

POLITECNICO DI TORINO  
FIRST SCHOOL OF ARCHITECTURE  
Master of Science in Architecture Construction City  
***Honors theses***

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**SETTLEMENT PATTERNS IN THE SOUTH ZONE OF TURIN BETWEEN NINETEENTH AND TWENTIETH CENTURY. Urbanization and planning shapes through two cases study**

by Paolo Guglielmi

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This work inquires about some city's building processes that marked the South zone of Turin in the urban expansion period that extends between the end of Nineteenth Century and Sixties of Twentieth Century.

In this period, Turin's growth southwards is conditioned both by big public and private operations and by the draw of some development plans. In this frame urbanization process engages different shapes, tied to actors' strategies and to structures of land and real estate ownership. This theses watch closely these processes choosing two cases study that look like interesting because of their capacity to show different settlement patterns compared with those symbolized by planning:

- an area intended to the building of suburban houses along corso Orbassano;
- a second area that develops on via Buenos Aires axis.

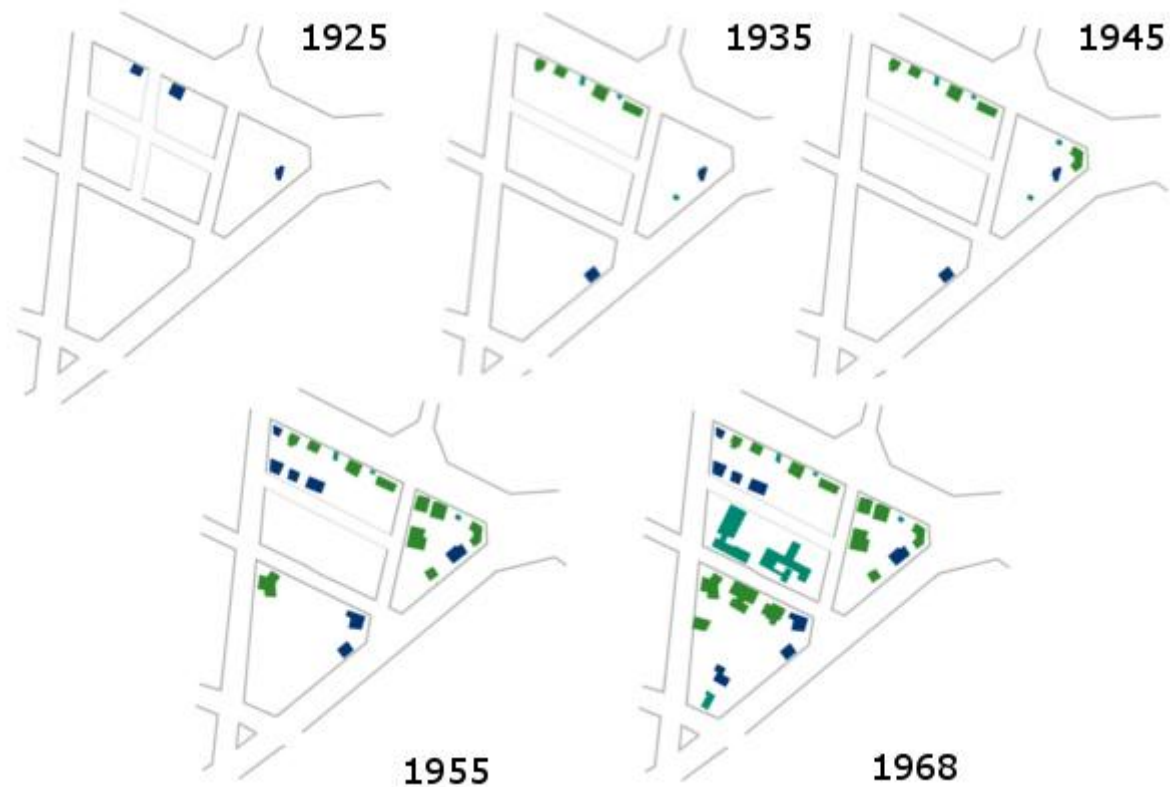
For a complete analysis, before to start the research, a chapter is dedicated to the planning of Turin, taking into account development plans coeval to the interested period.

The last phase consisted by building license analysis, that can be consulted by historic archive and by building archive, that allowed to me to compose a filing of some buildings to have a complete interpretation (fig.3).

Observing planimetries of the beginning of Twentieth Century, appears clearly the block formed of the intersection between corso Orbassano and corso Sebastopoli, triangle-shaped, with houses, green areas and inner viability.

The government's will was to address this block to suburban houses building, using as prime example "ex Piazza d'Armi". The research started with a comparison of planimetries, to define with precision the time bomb of the building process. The most reliable planimetry before 1926, is the development plan of 1908. The government find in this triangle a perfect place to house an adorned quarter for those subjects that "for peculiar requirements are forced to live in far places", needing "to model also in these areas comfortable houses". The deliberation mentions industrialists category, showing that this intervention is turning towards this category.

To analyze in detail the gradual filling of this area, aided by building archive's cards, I composed some schemes starting from 1925 until the total saturation of the area in 1965 (fig.1).

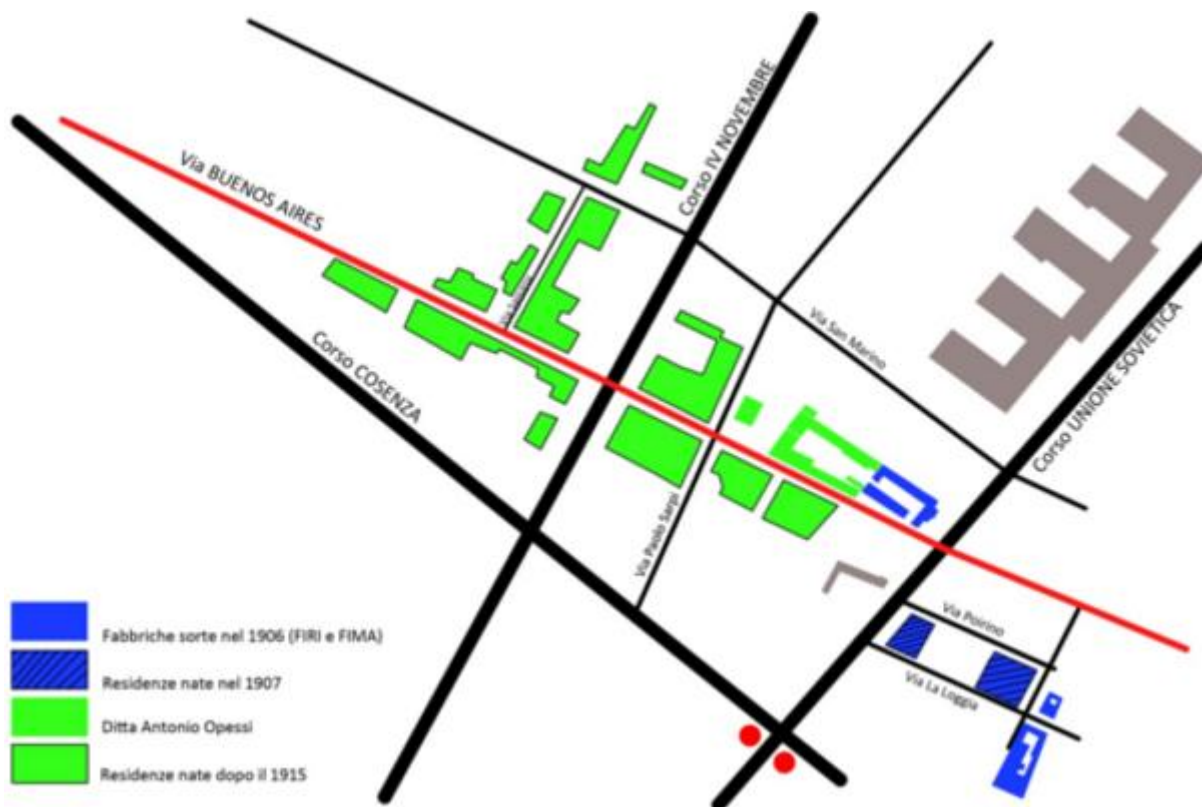


Watching planimetries of the beginning of the Twentieth Century, has born an interest towards the second area, that spreads along via Buenos Aires axis, nearby "Ospizio di carità".

The point of view most interesting (as we can see in the scheme in fig.2) is the total inversion of the settlement processes. The strengthened historiography teach us that parcels interested at first by buildings are those along big avenues, with the shorter side on the front of the street, to give the expose on the street to the major number of parcels. The filling process considers the prosecution in less precious parcel, until the total saturation of residential zoning. Because of the high number of factories, we can suppose that workmen built their houses nearby the place of work, on parcels with cheaper prices.

In this case facades of main avenues are completely ignored by building. On the contrary, secondary streets are researched by building market.

A second peculiarity is about the position of first settlements. When a city was enclosed by walls, several urban aggregated took place around it, mainly for economic benefits. These benefits are productive, industrial and commercial for out-wall villages; these villages will take the name of the nearest barriers. Also in this case we have the total inversion of theory; first villages, with houses and factories, are on the inner border of the excise duty fence.



- Fabbriche sorte nel 1906 (FIRI e FIMA)
- Residenze nate nel 1907
- Ditta Antonio Opessi
- Residenze nate dopo il 1915

DESCRIZIONE DELL'OPERA	Casaper civile abitazione a 5 piani ft	SEZIONE VERTICALE E PROSPETTO	
INDIRIZZO - NUMERO PRAT	Via Buenos Aires, 15 - 555/1914 Cat. I		
PRESENTAZIONE PRATICA	13 Maggio 1914		
PROPRIETARIO	Luigi Gariglio		
PROGETTISTA	Ing. Carlo Maggi		
IMPRESA ESECUTRICE	Lavori eseguiti da Luigi Gariglio		
DIRETTORE DEI LAVORI	Ing. Carlo Maggi		
VARIANTI / SOSPENSIONI	Il 27 maggio 1914 viene inflitta una contravvenzione al sig. Luigi Gariglio per aver intrapreso i lavori di scavo senza aver ottenuto l'autorizzazione di inizio lavori. Il 20 giugno 1914 un'ordinanza del sindaco Teofilo Rossi obbliga la sospensione immediata dei lavori. In caso di inosservanza, i lavori sarebbero stati bloccati d'ufficio a spese del proprietario.		
DATA CONCESSIONE	Il 28 luglio 1914 verrà rilasciato il permesso di costruire.	PIANTA PIANO TIPO	
TECNOLOGIA UTILIZZATA	Struttura in muratura portante, fondazioni in muratura; Solai con volte in laterizio; Facciata intonacata; Tetto in legno.		
PLANIMETRIA GENERALE			

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