

LE SUPERFICI STORICHE AI TEMPI DEI BONUS EDILIZI

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Abstract.

The regenerative processes, that was promoted in recent years by the State, about the private construction within urban centers in Zones A and B have emphasized how we have completely lost the relationship between the private, urban, and territorial dimension and the historical architecture.

The main instrument was the “*Bonus Facciate*”, with the purpose of "recovery or restoration of the external facade of existing buildings located in certain areas" through certain interventions to be carried out mainly in Zones A and B.

The opportunity to save money for the population has led to an uncontrolled increase in the presentation of building practices to the municipalities without any consideration for the historic urban space; it has definitively highlighted how incomplete is the current national legislation in the management of those problems and how much the conservation of historical architecture relies on plans established and adopted by each one administrations, without define national standards on all that historic building not protected by architectural constraints. The technical offices, often understaffed, do not have the possibility of judging the quality of the projects to "restore" the surfaces but only the correctness of the interventions from the point of view of the technical standards of the municipality to which they belong. These situations have provoked, especially for small municipalities, a complete transformation of the urban space with the creation of scenic backdrops that do not belong to the tradition of the place and its pluri-centennial identity, and at the same time with the creation of surfaces in which the morphology of the lexicon is completely turned upside down.

Keywords: *Architecture History; Bonus Facciate; Restoration;*