



ROADMAP HISTORICAL SITES EFORIE SOUTH, ROMANIA

From May 4th to May 10th 2026

1- FORMER CASINO

Description and context:

Built prominently on the main thoroughfare of the seaside resort, the Art Deco-style Casino has been abandoned for over 20 years and is quite dilapidated.

Due to its distinctive silhouette and its history inextricably linked to that of the town, it is undoubtedly the most iconic building in southern Eforie. Purchased by a private investor in 2017, it is currently the subject of a major expansion project intended to house a hotel and a restaurant. However, the planned project exceeds the owner's financial capacity, significantly alters the building's appearance, and deprives it of the openly public use that its symbolic location and status would warrant.

Stakes:

- In-depth study of the building.
- Its place within the overall urban planning of the seaside resort.
- Restoration of structures and materials.
- Evocation of lost interior atmospheres and decor.
- Preservation considerations, including whether or not to maintain the later extension.
- Functional and urban relationship with the nearby Movila Grand Hotel, located along the original axis of the resort.
- Definition of a suitable use and reuse program.
- Staging and lighting.

Practical conditions:

- Group of 6 to 8 students.
- Non-exhaustive documentation to be provided at the beginning of the workshop: old photographs, urban maps from various periods, original architect's plans, hotel project plans.

On-site work:

- Observation, surveys, sketching of distant views, meetings with local resources, and supplementary documentary research.
- Understanding the building, identifying the issues, and developing a program.
- Displaying and presenting a summary of the initial findings to local authorities and other groups.

Address: [Strada Dezrobirii, 905360 Eforie Sud, Roumanie](#)



2- OPEN-AIR THEATRE

Description and context:

Added relatively late to the urban fabric of the seaside resort, this theater was built as an extension of a public garden during the communist era (1953). It presents an imposing facade facing the park, but this is merely a facade without any openings: the stage, located behind this facade, is accessed through gates on the sides and opens onto a grassy, walled open space furnished with rows of seats. Abandoned for several decades, it still retains the stage, the scenery grid, the orchestra pit, and outdoor seats now overgrown with vegetation.



Stakes :

- Context within the overall urban planning of the seaside resort.
- Understanding the operation of the theater and the park.
- Research into similar theaters and gardens of this period in the Eastern Bloc.
- Restoration of structures, materials, and furnishings.
- Research on the public garden: history, composition, and plant species.
- Reflection on dualities: interior/exterior facade, public uses/access, vegetation/mineral elements.
- Design of the esplanade in front of the theater.
- Enhancement and lighting.



Practical conditions:

- Group of 6 students.
- Non-exhaustive documentation to be provided at the beginning of the workshop:
- [Urban planning maps from different periods, photos, and any old maps \(to be found\).](#)

On-site work:

- Observation, surveys, sketches of distant views, meetings with local resources, and supplementary documentary research.
- Understanding the building, identifying key issues, and reflecting on the park and the esplanade in front of the theater.
- Programmatic link with the existing open-air cinema. Display and presentation of a summary of initial findings to local authorities and other groups.

Address: [Strada Avram Iancu, 905360 Eforie Sud, Roumanie](#)

3- VILLA VANTUL

Description and context :

An example of a holiday home representative of the early days of the seaside resort, occupying a plot within the predefined grid of the housing development. Confiscated during the communist era and then abandoned after 1989, it took the owners 25 years to reclaim it; it is currently in a very dilapidated state. Nevertheless, it still possesses all the necessary features to allow for its faithful restoration and the identical reconstruction of the missing parts.

Stakes:

- Research into local analogies for the house and its decor, as well as for the garden and its fences.
- In-depth study of interior layout, materials used, and construction techniques.
- Restoration/reconstruction of structures, interior finishes, and decor.
- Relationship to the overall urban planning of the seaside resort.
- Development of a typology of building placement, dimensions, and landscape integration to guide future construction in the area.

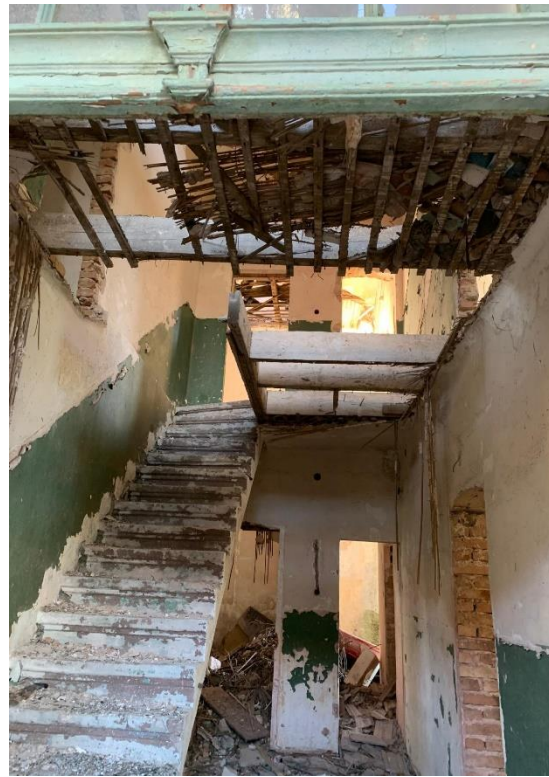
Practical conditions:

- Group of 4 students, working with the group studying the apartment building on Progresului Street.
- Non-exhaustive documentation to be provided at the beginning of the workshop:
- Urban planning maps from different periods, photos, and old plans of the same type.
- **Note: Safety and cleaning to ensure before the workshop.**

On-site work:

- Observation, surveys, sketches of distant and close-up views, local resources, and research into similarities.
- Understanding the building, identifying its architectural and urban values, and recommendations for restoration.
- Displaying and presenting a summary of the initial findings to local authorities and other groups.

Address: 18, Doctor Cantacuzino Street, Eforie South



4- THE APARTMENT BUILDING

Description and context:

This well-constructed building, surrounded by villas of the same style, is representative of the seaside resort and the division of houses into apartments during the communist era. The town hall owns it and rents several apartments to low-income families; it is currently in a state of disrepair. It bears the marks of time but nevertheless still possesses all the necessary features for a faithful restoration.

Stakes:

- Research into analogies, both for the house and its decor, and for the garden and its fences.
- In-depth study of materials, joinery, roofing, floor and wall coverings, etc., and their implementation.
- Restoration/reconstruction of structures, interior finishes, and decor.
- Relationship to the garden, the street, and the overall urban planning of the seaside resort.
- Development of a typology of building placement, dimensions, and landscape integration to guide future construction in the area.

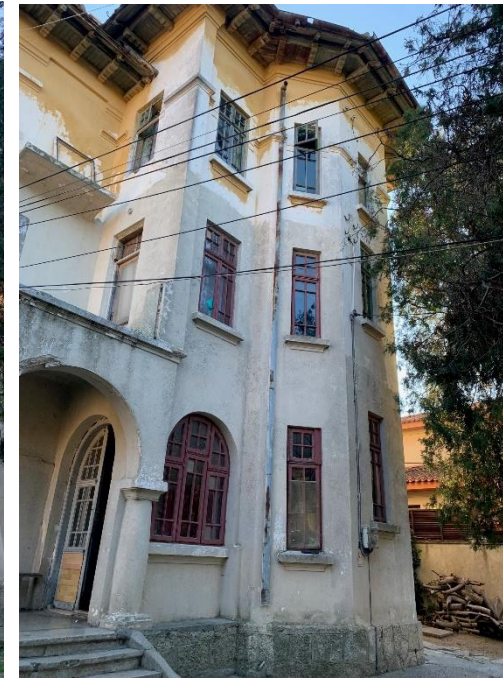
Practical conditions:

- Group of 4 students, in conjunction with the group studying Vila Vântul.
- Non-exhaustive documentation to be provided at the beginning of the workshop:
- urban planning maps from different periods, photos, and old plans of the same type.
- **Note: tenants must be officially notified by the Town Hall prior to the workshop.**

On-site work:

- Observation, surveys, sketches of distant and close-up views, local resources, and research into similarities.
- Understanding the building, identifying its architectural and urban values, and recommendations for restoration.
- Displaying and presenting a summary of the initial findings to local authorities and other groups.

Address: 19, Progresului Street, Eforie South



5- LIGHTWEIGHT BATHING FACILITIES OF LAKE TECHIRGHIOI

Description and context:

Eforie built its reputation on its natural and therapeutic waters: the green, clay-rich waters of Lake Techirghiol and those of the Black Sea. The resort developed around these two uses, and numerous mud bath facilities were built along the lake between 1920 and 1980. The current state-run bathing facilities offered by the Romanian government come in several forms, which we will examine: renovated facilities from the 1950s, dilapidated buildings from the 1960s, and a clinic from the 1930s modernized after 1970. In addition, a privately owned bathhouse is open during the summer.

Stakes:

- Inventory of architectural variations stemming from the mud bath program in Eforie.
- Research into similar, older, and more distant examples.
- Functional and landscape integration of the baths within the seaside resort, reinforcing its identity and increasing its renown on the Black Sea coast.
- Assessment, restoration/reconstruction of structures, interior finishes, and decor at three major sites:
 - one or more sections of the 1930s clinic;
 - the 1960s concrete baths on the eastern shore of the lake;
 - enhancement of the entrance to the private baths from the town.

Practical conditions:

- A group of about ten students will be able to organize themselves around the three topics.
- Non-exhaustive documentation to be provided at the beginning of the workshop: old photographs, urban maps from various periods, and any original and current architectural plans **(to be found/obtained from the Head Physician of the clinic?)**.



On-site work:

- Observation, surveys, sketches views, local resources, documentary research for analogies.
- Understanding the challenges for the city and highlighting access points and buildings.
- Understanding the buildings, their condition, and recommendations for restoration/restoration. Display and presentation of a summary of initial findings to local authorities and other groups.

Address: to be confirmed (car needed to access the site)

6- THE "SAND FORTRESS" OF NORTH EFORIE

Description and context:

An iconic 1930s building complex in Eforie, built on the seafront by architect Henriette Delavrancea-Gibory for King Carol II. Constructed of concrete in the Modernist style, it was converted into a nightclub during the communist era. This use added an architectural layer to the villa and garden. Now in very poor condition and surrounded by haphazard construction, it requires rescue and restoration to its original quality.

Stakes:

- Research into analogies between modern villas and the works of this architect.
- Understanding the two construction periods and preservation choices.
- Relationship to the sea and the immediate environment, treatment of the surroundings.
- Proposals for use, program, and restoration.

Practical conditions:

- Group of 6 students.
- Non-exhaustive documentation to be provided at the beginning of the workshop: old photographs, old plans...
- **Note: Prior authorization from the owner is required for the workshop.**
- **Possible cleaning and safety measures may be required after the interior visit.**



On-site work:

- Observation, surveys, and sketches of distant and close-up views; local resources; documentary research for analogies.
- Reflection on the surroundings and access to the city and the sea.
- Understanding the building, its condition, and recommendations for its program, restoration, and enhancement.
- Display and presentation of a summary of the initial findings to local authorities and other groups.

Address: to be confirmed (car needed to access the site)

7- ENHANCEMENT OF SEASIDE HERITAGE AND SUSTAINABLE TOURISM

Description and context :

The town of Eforie has developed haphazardly since the 1990s, and its older buildings are now badly damaged and often hidden from view. Yet it is this heritage that could restore Eforie's former appeal.

The workshop aims to identify and promote the seaside heritage of Eforie, including its preservation and enhancement. The proposal includes the creation and awarding of a "seaside heritage" label, which could eventually be extended to the entire regional coastline.

Stakes :

- Identification and preservation of the last vestiges of the seaside heritage of Eforie.
- Analogue search with other stations in the Black Sea: see possible or ongoing censuses in the other four countries.
- Awareness of the inhabitants, the town hall, the tourists to this little spectacular and unknown heritage.
- Architectural, urban and landscape knowledge base to develop an urban planning regulation to apply to future restorations and new constructions.

Practical conditions:

- Group of students from different
- Workshops (2 students per Group / 1 day or 2xsemi-days in the week), survey campaign by typology and by construction period.

On-site work:

- Observation, photos, location on the city plan, sketch of typological sheets.
- Display and expose the most emblematic examples to local authorities and other groups.

Address: [the entire town of South Eforie, cross-cutting objective of the Workshop](#)

