

**RIGENERAZIONE URBANA E CONSERVAZIONE  
DELLE SUPERFICI ARCHITETTONICHE:  
IL CASO DELLA GALLERIA PRINCIPE A NAPOLI**  
**URBAN REGENERATION AND CONSERVATION OF  
ARCHITECTURAL SURFACES: THE CASE OF THE GALLERIA  
PRINCIPE IN NAPLES**

DAMIANA TRECCOZZI

Politecnico di Milano, Dipartimento di Architettura e Studi urbani

damiana.treccozi@polimi.it

**Abstract.**

Back in the early 20<sup>th</sup> century the façades of the Galleria Principe in Naples, although belonging to one single, unitary project, already appeared divided into several different shades of color due to the different ownership of its parts, as stated by the architect Fausto Nicolini.

Today, after more than a century, even though a reinforced awareness of issues involved with the conservation of architectural surfaces and a growing sensitivity to their chromatic characters has been affirmed, that dissonance in color of the Galleria Principe's façades is still clearly observable, and even worsened. Such a problem, obviously not only verifiable in this specific case, nor only in Naples, is not really attributable to a sort of negligence towards specific conservation aspects, but rather to the effect – still today – of the presence of different properties and uses in this single project. Moreover, today, conservation interventions are above all affected by urban regeneration processes which often guide, sustain and justify them. Such processes strongly influence works execution priorities and time schedules, sometimes expanding them. As a result, conservation projects are fragmented and disjointed, and entrusted to ever-changing contractors and operators. This often determines, also on cities' principle architectures, quite disappointing outcomes of conservation interventions, even though founded on very thorough analytical, design and executive phases. Such consequences usually leave evident marks especially on architectural surfaces, which end up being the most evident picture of present-day conservation management dynamics.

**Keywords:** *conservation, social regeneration, architectural surfaces.*