospital to Church and Old Tower. © INTBAU, Riksantikvaren



As the road runs into the village the complex of the old church tower, the Saxon church, the Casa cultural and the hospital, lies to the right. Behind the church is a court with ruins of the older medieval church, the ruin of a cinema and the entry to the Casa Cultural.

Proposals to upgrade and safeguard buildings; court between Casa Cultural and 12 century fortified tower.



© INTBAU, Riksantikvaren



Right: Site of demolished church. Centre and left, drawings proposed new complex.

For this ensemble the proposal was to restore and add a new building in place of the demolished church. This later building would also support to the fortification tower, which is in need of structural repairs.

The proposed new complex, with the new buildings, uses the dilapidated court yard and could function as an extension to the 'Casa cultural' with possible added activity rooms for youth, a booking service for agro-tourism, a youth hostel, a restaurant etc. The Municipality also needs additional office space.

None of the proposals have been realised in full. Lack of funding and tax income is the main reasons. But many elements have been used by the municipality in their work.



Laslea house front. © INTBAU, Riksantikvaren

in Laslea the model farm was restored and work on house 344 is ongoing. The village workshop established ties between the municipality and INTBAU. INTBAU Romania was established and involved in building and

training works. These works lead to the opening of a small INTBAU and MET office in Laslea towards the end of the project period.

The office has given assistance concerning building repairs and functioned as a base for the 2005 INBAU workshop on eco-tourism and as a project office for building works on house 344, which were started in 2005.

INTBAU office and advisory activities



Above left: INTBAU offices, next to the Town Hall.

Right above: proposal for a Saxon type house on an empty lot in the central village. Matching architectural expression used to unify 'broken' street front. New construction includes state of the art heating, sewage, water etc.

Below left, House 344 future training centre, MET INTBAU joint restoration works started fall 2005.

© INTBAU, Riksantikvaren

Model farm

In the spring 2003 an old farm building complex was purchased by FCE. The farm house was repaired / renovated on the outside by MET. FCE renovated the interior of the buildings, including a meeting room. A German agricultural expert moved in to supervise the set up of activities. A new stable and barn was erected in compliance with EU guidelines. By the winter of 2003 a farm manager had been hired and the farm was ready for it's first season and for livestock. In 2004 the farm became operational and some courses for farmers were held during the summer.

In 2005 the farm was fully operational³ with A schedule of courses was operational. In 2005 the farm received many visitors; also a television team and a Norwegian delegation.

In the work of seeking new income to the local farmers the model farm has become an operational demonstration site. The mix of plants and livestock is suited to the cultural landscape use. The potential of rose cultivation adds to the attraction. The new rose distillation plant for rose oil production was completed in 2004. A second model farm, with organised professional training for 8 young farmers was opened, with the participation from the Ministry of Culture and Education, in September 2005.



Model farm from interior of courtyard. © FCE, Riksantikvaren

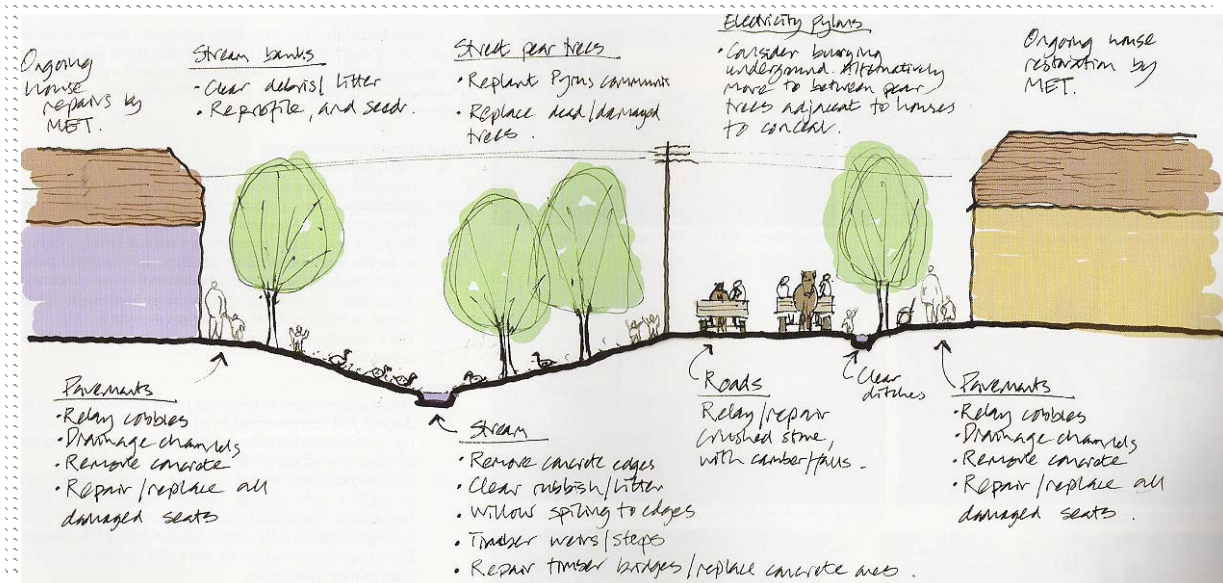


Illustrations model farm Laslea. © FCE, Riksantikvaren

2.2.2 Rondola – Rauthal

³ This implies staffed and operating with 6 cows, 5 sheep, compost production and vegetable garden. Outlying fields also cultivated and rose production operational.

The traditional village layout spreads around the through going main street. For water there is always a stream running through the village, which may have streets one side of the stream or both, depending on landscape and density of village. One task is to renovate the village to regain as many of the original qualities. To remove excessive vegetation and garbage from the stream opens up for duck and geese. Re-digging the irrigation ditch between the houses and the road removes overflow of water and ensuing damages to base of house wall. Fruit trees along the shoulder of the ditch improve irrigation and production.



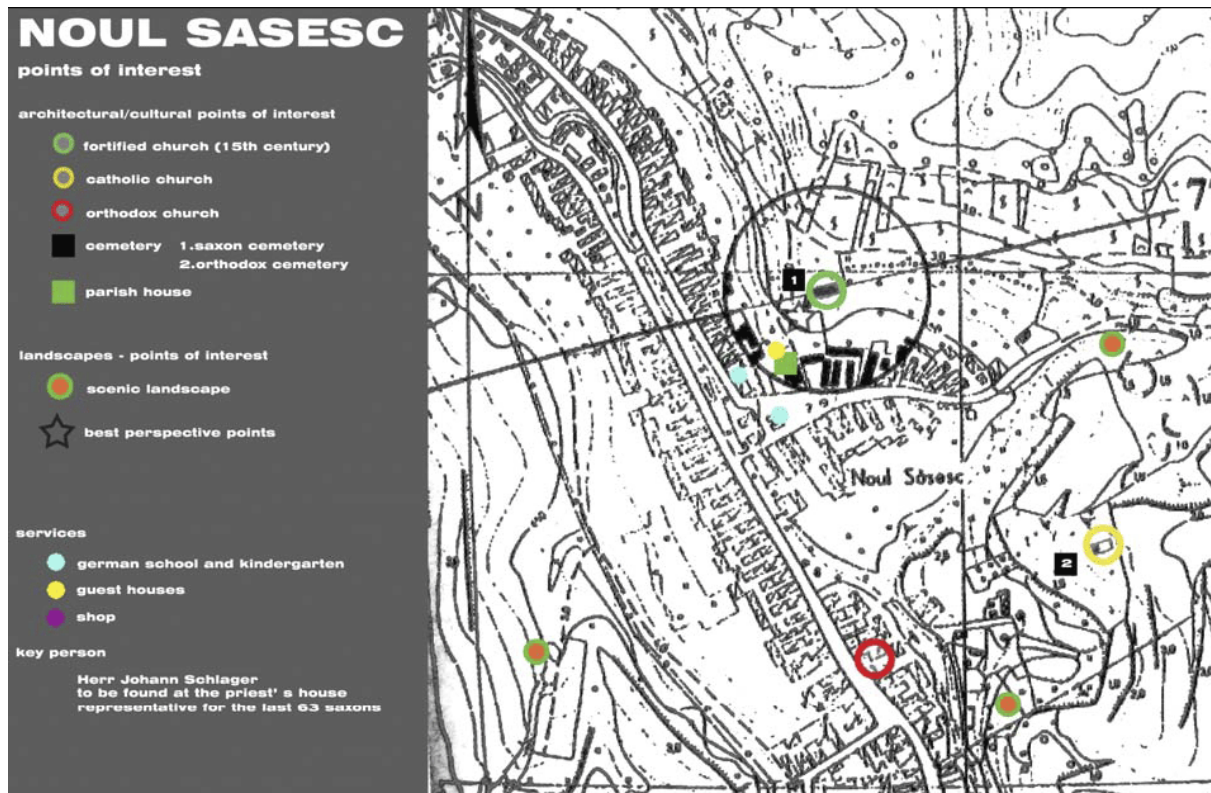
Village layout © MET

6 houses were finished restored or repaired in Rondola. One of these houses is used as a medical cabinet for the doctor who comes once every week. A village planning map has been produced, with house typologies.



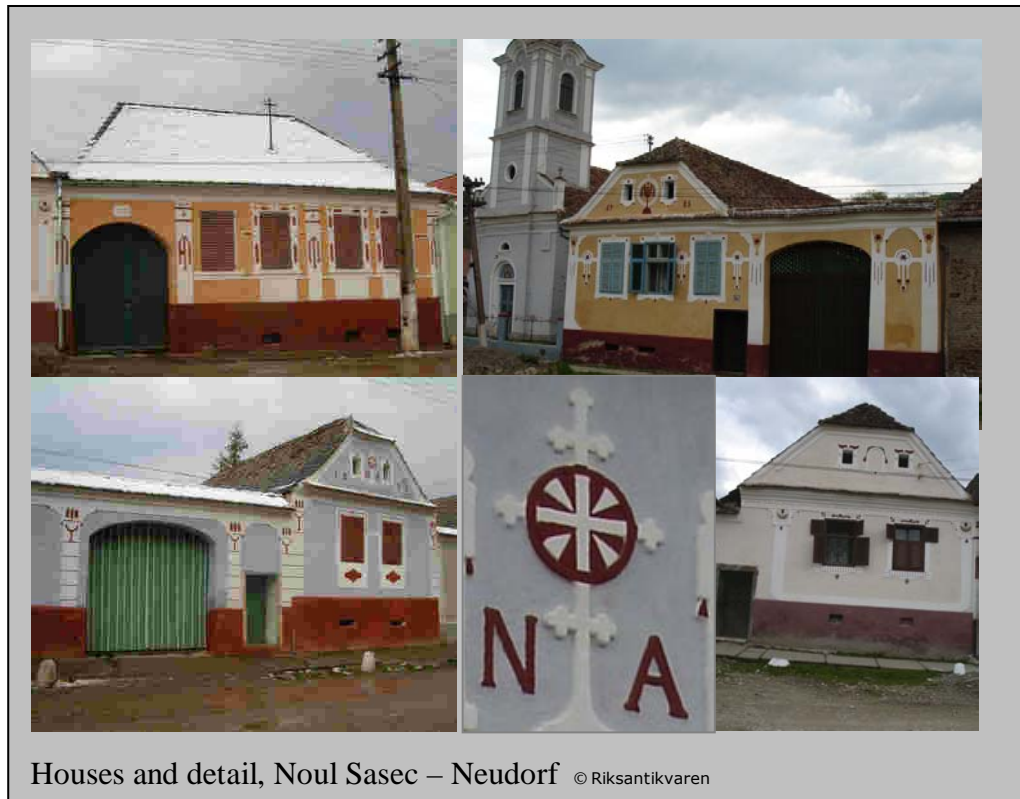
2.2.3 Noul Sasesc - Neudorf

Noul Sasesc lies at end of the upper valley. It is possible to continue from here on a bad dirt road over the hills to the next main valley. Noul Sasesc has rich natural gas reserves and many villagers are employed as watchmen at the pumping stations in the hills (see picture).



Map of Noul Sasesc – Neudorf. Above: view on the hills from a pumping station for gas. © INTBAU, Riksantikvaren

7 houses were restored / repaired in Noul Sasesc. A village planning map has been produced, with house typologies.



Noul Sasesc is a village developed along the river- mainly on one side and in a valley. The landscape is interacting with the village. Noul Sasesc has typical Saxon housing.

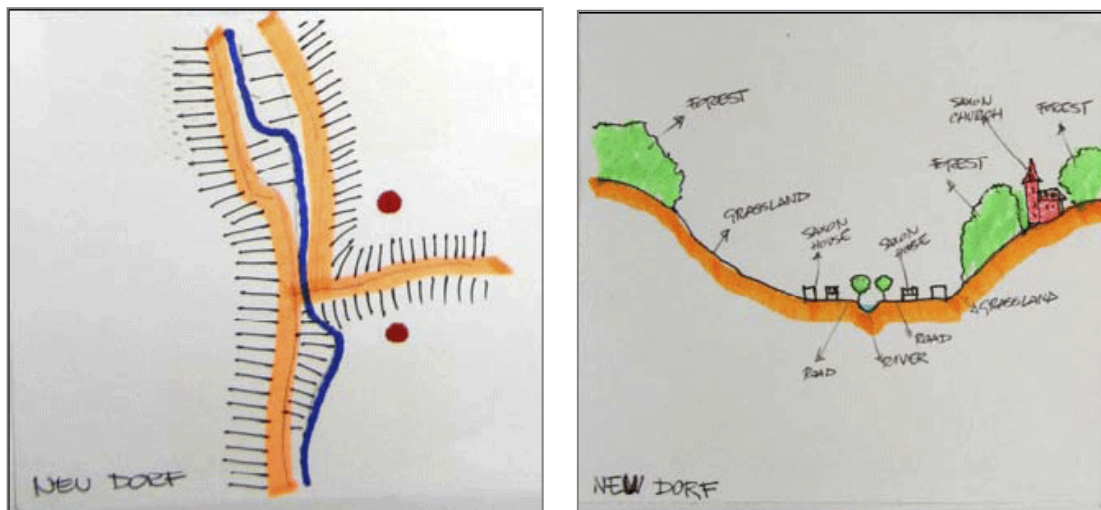


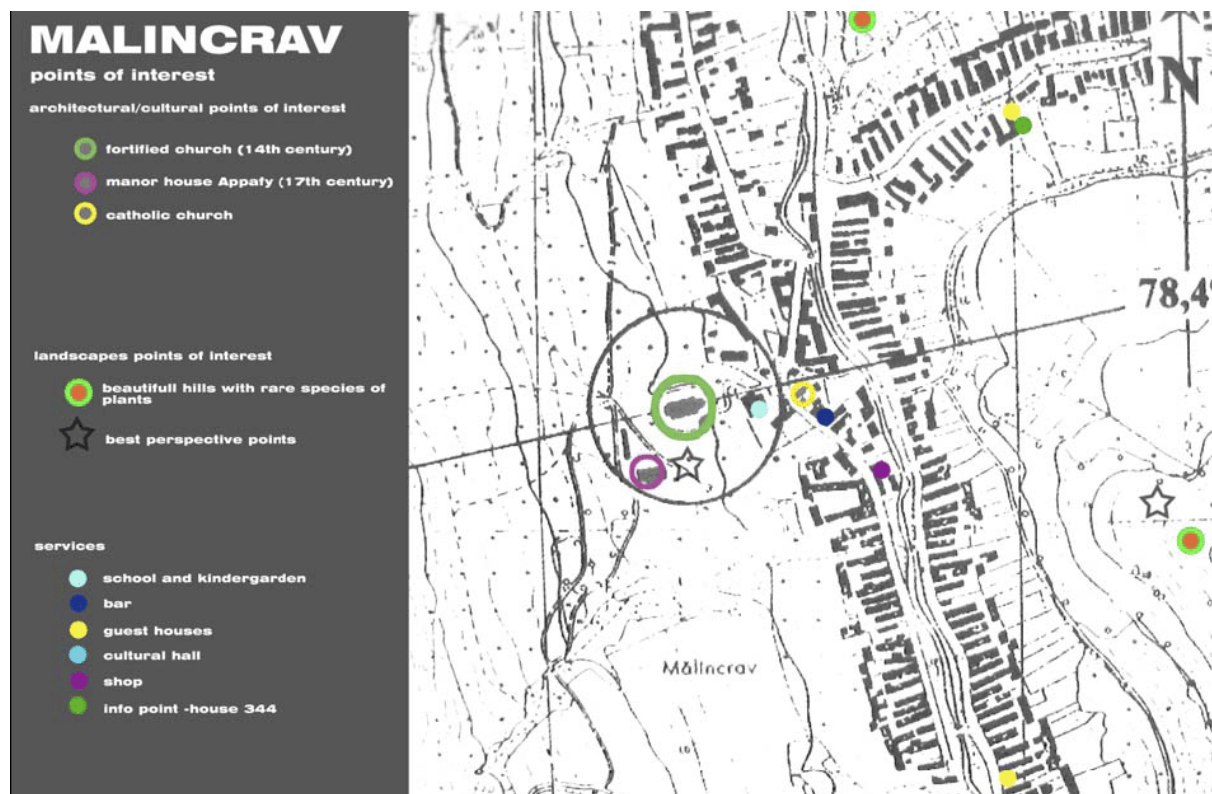
Illustration of village layout and profile – Noul Sasesc - Neudorf. © INTBAU, Riksantikvaren

2.2.4 Malencrav - Malmkrog

Malencrav lies at the end of the lower valley. The houses on each side of the river form a regular pattern which sit end-on to the street, painted in a rich variety of colours like: ochre, green, blue and with distinctive hipped roofs. The fortified church is located in top of a hill close to the village with church and tower in a good condition. The church has a Maria altar from the 13th century, beautiful fresco decorations and a great view from the hill on to the village.



Restored house fronts Malencrav - Malmkrog. © Riksantikvaren



Malencrav – Malmkrog map with points of interest © INTBAU, Riksantikvaren

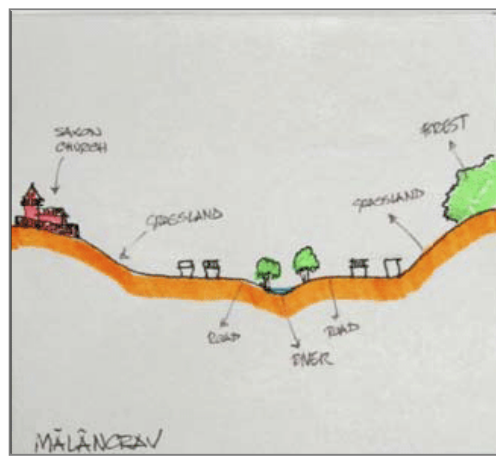
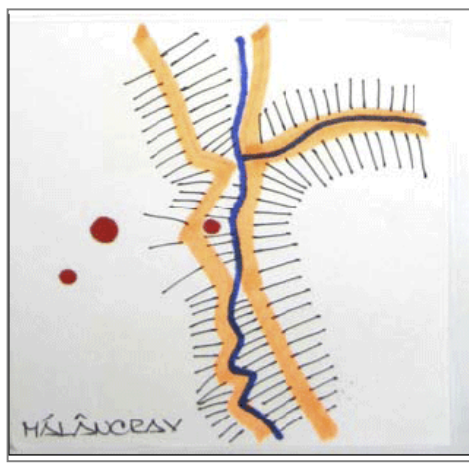


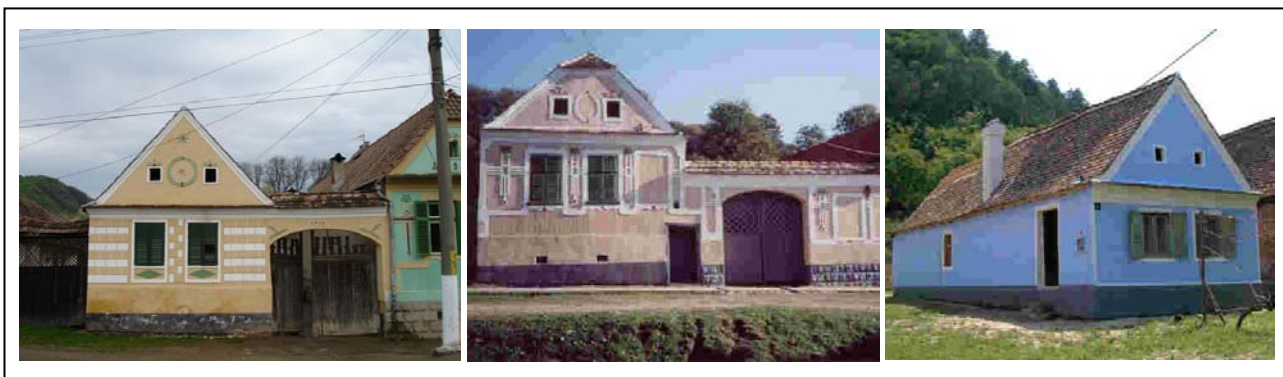
Illustration of village layout and profile – Malencrav - Malmkrog. © INTBAU, Riksantikvaren

18 houses have been restored / repaired in Malencrav. Work on the church and the manor house is ongoing. A village planning map has been produced, with house typologies.

More houses have had some emergency interventions. Extensive works have been ongoing in the project period restoring and reconstructing the old Manor house.



Before and after. The old priest House in Malencrav; before work May 2002 and right September 2003. © Riksantikvaren, MET



Houses Malencrav – Malmkrog © Riksantikvaren



Right: Courtyard before work. Left: A finished court-yard. © Riksantikvaren

The Manor House, Malencrav village



Left, before work 2003. © Riksantikvaren

Working,
September 2005,
the staircase is
ready for repairs.
© A. Bader

Right below, nearing
completion
May 2005.



The fortified church

The Maria altar and the frescoes make the church in Malencrav exceptional. The church and the artworks need a major restoration, which would be very costly. Lacking sufficient funds some emergency works were undertaken by MET in view of halting the decaying processes.

The roof and gutters were repaired and a new drainage channel was dug around the outside of the church. These works have reduced the moisture seeping in to in the church walls.



Frescoes, Malenckrav church. © Riksantikvaren, MET



Malenckrav church from outside the fortification walls.
© Riksantikvaren, INTBAU

2.2.5 Floresti - Felsenthal

13 houses were restored / repaired in Floresti. Interventions were made or are ongoing for another 4 houses, including the old church. A village planning map has been produced, with house typologies.

The floor of the school building collapsed in the fall of 2003. The floor and the basement were repaired and the school renovated both outside and inside and finished in the spring 2005.

The Floresti church was totally abandoned and all fittings etc. sold as the congregation left. The following works were carried out on the church in the project period: Repairs of all roofs and roof beams, stabilisation of

structural damage to tower and adjacent walls, draining around church to document fundamentals and removing of rotten floor and beams.



Floresti 84.
An outlying farm, Roma tenant.
Top left: Start work, fall 2003.
Top right: state of repair, May 2004.
Bottom left: Status finished, May 2005.
© Riksantikvaren.



Houses Floresti – Felsenthal. © Riksantikvaren



Detail plaster work house Floresti. © Riksantikvaren

2.2.6 Training

9 training courses have been held during the project period and 31 craftsmen have attended these courses. This task was part of Track 1. and the responsibility of the MET.

'On the job training' has been functional during the whole project period. Some work on interiors etc. could be done during the winter period, but work and also craftsmen employed was concentrated to the season (April to December). Workshops and training was conducted by master-craftsmen from the U.K. Romanian architects were used. Many of the houses were in a very bad condition and needed stabilising measures before any work could begin.



Many excellent training objects available in the villages. Training object and participants © MET



Training and creating employment. © Riksantikvaren

In 2005 a new programme of training was started in the spring, under the guidance of master stonemason H. Rumbold, aided by conservation specialist Steve Finney.

This will take the form of an international British/Romanian Diploma and will result in the awarding of certified qualifications for plasterers, carpenters, stonemasons, bricklayers and foremen under the aegis of the National Heritage Training Group, the Bucharest School of Architecture and the Romanian Government. Work on house 344 in Laslea village will be one of the objects to be restored as part of this training project.



A quite normal pre work condition. Detail of cold wall at the base of the house with overlaying brick wall. © Riksantikvaren



The Saxon building tradition includes a vaulted cellar, an open stone wall as foundation with burned bricks and wood as the main building materials for the house. The outside of the bricks are plastered, decorated and painted. As the pictures illustrate the condition of many of the houses is such that major repair or restoration work needs to be undertaken.

To meet the needs for repairs the promotion of traditional skills are necessary. Some such skills are traditionally exercised by the Roma. The Roma are specialised in working tin for gutters and down pipes (see illustration below). Skills of carpentry, plasterer, and blacksmith are also much in demand, while educational facilities are lacking. The training courses teach basic building skills and provide some training in other relevant skills.



Left and centre: Traditional crafts are important to keep alive.
Right: An example of a house renovation not following the traditional volumes or layout; ref. balcony, gables, windows height, width and gate construction

© MET, Riksantikvaren

The artisan training scheme has exceeded the initial target by far. The project the following courses were organised by the MET:

- 10 craftsmen from Floresti attended a three-month official training course and received diplomas that allow them to become self-employed builders:
 - a. Masons and plasterers: Cosorean Florin, Harbada Romulus, Zubascu Vasile, Bulboaca Mihai and Goga Viorel.
 - b. Carpenters: Munteanu Mirel, Zubascu Ioan, Munteanu Alexandru, Munteanu Cosmin and Moldovan Claudiu.
- 10 workers from Floresti have received special two-day training from British conservation expert Henry Rumbold in mortar-mixing, dubbing and cutting out plaster, and testing plaster for faults: Cosorean Florin, Zubascu Vasile, Zubascu Ioan, Munteanu Mirel, Filimon Mihai, Moldovan Claudiu, Bulboaca Mihai, Munteanu Alexandru, Munteanu Cosmin and Goga Viorel.
- In July 2005, 2 plasterers from Malancrav were trained in the highly-skilled craft of plaster moulding and stucco ornaments, by English plaster specialists Philip Gaches and Richard Taylor. The trainees were Schapes Horst and Filip Nicolae.
- In September 2005, 3 more plasterers from Malancrav were trained in detailed plaster moulding and stucco ornaments by the same trainer: Ernst Linzing, Baak Wolfgang and Baak Hermann.
- British master carpenter Steve Finney trained 2 carpenters from Malancrav for a week, working on particularly difficult beam repairs on the Manor House roof: Gangal Gheorghe and Schuster Hermann.
- Henry Rumbold also taught 4 masons from Malancrav in stone dressing and repairs, with particular focus on the entrance steps at the Manor House: Gangal Octavian, Domokos Herman, Malincravean Gavril and Neagu Valentin Ovidiu.
- In May 2005 two trainees and a master stonemason came from the UK on a week trip to Transylvania for a knowledge and training exchange programme: Christopher Ridsdale and David Duffy.



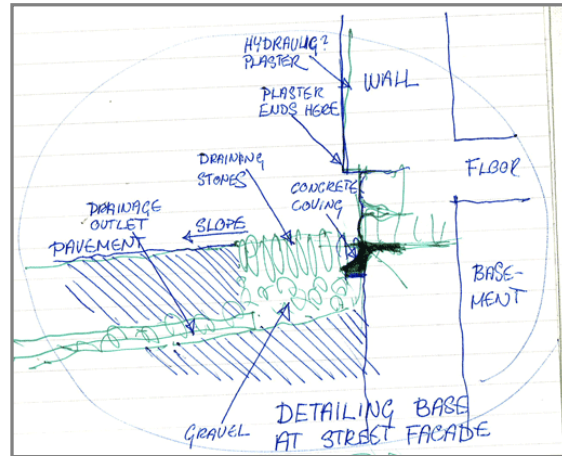
The total numbers of local craftsmen trained in different skills are 31. This far exceeds the objectives of the project. In addition 2 trainees from the UK have received training.

2.2.7 Other achievements

Work on quality improvement and methodological approaches.

The project partners wished to raise the standard and planning of maintenance and rebuilding work.

The most reoccurring problem connected to renovation is the lack of drainage at the base of the street side of the house. Until 2004 no work was invested in redoing the traditional drainage outside the house. The plaster at the base was also laid all the way down to the ground, thus absorbing and transporting moisture upwards, past the base cold-stone wall. Now a gap of 5 cm. is left between the plaster and the ground, preventing moisture absorption and allowing aeration through the base stone wall.



Design for drainage and reduction of moisture seeping into street façade Wall. © Riksantikvaren, INTBAU

Roof repairs were often lacking in quality. Work procedures have been improved and repairs have achieved a higher degree of professionalism. This should result in more whole roofs now being fully repaired, as opposed to just being 'fixed'. Similarly more attention is also being paid to damages to the roof near the chimney as well as down-pipe and gutter systems.

In many cases walls were plastered and painted without first tackling structural problems and the deterioration of the bricks under the plaster continues. This is no longer the case.

Also in the case of building renovations at the model farm and the building of a new barn according to both traditional style and EU building regulations, the assistance of trained architects was critical to correct a number of faulty solutions. Such mistakes were also made by professional Romanian private construction companies.

For the village houses an improved system for planning sequences of interventions was needed. In cooperation with MET, a simplified work scheme was developed⁴ in the form of a maintenance condition table with indication of works to be undertaken.

Finished houses should be of category C1. with relevant interventions completed.

| Intervention category | Starting condition house / property | Relevant interventions – order of priority |
|-----------------------|---|--|
| C 1. | good maintenance condition. | Only normal yearly maintenance work needed Front facades, drainage, down pipes, gate, stucatures, |
| C 2. | poor maintenance condition, but suffer no structural damages. | 1. Damaged building elements: roofs, drainage, down pipes, gate, side walls, windows etc. 2. Esthetical elements: painting facades, restoring front façade stucature. |
| C 3. | poor maintenance condition and suffer from structural damages. | 1. Repair of structural damages (fallen down roof, falling out of fundaments, caving in of cellar vaults, cracking of facades and long term damages caused by moisture and root). 2. Repair of other damaged building elements: roofs, drainage, down pipes, gate, side walls, windows etc. 3. Restoration of esthetical elements (painting of facades, front façade stucature). |
| C 4. | in bad need of maintenance to arrest the (rapid) and advanced development of decay. | Only 'arresting actions' are applied. The objective is to arrest further decay of the building fabric to safeguard house for future repairs; i.e. C3 interventions. |

This system was used for the last 2 years of the project and made it easier for all parties to assess resource needs and sequences of intervention in the field. Subsequently improvements were made in the finishing quality of the work.



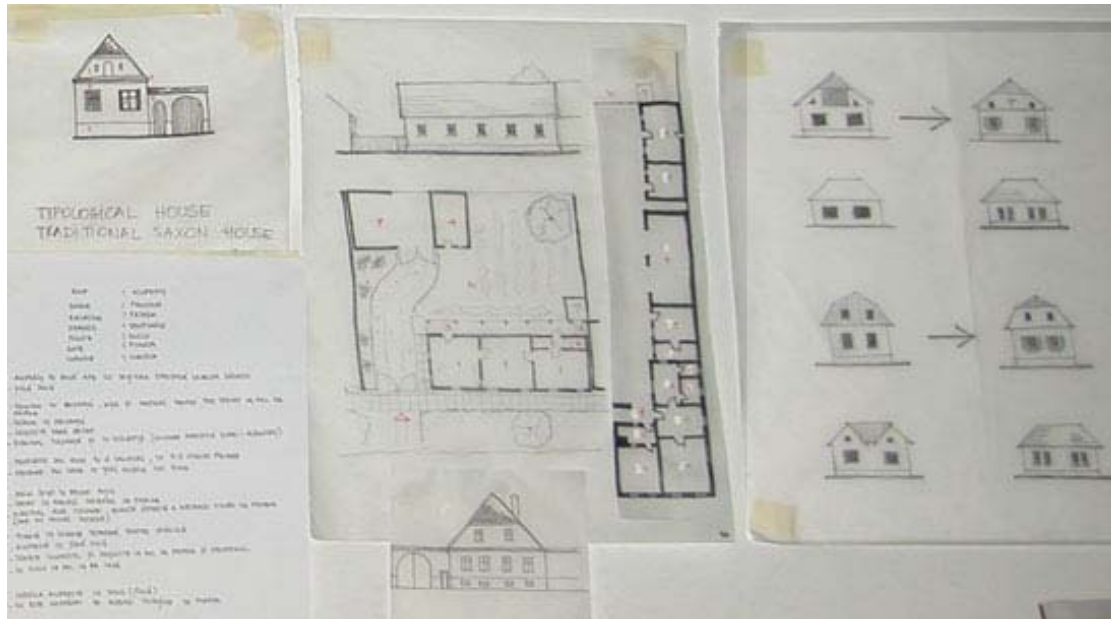
Illustrations from planning: Map Neudorf and Floresti with house types indicated in colours.
© INTBAU, Riksantikvaren

⁴ The methodology was based on the Norwegian Standard NS 462 "Maintenance and condition assessment of historic and protected buildings".

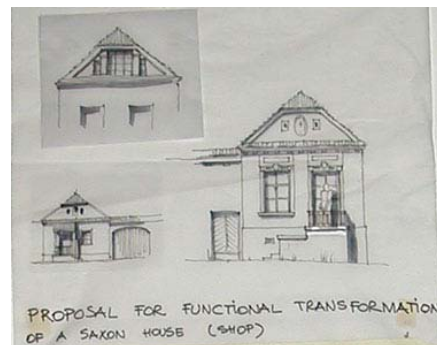
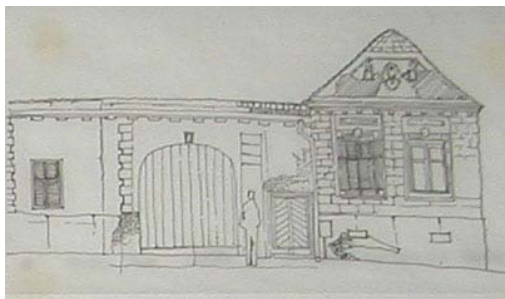
Classification and intervention studies.

To be able to give advice to the population in regards to their wishes for modernisation and changes to the Saxon houses they had taken over, it was important to make ideal-type studies of the existing architecture. This would allow a better understanding of what interventions on the house would best preserve the architectural style and unity, while allowing for modernisation and change.

This work was begun during the INTBAU workshop in September 2003, continued in 2004 and 2005. Together with studies made by the MET these studies will be the basis for a publication of a "Pattern book".



Example of typology and intervention studies. © INTBAU, Riksantikvaren



The INTBAU participation delivered important mapping tools to the municipality as well as package of potential village improvements. A small donation was given by INTBAU and the Norwegian Embassy to the Municipality for financing a water pump in the part of the village where the Roma are concentrated and there is presently no water available.

International Conference for the Integrated Development of Sighisoara and the Saxon Villages of Transylvania, November 2004



In 2003 the Mihai Eminescu Trust started working to bring together initiatives in private and public sector involved in cultural heritage preservation, nature and cultural landscape preservation and development in the areas of the Saxon villages.

Based on a joint initiative of President Ion Iliescu and HRH The Prince of Wales and a partnership between United Nations Development Programme (UNDP) the conference was organised at the Grand Hall of the Sighisoara Municipality. The event was also in partnership with the Romanian Ministry of Culture and Religious Cults, and the Ministry for Transport and Infrastructure.

HE Mr Ion Iliescu, the President of Romania addressed the participants from over 50 NGOs, government and local authorities and cultural institutions.

The goal was to pull in investments, which provide employment, education, training and income, without irreversibly damaging the unique cultural and natural heritage of the region.

The Norwegian Directorate for Cultural Heritage, The FCE and INTBAU participated in the conference.



Sighisoara © Riksantikvaren, MET

Mapping of Village profiles, cultural heritage landmarks and events:



View of the hills from Noul Sasesc, looking east. © Riksantikvaren

In view of both promoting eco-tourism and documenting existing heritage a mapping of cultural heritage 'sites' in each village was made; village profiles. This was done by an INTBAU workshop in the spring 2005. The same workshop hiked and mapped the old footpaths linking the villages and designed a 4 day trip on foot from Biertan, through the Laslea villages to Sighisoara.



Illustrations from village profile group. © Riksantikvaren, INTBAU

The accommodation possibilities were tested by the participants for future use of tourists. A travel package was made in cooperation with a specialised travel agency in Bucharest. The MET guesthouses will play an important role in catering to such adventure tourism, together with the more Spartan accommodation provided in the fortified churches.



MET guesthouse, interior. © MET

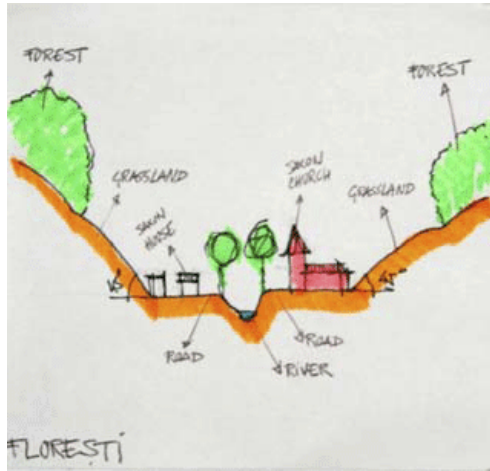


Village profiles and landmarks can be developed to a higher level of sophistication, if one wishes.

The major problems here are 2 elements:

A: Lacking maintenance and the falling into disrepair of many of these landmarks

B: the ongoing dilapidation of many of the traditional Saxon houses and their typical element and the change of village architecture which takes away much of the charm and therefore also the attraction.



A village profile and a landmark drawing © INTBAU, Riksentikvaren

The strong sides are the continued rural life style with cows returning and leaving the villages to their pastures, the ducks, geese and hens freely wandering in the villages, the large flock of sheep grassing in the hills and the shepherds following them. And of course the nature and the landscape itself, with its flora and fauna.

An in depth study of house typologies and building elements has been prepared by MET and INTBAU, in cooperation with the University of Dresden. The full documentation is not yet published.

Model farm nr. 2



Model farm 2. Educational farm near Boiuo, 2005. © FCE, Riksanitkwaren.

During the project period the FCE were met by many demands for job training in agriculture for young people. In view improving the quality of farming and farm income it was decided to create a new educational farm unit. The existing model farm in Laslea could not accommodate or feed 8 students.

The model farm in Laslea will be an integral part of the educational plan. Students will, for periods, work and train at the Laslea farm.

The project for the school farm was financed by FCE in cooperation with the German student association 'Schüler Helfen Schüler'. The farm is situated in Biou in the central valley plain, as land was available here. The school curriculum is recognised by the Romanian Ministry of Education and in line with EU norms for skills training courses. The school was officially opened by representatives from Ministries and municipality in September 2005.



Opening of model farm 2 in 2005. The ritual blessing of the farm. © FCE, Riksanitkwaren.

2. Funding and project management

The project received funding from the Royal Norwegian Ministry of Foreign Affairs in the fall of 2003, under the support program to EU ascension countries. The funded sum was NOK 1,8 million, or Euro 225.000,-. In addition Intbau Romania received a funding of Euro 1 500,- from the Norwegian Embassy in Bucharest for works in Laslea and the setting up of a local office.

| Overview of costs (funding & autofinancing) PREM project | | | | |
|---|-------------------|---------------------|----------------------------|-----------------------|
| Figures in Norwegian Kroner (NOK). 8 NOK = 1 Euro | | | | |
| MET; house restoration & skills training | Euro | NOK | Funds in % of costs | NO funding tot |
| Funding total: | 105460,45 | 843 683,60 | | 843 683,60 |
| Auto finance: | 469 095,63 | 3 752 765,00 | | |
| Total budget: | 574 556,08 | 4 596 448,60 | | |
| Funds in % of costs: | | | 18,36 | |
| Executive Agency: | Euro | NOK | | |
| Funding total: | 13 580,00 | 108 640,00 | | 108 640,00 |
| Auto finance: | 5 407,63 | 43 261,00 | | |
| Total budget: | 18 987,63 | 151 901,00 | | |
| Funds in % of costs: | | | 71,52 | |
| FCE; Model Farm and cultural landscape: | Euro | NOK | | |
| Funding total: NOK | 57 406,00 | 459 248,00 | | 459 248,00 |
| Auto finance: | 18 820,50 | 150 564,00 | | |
| Total budget: | 76 226,63 | 609 813,00 | | |
| Funds in % of costs: | | | 75,31 | |
| RA | | | | |
| NDCH; municipal planning and CH conservation: | Euro | NOK | | |
| Funding total | 50 053,61 | 400 428,91 | | 400 428,91 |
| Auto finance | 69 875,27 | 559 002,12 | | |
| Autofinance other partners | 36 182,10 | 289 456,80 | | |
| Total budget | 156 110,98 | 1 248 887,83 | | |
| Funds in % of costs: | | | 32,06 | |
| Total costs for the project | 825 881,30 | 6 607 050,43 | | |
| sum funding MfA in NOK | | | 1 800 000,00 | 1 812 000,51 |
| and 1500 Euro from Embassy NOK | | | 12 000,00 | |
| Nor MFA funding in % of total | | 27,43 | 1 812 000,00 | 1 812 000,51 |

The relation between the original budget, actual costs and funding became:

1. Building restoration and skills training; MET. Total expected expenditures: NOK 3.876.390,-. Applied for over the Action

programme NOK 728.955,- or 19%. Actual expenditure NOK 4 596 448,60. Actual funding NOK 843 683,60 or 18,4%.

2. Model farm and training facilities; FCE. Total expected expenditures: NOK 588.825,-. Applied for over the Action programme NOK 418.095,- or 71%. Actual expenditures NOK 609 813,00. Actual funding NOK 459 248,00 or 75,3% .
3. Co-operation with municipal authorities; NDCH⁵, municipalities and Intbau. Total expected expenditures: NOK 839 300,-. Applied for over the Action programme NOK 548.660,- or 43%. Actual expenditures NOK 1 248 887,83 Actual funding NOK 400 428,91 or 32,6%.
4. Administrative work / Executive Agency; FCE. Total expected expenditures: NOK 123.600,-. Applied for over the Action programme NOK 104.295,- or 84% Actual expenditures NOK 151 901,00. Actual funding NOK 108 640,00 or 71,5%.

As the project progressed it became evident that the work in the field would become more costly than originally foreseen. The main reasons were caused by the following facts:

- The main reason the inflation rates in Romania have been so high as to make any budget projected 4 years ahead loose much realism.
- The costs of professional restorations works on the Malencrav frescoes were much higher than foreseen when an offer was made.
- The works on the Malencrav manor house became more extensive than planned as the house was bigger than foreseen when the original fundamentals were uncovered.
- The restoration and repair works on the vernacular houses were also more extensive than originally foreseen as the MET and the project management wished to improve the quality of the works carried out, with the consequences this had for budgeted expenses.
- The number of working hours for management and field work of the Norwegian Directorate was higher than foreseen. The costs incurred by organising the students architecture and planning competitions were not foreseen in the original budget. In this case the extra costs were covered through financing by the Municipality of Medias. The Directorate reduced it funding it received from the project and subsequently increased it's auto financing through salaries and overheads related to the project management.
- The costs of establishing a model farm nr. 2 for educational purposes (with the Roma as a main target group) was not planned for in the original budget. The costs connected to this enlargement of the target objectives was entirely carried by FCE.

⁵ Norwegian Directorate for Cultural Heritage.

Such unplanned consequences are normal in projects of this nature. The additional costs incurred by this were in totality carried by the project partners for that Track for which they were responsible.

In conclusion the total projects costs were budgeted at NOK 5 419 115,- or Euro 677 390,-, but ended with a total costs of NOK **6 607 050,43,-** or Euro **825 881,30**

The funding budget has been kept and is used in its totality.

The bookkeeping has been the responsibility of FCE who have carried the responsibility of Executive Agency. The yearly accounting control and auditing has been carried out according to Romanian law and the Romanian accounting year. Yearly reports have been sent to the Ministry of Foreign Affairs. The final year report with a summary of the total project expenditures will be available in May / June 2006, according to the projects contracts and Romanian procedures.

The funding has been kept in a "Treuhand" account under the responsibility of the FCE. This was done to facilitate transfers to the project partners and to Romania and to soften the inflation impacts as well as to make the funding less prone to currency fluctuations as the Romanian Lei 'moves' with the Euro.

This account is now empty⁶ with the exception of the accumulated bank interest; app. Euro 3.500,-. The Directorate has made an application to the Ministry of Foreign Affairs to use the accumulated interest. No answer has yet come to this request.

There is need for a final inspection of the project tasks and meetings with the project partners to look into possible continuations of their endeavours; as written in the project application. This will be done in the spring 2006.

⁶ Details will be forthcoming in the final accounting report.

Appendix 1. Documentation of all houses restored /repaired and ongoing works.

Houses completely restored / repaired in project period



Houses completely restored / repaired in project period



Here is the full list of houses the MET has worked on during the PREM project in the Laslea area:

| 2003 | | | |
|---------------------------------|----------------|---------------------------|------------------------|
| No. | Village | House | Status |
| 1. | Laslea | Model farm | Finished |
| 2. | Malancrav | Preacher's house | Finished |
| 3. | | 139 (green house) | Finished |
| 4. | | 280 | Finished |
| 5. | | 276 | Finished |
| 6. | Rondola | Medical cabinet | Finished |
| 7. | | 98 | Finished |
| 8. | | 129 | Finished |
| 9. | | 92 | Finished |
| 10. | Noul Sasesc | 45 (blue house) | Finished |
| 11. | | 226 (yellow house) | Finished |
| 12. | Floresti | 46 (schoolmaster's house) | Finished |
| 13. | | Wenzel house | Finished |
| TOTAL 2003 = 13 projects | | | |
| 2004 | | | |
| 14. | Malancrav | 335 | Finished |
| 15. | | 276 (small blue house) | Finished |
| 16. | | Catholic Church | Ongoing, major project |
| 17. | | Saxon Church | Ongoing, major project |
| 18. | Noul Sasesc | 67 | Finished |
| 19. | | 95 | Finished |
| 20. | | 68 | Not finished |
| 21. | | 173 | Not finished |
| 22. | Floresti | 81 | Finished |
| 23. | | 84 | Finished |
| 24. | | 76 | Finished |
| 25. | | Floresti school | Finished |
| 26. | Rondola | 9 | Not finished |
| 27. | | 110 | Not finished |
| 28. | | 117 | Not finished |
| TOTAL 2004 = 15 projects | | | |
| 2005 | | | |
| 29. | Malancrav | 313 | Finished |

| | | | |
|--|----------|----------------------------|---------------------------------|
| 30. | | 327 | Finished |
| 31. | | 315 | Finished (not inspected) |
| 32. | | 261 | Finished (not inspected) |
| 33. | | Manor House | Ongoing, considered as 1 house. |
| 34. | | 44 | Finished |
| 35. | Floresti | 49 | Finished |
| 36. | | 44 | Finished |
| 37. | | 45 | Finished |
| 38. | | 48 | Finished |
| 39. | | 55 | Finished |
| 40. | | 57 | Finished |
| 41. | | 59 | Finished |
| 42. | | 29 (Orthodox parish house) | Finished (not inspected) |
| 43. | | 51 | Not finished |
| 44. | | 78 | Not Finished |
| 45. | | Church | Ongoing, considered as 1 house |
| 46. | | 29 | Finished, not inspected |
| 47. | Laslea | 344 | Ongoing, considered as 1 house |
| TOTAL 2005 = 18 projects | | | |
| TOTAL = 47 projects of which 35 are finished, 7 unfinished but close to completion and 5 are large, ongoing projects. | | | |