

Chiavari (Province of Genoa, Italy) Torre Fara hotel and apartments

BUILT IN THE 1930'S AND CLOSED IN THE 1990'S,
THIS FORMER HOLIDAY RESORT IS NOW A LUXURY RESIDENCE



A change in use and skilful restoration work have enabled this jewel in the crown of rationalist architecture to be rescued after being abandoned for far too long.

The work on the former Fara holiday resort shows just how important it is to restore our modern architectural heritage. Torre Fara is a complex architecture with dynamic, expressionist and futurist elements coming together in the best traditions of rationalist style, with lines that hark back to certain projects by famous architects such as Adalberto Libera and Antonio Sant'Elia. The building is 49 m high and consists of one volume superimposed over a second volume. The lower body runs parallel to the beach and is two storeys high. The upper body rises up vertically and is a tower with nine storeys, characterised by a row of glass windows alternating with sections of masonry.

A brief history of a historic building

Located on the seafront in Chiavari, not far from Genoa (Northern Italy), this holiday resort was designed by Camillo Nardi Greco and the architect Lorenzo Castello. Construction was carried out between 1935 and 1936 and was used initially as a summer resort, after which it was used for several different purposes: a military hospital and barracks, a centre for Istrian refugees, a hotel and a primary school. It was finally closed at the end of the 1990's and left in a state of abandonment. In 2013 the structure was bought at auction by its current owners. Since then, a lengthy process took place resulting in an agreement being reached with the local authorities and a schedule to restore the building. Work got under way in 2015 and lasted more than three years. And now, inside the building there is a luxury hotel and 18 apartments, along with a bistro and lounge, a restaurant, a congress hall and an underground spa centre.

Mapei's intervention

A lot of different areas needed to be worked on throughout the structure which, after years of being left abandoned, required attentive and complex restoration. All the technical choices were decided and agreed upon together with the Local Architectural Heritage Authority and were carried out in full respect of historic construction and conservation criteria according to the building's new area of use.

Concrete repair

The first step was to prepare the substrates of the areas to be repaired by getting rid of any portions of finish and concrete that had been previously poorly anchored to the substrate using power tools and by hydro-blasting. The exposed rebar was treated with a protective coat of MAPEFER 1K, a one-component cementitious mortar with anti-rust properties.

The areas from where concrete had been removed were then integrated with MAPEGROUT T60 fibre-reinforced thixotropic mortar.



Restoration of the façades

A coat of PLANITOP HDM MAXI two-component, fibre-reinforced skimming mortar was applied over surfaces to be restored (around 7,000 m²). MAPEGRID G120 alkali-resistant glass fibre mesh was inserted between this coat and the next and then the façades were skimmed with two even, 4-5 mm tick coats of MAPETHERM ARI LIGHT one-component, lightweight cementitious mortar.

While the first coat was fresh, MAPENET 150 alkali-resistant fibre glass mesh was applied between the two coats. Once the skim coats had dried, the surface was finished off with pigmented SILANCOLOR BASE COAT siloxane undercoat followed by SILANCOLOR TONACHINO PLUS siloxane plaster on the red parts of the façade. The lighter-coloured parts were finished off with ELASTOCOLOR TONACHINO PLUS elastomeric plaster.

Work on the interior

The client required an efficient soundproofing system to reduce the noise of footsteps. Mapei Technical Services' proposal was to create floating soundproof screeds using the MAPESILENT dry soundproofing system, consisting of MAPESILENT ROLL sheets, MAPESILENT TAPE adhesive tape and MAPESILENT BAND R adhesive strip.

The product chosen to paint the internal walls was DURSILITE modified acryl resin-based washable, water-based paint after applying a coat of DURSILITE BASE COAT. And lastly, the adhesive ULTRABOND ECO S948 1K One-component, solvent-free, silylated polymer-based adhesive with very low emission level of volatile organic compounds (VOC) was used to install teak and oak flooring in the rooms of the hotel and in some of the apartments (2,000 m²), while porcelain tiles were installed with KERAFLEX MAXI S1 and joints were grouted with ULTRACOLOR PLUS.

The substrates on the terraces were waterproofed with MAPELASTIC TURBO and MAPEBAND rubber tape.



Waterproofing the terraces and swimming pool

The terraces were waterproofed with MAPELASTIC TURBO two-component, rapid-drying elastic cementitious mortar strengthened with MAPETEX SEL non-woven, macro-holed polypropylene fabric. MAPEBAND rubber tape was used to waterproof the corners between walls and floors and expansion joints. Slabs of travertine sandstone were installed using KERAFLEX MAXI S1 adhesive while joints were grouted with ULTRACOLOR PLUS. On the cornices, decorative paving with natural aggregates was installed using MAPEFLOOR BINDER 930 polyurethane binder, after waterproofing with MAPELASTIC FOUNDATION. The substrates in the outdoor swimming pool were also waterproofed with MAPELASTIC FOUNDATION two-component cementitious mortar, specific for waterproofing concrete surfaces.

Mosaic tiles were installed using ELASTORAPID adhesive. Joints were grouted with KERAPOXY DESIGN and expansion joints were sealed with MAPESIL AC.



Find out more
PLANITOP HDM MAXI

TECHNICAL DATA

Fara Tower, Chiavari (Province of Genova, Italy)
Original design: Camillo Nardi Greco and Lorenzo Castello
Period of construction: 1935-1936
Period of the intervention: 2015-2019
Intervention by Mapei: supplying products for concrete repair, restoring façades, waterproofing substrates, installing travertine, porcelain tile and wooden coverings,
Design: Enrico Pinna, Alessio Gotelli (studio Geoide), Cristina Pastor (Local Heritage Authority)

Owner: Fara Srl
Works direction and safety coordinator: Alessio Gotelli (studio Geoide)
Architectural variations: Sonia Serventi
Main contractor: Edilido srl
Mapei distributor: LegnoPro snc
Mapei coordinators: Fabrizio Calò, Davide Di Bari, Giancarlo Foresi, Giuseppe Melcangi, Roberto Checchi, Roberto Aiazzi, Mapei SpA (Italy)

MAPEI PRODUCTS:
Concrete repair: Mapefer 1K, Mapegrout T60
Structural strengthening:

Planitop HDM Maxi, Mapegrid G120, Mape-net 150
Thermal insulation: Mapetherm AR1 Light
Coating exterior walls: Silancolor Base Coat, Elastocolor Tonachino Plus, Silancolor Tonachino Plus
Building screeds: Topcem Pronto
Waterproofing substrates: Mapeband, Mape-elastic Turbo, Mape-tex Sel, Mape-elastic Foundation, Mapeproof Sweet
Creating decorative flooring: Mapefloor Binder 930
Installing and grouting travertine and porcelain

tiles: Keraflex Maxi S1
Soundproofing: Mapesilent Band R, Mapesilent Roll, Mapesilent Tape
Coating interior walls: Dursilite Base Coat, Dursilite
Installing wooden floors: Ultrabond Eco S948 1K
Bonding mosaic tiles in the pool: Elastorapid
Grouting joints: Kerapoxy Design, Ultracolor Plus
Sealing expansion joints: Mapesil AC

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