

# Conservation and revitalization of Benedek Manor House from Municipality of Gheorgheni

Municipality of Gheorgheni, as beneficiary and project promoter, in partnership with Ethnographia Gyergyóiensis Foundation implements the project entitled "**Conservation and revitalization of Benedek Manor House from Municipality of Gheorgheni**" project code PA16 / RO12-SGS-115.

The project is funded by Programme PA 16/ RO 12 - Conservation and Revitalisation of Cultural and Natural Heritage - Small Grant Scheme of the EEA Financial Mechanism 2009-2014, programme operator being the Ministry of Culture - Project Management Unit.

The project aims to preserve and revitalize the Benedek Manor House through restoration and rehabilitation of the building.

**Total Project value:** 362,283.00 Ron

**Grant awarded:** 362,283.00 Ron (100%), of which:

- 307,940.55 Ron (85%) EEA Grants
- 54342.45 Ron (15%) national co-financing

**Project duration:** 14 months



## Necessity and opportunity of the investment:

The project seeks preservation and revitalization of the Benedek Manor House, by conservation and revitalization works of the building, solving imminent structural problems, eliminating improvised interventions, repairing damages, this way extending the life of the monument, providing a consolidated material framework for activities carried out in the building.

The building needs preservation, restoration and rehabilitation to stop the degradation, restoration of the building's exterior (façades, exterior refurbishment) for providing the material frame for the Ethnographia Gyergyoiensis Foundation's activities. In addition that by the project is kept and highlighted an object of local built heritage, will be created an optimal frame for activities of the Popular Creation House, which influences positively the cultural, social and economic life. Revitalized construction can contribute to enhancing local professional, social development by the possibility of new ethnographic educational activities, research and study activities, cooperation with educational institutions, promotion of local identity, all this can have an impact on microregional tourism on short and medium term.

Outside of the inscription from 1840 on the eardrum of the house we have no other evidence about the construction's date construction, this way it is accepted the hypothesis that this was built building at this time.

Original function of the building - in form, spatial organization and the name kept by tradition - is the manor house, the residence of a noble.

The building has undergone several interventions over time, both functionally and structurally, especially the ground floor's walls and the floor, but the original structure of the roof remained intact, only some necessary, reversible improvisations have been made to it. The original roof frame has a clear structure, values being realized in the idea to heating the ground floor without chimney.

The most valuable element of the building is the eastern facade - searching the stratigraphy of the plaster and decorative motives we can collect relevant informations for the project.

In the 90's the construction has reached a very advanced state of deterioration, for this reason the town hall initiated some necessary interventions. This way has been extended the lifetime of the building, but also resulted compromises that preserved the issues for a later stage. Between good solutions we can mention keeping the roofing's shingle, showing the execution of plaster over wooden beams, but the biggest compromise was not fixing the plaster on the main facade's eardrum and not conserving the the „windows” as loose plaster on the tympanum of the main façade and neconservareain the secco this area.

The construction is noted in historical monuments list with no. **HR-II-ID m-B-12832, Benedek Manor House.**

## Factors and need for intervention:

Outside of the interventions made in the 90's in the coming years have not been made any repairs on the building, and because of their absence and age of the building have occurred number of problems that require extensive intervention works.

This way, by the project we seek to preserve and revitalize the Manor House, restoration of the building, extend the life of the building and create more conducive conditions to core activities.

## Problems observed during revealing:

- building is located at a lower elevation from the nearest road (east part). During periods of rainfall, water flow at the site is quite high. The construction has no sidewalk and are areas where rainwater can stagnates near the construction.
- the depth of the foundation in areas without basement does not exceed the maximum freezing depth, so it do not comply with the regulations in force
- in the underground the gound water level is high, maintaining a constant humidity
- in the basement, supporting arches vaults are heavily damaged, a part of the brick wall is affected by humidity.
- aeration spaces of the basement because of the higher ground level
- the base of the building is partially damaged due to freeze-thaw phenomenon
- On the walls base there are areas where wooden beams structure was strongly degraded by humidity
- downstairs in the middle part of the building was to started the construction of a bathroom, which has not been completed
- The front of the builing, facing the street, bearing inscriptions with mean values is strong degraded. Original plaster on the lath is damaged and falling off.
- The original structure of the porch has been replaced by an improvised copy, the wood material is in direct contact with high topsoil made for arranging a flower garden.

- Wooden floor of the ground floor suffered multiple interventions through changes in framing and cutting of floor beams have which have changed the structural scheme
- The framework has numerous improvised interventions, consolidations, replacements as local degradations
- Covering shingles and the support structure are damaged
- There are areas where rainwater enters the bridge, damaging the ceiling of the ground floor (ie the western eardrum )
- electrical systems of the building are old, damaged

Through conservation and revitalization works are proposed interventions to address these issues and provide operating conditions at a contemporary level, necessary to it's functioning. Works proposed by the project, not influence negative existing structure of the building.

## The proposed structure:

It will be made interventions only what is necessary to repair or replace areas or elements damaged and consolidation, where appropriate.

It will be increased the depth of the basement foundation by underpinning existing foundation, taking measures to remove rain water from the socket of the construction. It will be repaired the basement brick arches . The socket will be repaired and will replaced items damaged from the wooden structure of the walls. It will be reshaped the porch. On the wooden floor and roof structure will be eliminated improvisations, replaced degraded items, will be restored the original structural logic.

The front with antique inscriptions and symbols will be restored, plaster walls will be repaired. Roofing shingles will be replaced.

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