

**Ivrea's Urban Structure in the XV century: the land register of 1449–1452**

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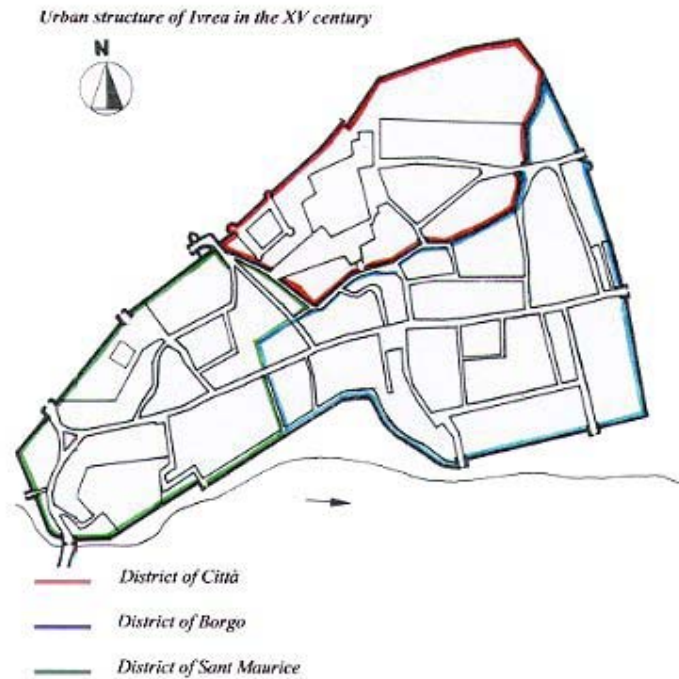
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Till now the contributions published about the origins and historical events of Ivrea didn't analyze accurately the medieval town-planning.

The Roman aged urban structure of Ivrea has partly been changed by regression stages common to all high-medieval cities and by the following urban and extra-urban extensions realized during the XII and XIII century, due to strategic-defensive reasons and orographic characteristics of the site, for the presence of the Dora Baltea river, the City lake and the hills. The location of the power seat influenced the growth of the built-up area, that expanded round three poles, i.e. the episcopal hill, the market and the ancient Saint Maurice's castle, until, toward 1300, three districts with different functions were formed. About the XIV century the growth of the town was completed by the extra-building expansion of the suburbs of Bando, Pasquerio and Ponte.

The main source of this study about Ivrea in the XV century are represented by the unpublished cadastres, kept in the Ivrea's Historical Municipal Office, and the analysis of the earliest ones compiled between 1449 and 1452. Although medieval land registers are not provided with graphic documents and are drawn up for fiscal purposes, thanks to their descriptive character they supply important information about the urban structure, the organization of the surrounding territory and extra-building suburbs and about socio-economic values of civic space. In fact they register the statements of real estate and the evaluations of resident families, outlining the declarants' social and property nature and allowing the urban and building "tissue" reconstruction.

The reconstruction and composition of the XV century blocks was realized starting from cadastral statements and assembling the contiguous properties. Then it was compared with the cartographic material available as from the XVI century. The map of 1789, the first to represent in detail the urban "tissue", allowed the evolutive analysis of building cells and urban spaces, constituting an intermediate stage between the medieval order and that outlined in the present cadastral map.



In order to reorganize the 15<sup>th</sup> century urban "tissue" a research was carried out through the Statutes and documents preceding this period. This research checked the exact location of important buildings, such as religious and power properties, possessions exempt from fiscal drawing and obligation of statement and hence mentioned only as neighbours in the land registers, because the buildings develops around them.

Following up the reconstruction of the building "tissue" and of the statement of cadastral evaluations and professional qualifications, it has been pointed out that the dislocation of socio-economic components locates urban areas according to their function. The settlement of the most important families qualifies the districts of Città and Borgo as residential zones par excellence, while the location of the market and the majority of artisan and trading activities in the Saint Maurice's district means that this area was the pole of urban economy and the residential zone of the middle class. The estimate of cadastral evaluation, that follows the statement of the properties in proportion to their dimension and location, allowed the analysis of dwelling structures and the singling out of the wealthiest families houses, distinguishing them from simple houses of middle-low classes. On the contrary the dwelling structure distribution revealed the presence of specific typologies characterizing determinate areas and the close relation between building typologies and their use, as for houses with arcades or shop, generally in the market area, pointing out their artisan-trading character.