RECOVERY OF A BUILDING WITH RECEPTIVE TOURIST PURPOSES IN THE ANCIENT CENTER OF ZUNGOLI. THE ACTUATION PROCESS OF THE INTERVENTION PROGRAM FROM THE CITY TO THE BUILDING.

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ABSTRACT

The greater attention that today is given to the smaller historical centres stimulates the planning and the programming of instruments for their valorisation and the recovery. The idea of implanting new functions in the built structure by means of operations that, in harmony with the pre-existence, characterize also the lines of evolution and transformation of the territory, concurs to put into effect a sustainable planning both from the point of view of the environment and under the economic aspect. The actuation of these programs, starts from a detailed acquaintance of the systems and constructive techniques, and is implemented with a series of punctual recovery operations of the historical buildings, with particular attention for those that present important artistic qualities. Therefore, in actuation of a long and detailed research program, this paper presents a recovery plan of a building of the ancient centre of Zungoli, in the province of Avellino. It is one element within the total recovery plan of this beautiful mountain centre, for the realization of a receptive tourist complex involving nearly the totality of the historical centre. The paper is part of a greater research program.

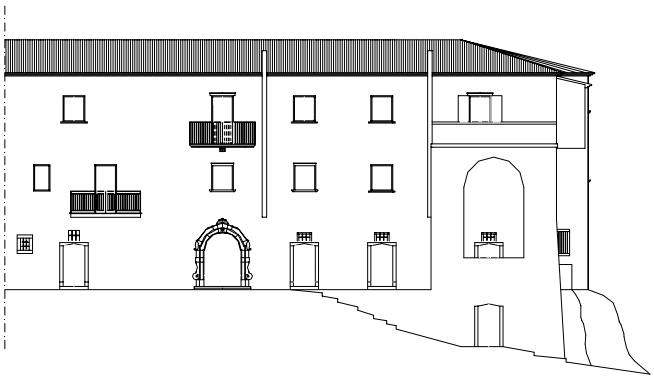
INTRODUCTION

The pilot project for the recovery of a typical residential building in the medieval town of Zungoli was born within a wider research project for the Functional Riqualification of the whole Historical centre of Zungoli. This centre hasn't seen, in the last centuries, changes in the original architectonic composition. The pilot project's aim is to show an example of optimal recovery, taking in account the urban context, the knowledge of the constructive techniques and of the materials, of the recovery technologies, but also of the tools to boost similar operations in Zungoli.

MAIN BODY

The topic of the project presented in this paper is the recovery of a residential building of prominent historical, artistic and environmental value, an ancient noble dwelling of the XVIIIth century, known as "Palazzo Giandolfi". It is a perfect example of the great potential of the town and a showcase of many of the typical problems and conditions present in the town. The building has been abandoned and is in poor static conditions, there is no technological or hygienic infrastructure.
Today is it used as a depot of craft material, but for it's favourable central position we can assume it can become, considering the new tourist aspiration of the town, as a tourist reception structure.
Within the historical centre of the town in Via Forno Vecchio, near the public foot pathways and within easy walking distance of the public roads.

Figure 1. The town of Zungoli.



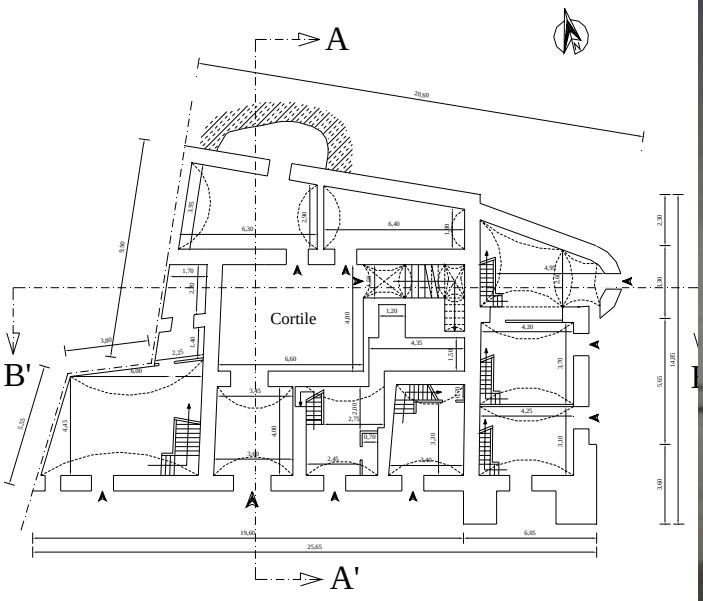


Figure 2. Side view of the castle.

After a first analysis the operations we presume will be needed are:

- Reconstruction of the roof and the last ceiling.
- Consolidation and repair of the extrados of the ceilings and the vaults where necessary.
- Demolition and reconstruction of the ruined masonry and consolidation of the damaged parts.
- Demolition of the non historical elevations.
- Creation of an elevator.
- Creation of curbs and lintels in concrete.
- Substitution of the ceilings;
- Creation of a new internal partitioning;
- Cement based plaster;
- New gutters and rianwater pipes;
- Creation of sanitary appliance, and elettrical and heating system..
- New wooden internal and external door or window frames;
- New paving and bathroom tiles.

Figure 3. Main entrance.

TECHNOLOGICAL SURVEY

Built as a noble dwelling, the building was used as a school. The typological characteristics of the structure have felt the influence of a construction completed in various times starting from the front part of the building. Made in calcareous stone masonry, it is three stories high and has a wide central court, all the internal rooms face towards it.

The front façade has just one original balcony, above the stone entrance archway, and has a series of openings without order and in part different from the original configuration. The side view presents as well chaotic positioning of the openings and volumes elevated in the last decades. The openings were transformed, as we can see from the stone windows closed on the front facade, even if it's not evident from the outside.

The internal vaults are of particular artistic and historical value, barrel vaults, cross vaults, cloister vaults, pendentive domes, all in ashlar masonry. The ceilings present today are hourdis ceilings, with steel beams and small brick vaults, the wooden trusses with king posts are the bearing elements, the secondary frame rests on them.

Figure 4. The wooden trusses

ANALYSIS OF THE DECAY

The conservation state is poor, an accurate project is necessary to return to the original splendour the structural and finish elements.
The foundation of the complex doesn't need consolidation, the walls show in various points humidity decay for the detachment of the plaster, the loss of the rainwater pipes and capillary water absorption.
These phenomenon are contained trough the reconstruction of the fallen in roof, the creation of gutter eaves and the use of waterproofing resin injected at the base of the walls. The concrete curb at roof level will need to be created on the inside of the façade walls, without interfering with or removing the characteristic and pre-existing eave frames. For structural soundness the connection of the trusses with the concrete crub will be achieved with metallic stilts.
The conservation state of the masonry presents severe lesions caused by seismic effects, static effects of the vaults and the absence of perimeter load repartitions crubs. To better the static response of the building the insertion of concrete curbs and grout mortar injections.

Figure 5. Detail of the sandstone wall

Eventual accessory elements like structural iron sections to connect ceilings and crubs are created within the walls to preserve the architectonic elements.
The outer stone elements will be cleaned with abrasive sand blast, some vegetation is present and has produced damage, it will should be removed.
Recently the building was modified and partially recovered. The modifications will be kept if they adhere to the new functional situation. Some of the internal partitions will be eliminated to restore the ample rooms with vaults. All the outer openings will be maintained as is, except some of the newer incongruent windows that may be walled.
The internal stairways that present formal and architectonic value will be recovered and preserved.
The oleo dynamic elevators are installed in a recess in the walls of the staircase.
The recovered vaults will be left completely uncovered, and some of the finishing elements will be protected with the same caution used for the structural elements.

Figure 6. Cross vaults

The internal and external plaster and paintwork, heavily damaged in some points, will be completely redone respecting the original criteria.
The paving damaged by natural infesting agents will be restored and if necessary replaced with compatible materials.

Figure 7. Paving

To obtain our goal and adapt the building as a tourist reception structure, is necessary to ponder about the operative, distributive and proportioning criteria.
The functional dimensioning of this structure depends on the final users, the type of activities, and the number of users. The functional nuclei to include within the structure are:

- area for crafts activities;
- areas of reception of the users;
- conference areas;
- cultural areas;
- area for the technical systems;
- restaurant area;
- area for community activities;

The functional activities are combined within reason for the flexibility of a complex network of systems and variable dimensions and composition of the spaces. These building typologies need a constant management because their functioning is very dynamic. Spaces and technological systems have to meet the requirements of the various norms, hygiene, safety fire prevention, and the organization has to take in

account that many of the rooms need control systems for the control of temperature and ventilation.
All the new sanitary and technological systems have been positioned so as to avoid any alteration of the original plant using when possible the existing conduits.

CONCLUSIONS

The project illustrated here is insignificant in itself, it's importance lies in it's exemplary value, as a complete showcase of the typical operation and precautions needed to regenerate and transform the whole town of Zungoli.

The approach evaluated here will be proposed for each and every abandoned building in the town as the community transforms itself.
This project is just a part of a wider coordinated intervention program aimed at the conservation of the intrinsic value of this medieval town.
Guiding the transformation with the creation, trough public involvement, of the services needed to create a sustainable occasion of growth, and, as the value of the buildings in town grows, stimulating the private citizen to maintain their property, and participate in the virtuous development process.
The town, abandoned as the importance of the agricultural production has died, will be repopulated and will live again if it's modern tourist potential will be correctly cultivated and exploited .