

Old mansion for modern culture.

The ruined manor became the cultural attraction of the Lithuanian province.

Type of intervention

Restoration Rehabilitation / Renovation

Concerned elements on the intervention project

- 1. Foundations and underground structures
- 2. Vertical structures
- 3. Horizontal structures and vertical connections
- 4. Roof and terraces
- 5. Façade and building envelope
- 6. Finishes and completion elements
- 7. Integrate services
- 8. General strategies for building recovery

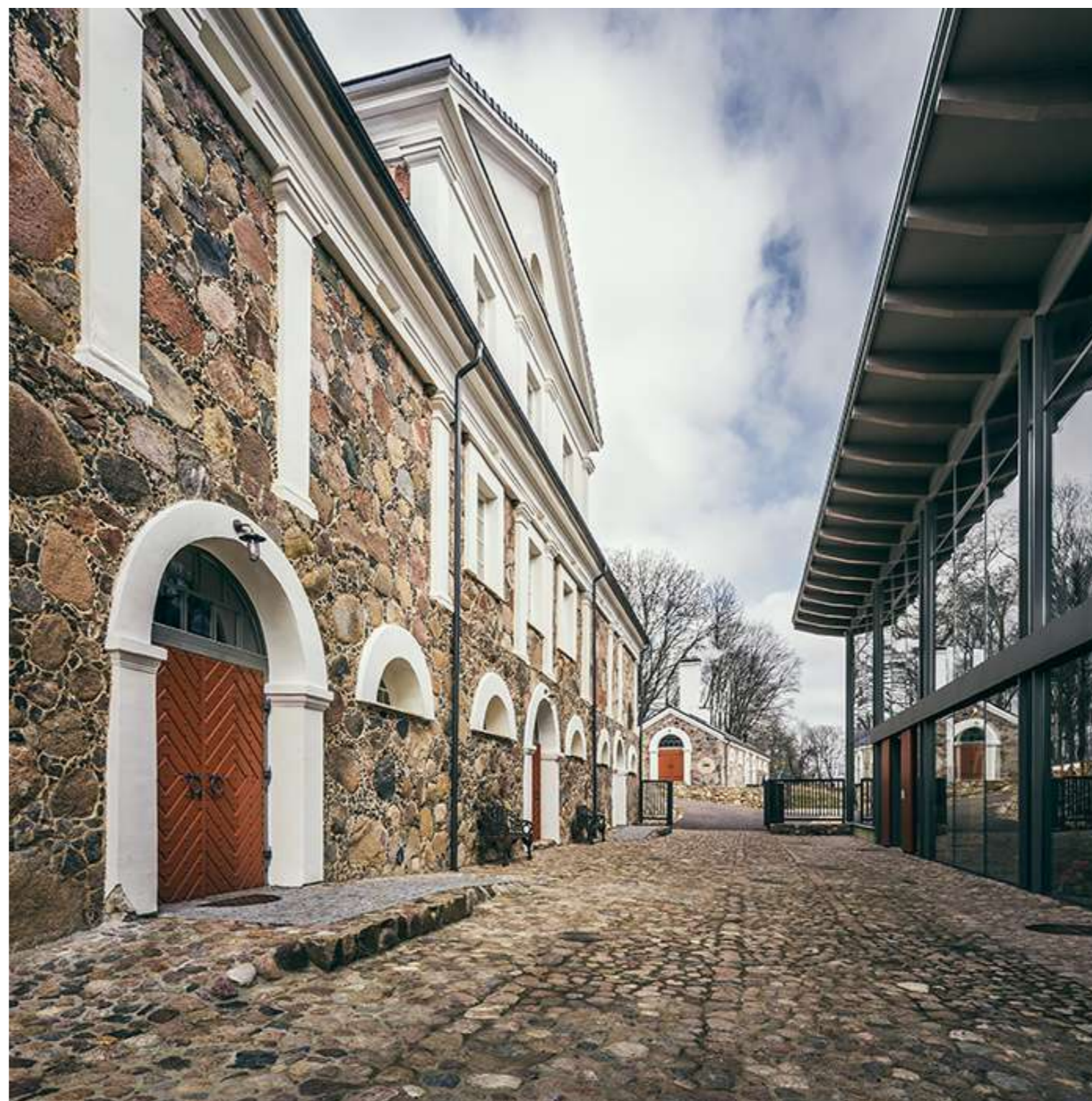
Site Paliesius village, Ignalina municipality, Lithuania

Objectives Rehabilitation and reuse of Paliesius manor.

Property

Designer Arch. D. Ferguson, J. N. Ferguson

Date 2011-2014



Background to the intervention

The ensemble of Paliesius manor homestead has been mentioned since the 17th century, and flourished in the 19th century. Manor had a large modern farm, a centre of prosperity and cultural dissemination. In the beginning of the 19th century a residential house was built. Next to it was built an uncharacteristic semicircular stable, connected to the house by a closed yard. At the end of the 19th century, the manor house was in decline, part of the manor land was divided into plots and sold to peasants. Before World War II, the manor was nationalized, and the manor buildings were taken over by the collective farm (kolchoz). Several families were accommodated in the house. The stable was equipped with collective farm cowsheds. During the Soviet time the manor's property was looted, many of the buildings abandoned and demolished. In 2002 the most valuable surviving buildings - the house and stable were included/listed in the register of immovable cultural heritage.

In 2007 the manor was acquired by a new owner. Before the start of works in 2008, the protected objects were in a very bad state, some parts seemed to be irretrievably lost.

Carefully preserving every authentic detail of the old manor, following the results of complex research and the 1903 plan of the manor lands, a project for the reconstruction and maintenance of the former manor buildings was prepared.



Fig.1: Cartographic drawing from 1903

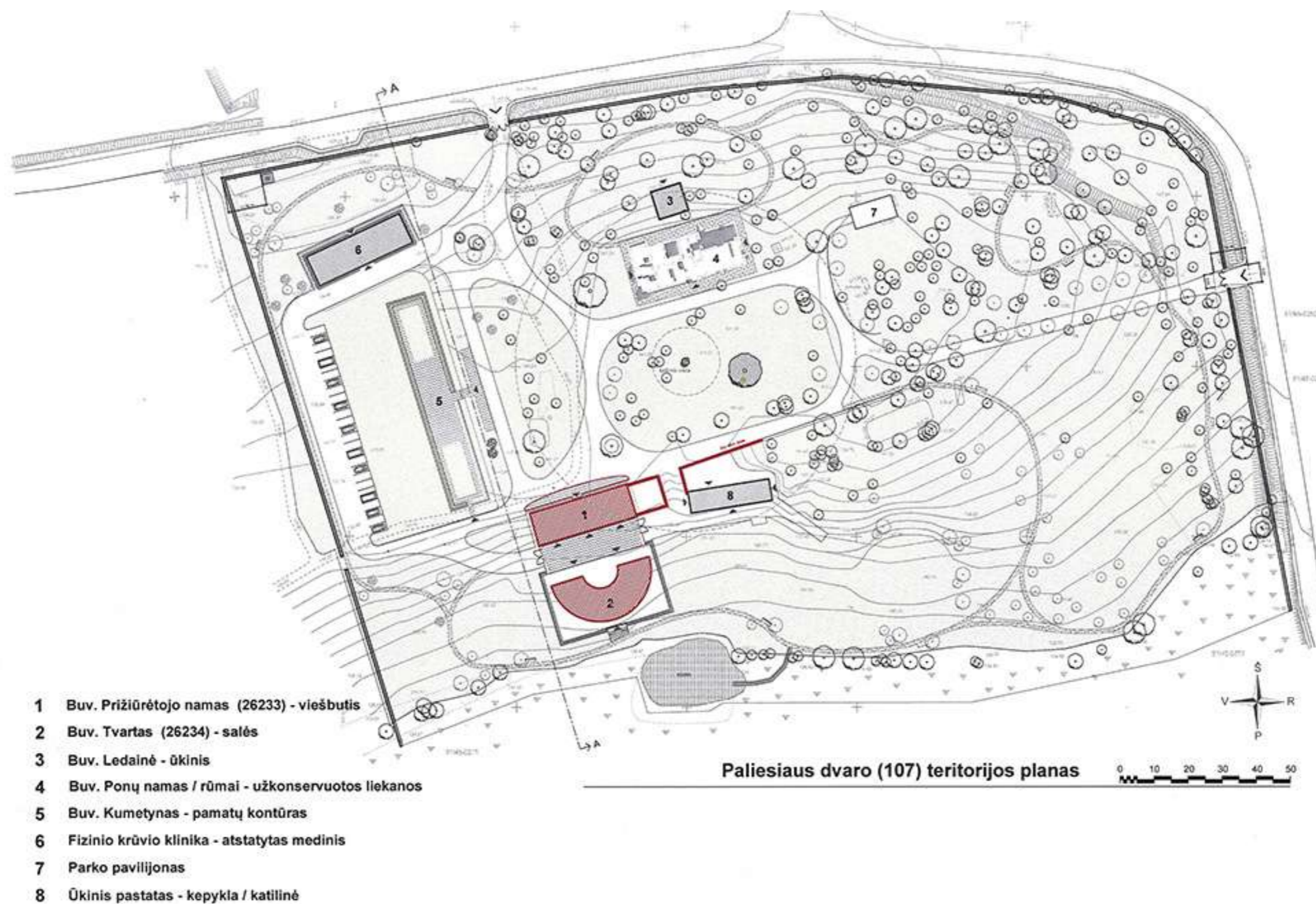


Fig.2: Location plans. Red marked supervisor's house (rectangular) and cattle barn (hemisphere).

It was chosen to preserve and exhibit the remaining authentic parts of the building as much as possible, and to solve the missing adaptation elements with new technologies, emphasizing the uniqueness of the authentic, separating the old from the new.

The main goals of the design were to maximally stabilize the collapsing structures of historic buildings, to repair the damaged masonry, fragments of the surviving wooden structures and finishes according to heritage protection technologies; to replace the lost structures of the manor period with new ones in order to maximally highlight the valuable parts of the buildings, to preserve the authentic planned structure of the premises, adapting it to the new purpose.

Description of the building

The best preserved in the manor ensemble is the house with an enclosed courtyard connected to a semicircular plan stable. Both historical buildings are functionally and visually closely connected, both were built at the same time, both - the classicist stone masonry architecture prevailing during the construction period. Buildings are connected by fences, among them there is a cozy courtyard space. Stone masonry buildings with historical features of classicism were built at the beginning of the 19th century, later at the end of the 19th century were repaired.

House volume - compact, rectangular plan, one floor with basement and mezzanine. The shape of the roof is gabled. Due to the slope of the terrain, the building on the north side sunk into the ground. In the central part of the 2-story building there were living rooms, side sections and the entire basement floor was dedicated to carriages and stables.

The barn with the house formed an inseparable ensemble. The barn was built in a very interesting shape, with curved walls, covered with a gabled roof. Gates were installed at the ends and in the middle.

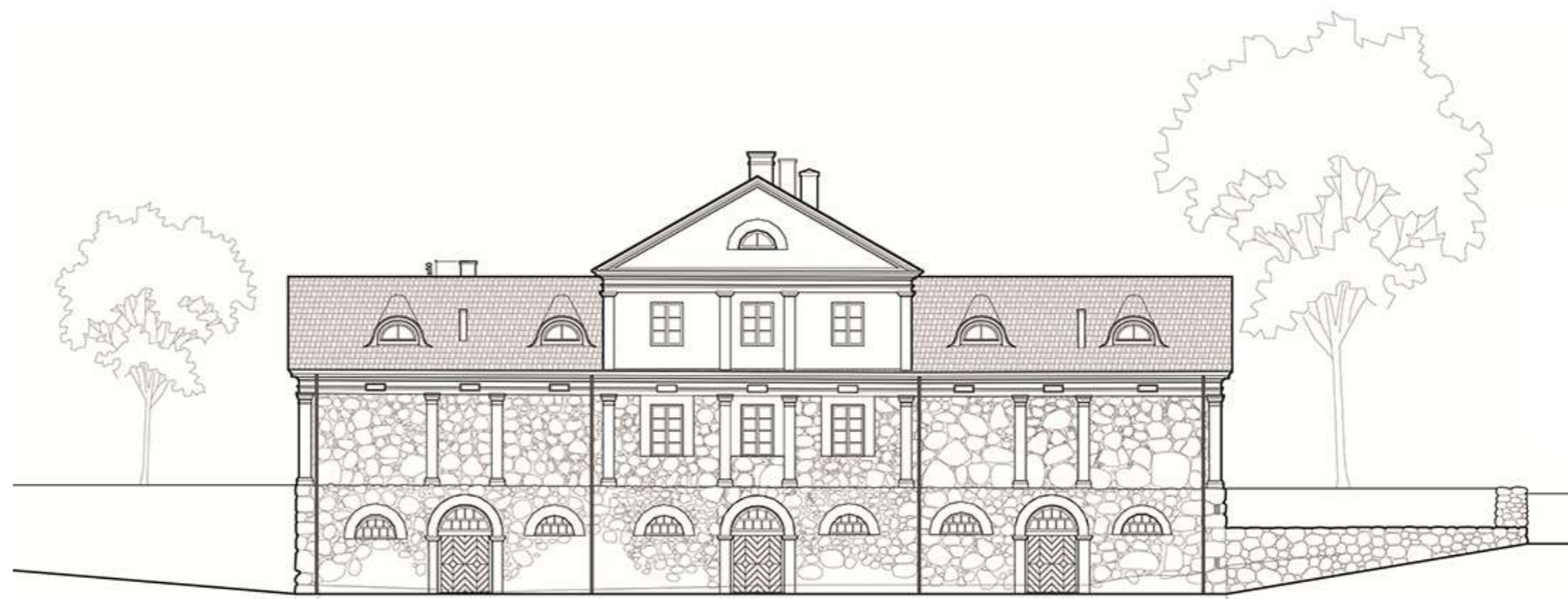


Fig.3: Main facade of supervisor's house.

The Diagnosis of the building (values and state)

Historical archaeological architectural values

The architectural value of the house consisted of: authentic surviving layout, architectural solution of the facades and constructions. Structures: stone masonry foundation with split stone filler, plastered red ceramic brick masonry details: cornices, pilasters, wooden doors, gate and window lintels with openings, remnants of vaulted feet, wooden beams, floor, rafters, roof structure, column, coverings.

The architectural values of the stable consisted of the structure of the horseshoe-shaped plan and the surviving details of authentic construction and decoration. Remaining of window and door openings with segmental lintels, fragments of cornice and plaster, stone masonry foundation, fragments of wall decor were left in the stable.

State of the structure

The condition of the house before the renovation work was in an emergency state: the collapsed part of the roof, the masonry walls were hovering on the upper floors, and large vertical cracks were visible.

The former stable reached our times without a roof, ceilings, carpentry works, only some damaged walls were left.



Fig.4: Supervisor's house and cattle barn before restoration.



Fig.5: Cattle barn before restoration.

Rehabilitation works

During the rehabilitation works, the stability of the building was ensured first of all. The stone masonry foundations (walls) were surrounded by a reinforced concrete ring along the entire outer perimeter, together with the installation of a L-shaped foundation, and a reinforced concrete slab was installed inside the building under all the basement floors. In this way, the type of foundation of the building was changed from a shallow foundation to a box foundation, the movement of the foundation on a floating clay soil was stabilized, waterproofing was installed under all foundations and at the same time all the remaining building structures were preserved.

After ensuring the stability of the building, its volume was restored, new roofs and skylights were installed. The collapsed vaults and columns have been restored on the basement floor. A flat concrete floor was installed on the collapsed side; the former column locations are marked in the floor covering. The principle applied here is when changes are made in those parts of the building where authenticity is already lost.

The composition of the facades of the house has not changed. The facades are made of large split field stones, the seams are clogged with dark split small stones, the masonry is neat and very decorative. The masonry was restored after injecting cracks and restoring the loss. Particularly plastered masonry of lintels, openings, pilasters, cornice bricks and plastered surfaces were restored. Preserved building structures and elements, restored planes of decorative masonry walls, wooden beams, ceilings, floors of wide boards (up to 40 cm). In the entrance hall after selecting the best-preserved fragment, the old ceiling technology is exhibited - the sticks are wrapped in a straw rope, placed next to each other and plastered. It has a good sound and heat insulation. The building has been adapted to new needs, new partitions have been built, and premises have been installed in the attic. The building has 9 guest rooms, a ground-floor café and a spa.



Fig.6: Interior of supervisor's house before and after renovation.



Fig.7: Facade of supervisor's house before and after restoration.

Fig.8: Exterior of supervisor's house before and after restoration.

It was decided not to restore the former volume of the "horseshoe" shape stable. Architectural solutions were determined by the very poor condition of the masonry. It would be risky to support additional loads on it, necessary to install the second both reinforcing structures to maintain them. In order to preserve the stone masonry walls maximally, the foundation was stabilized with an external contour with reinforced concrete.

After the brick masonry cornice was restored, the walls were tied with a concrete ring at the top.

Qualitatively restored surviving outdoor stone walls, brick edging, fragments of internal plaster, in their original form, are preserved under a modern wooden glass construction hood, creating optimal conditions for the protection and exhibition of a valuable building. The wooden roof construction is based on glued wood columns with metal fasteners and ties. For the architectural expression of the building envelope, a volume with a sloping roof was chosen, determined by the configuration of the relief and the remains of the historic building.

The roof descending towards the swamp is planted in the direction of the relief. In this way, the volume of the building is maximally integrated into the natural landscape, emphasizing the dominance of green space, creating a background for historical construction.



Fig.9-10: Ruins of cattle barn and supervisor's house before restoration (Left). Exposition of cattle barn's ruins after restoration (Right).



Fig.11: Cross - section of the plot relief.



Fig.12: View from a bird's eye view of supervisor's house and cattle barn.

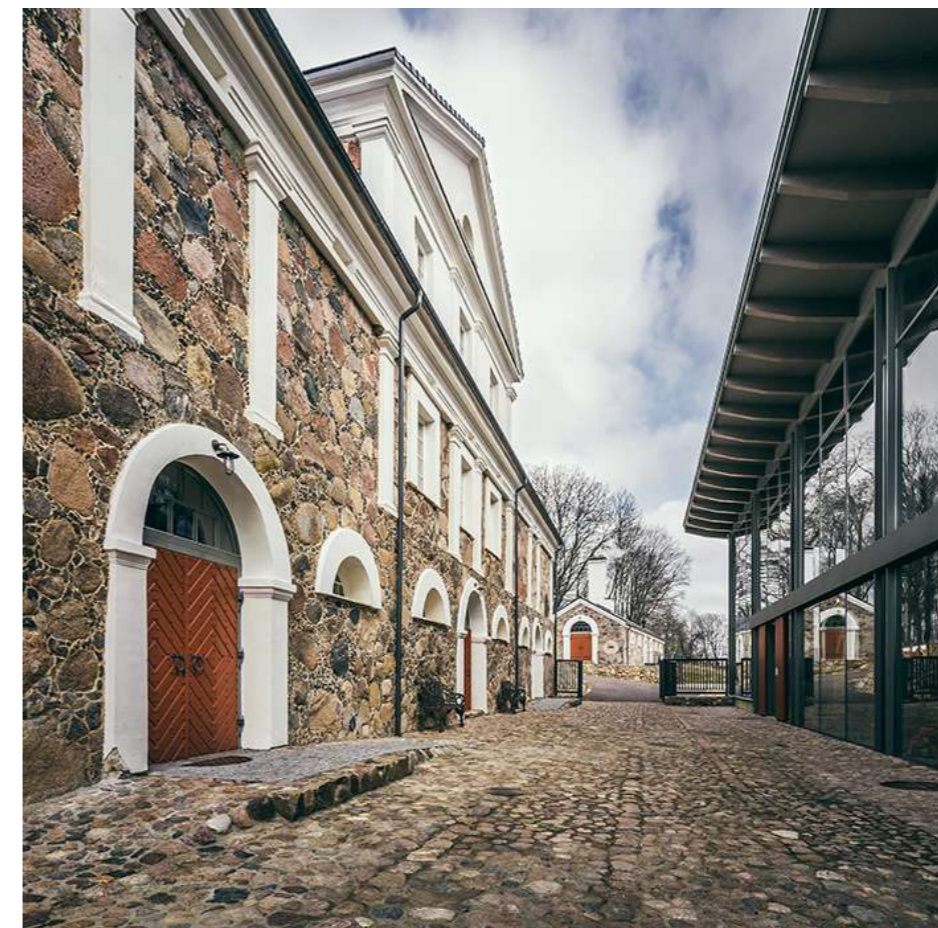


Fig.13: Space between supervisor's house and cattle barn.



Fig.14-15: Interior fragments of supervisor's house.



Fig.16: Interior fragment of cattle barn.

Assessment of the results

The restored manor house has valuable architecture functions as a cafe-restaurant, hotel, spa. The remains of the former brick barn standing on the sides was restored, surrounded by a large glass and metal structure and adapted for the hall. Various events take place in the premises of the building: conferences, concerts, exhibitions. The display of authentic old masonry in the context of new architecture has created an exceptional space, a new aesthetic quality. After repairing the cracks in the walls, thoroughly cleaning the pollutants, the masonry regained its vitality and became the most beautiful accent of the interior. The restoration and preservation of this manor, the transformation for a new purpose created the perspective of sustainable development into a higher quality local life and public recognition. The manor house became a qualitatively new part of the landscape fabric with the possibility to replenish it by restoring the lost urban structures. The homestead of the manor is going through a period of revival, active public life. New jobs have been created in the manor, local residents have been employed.

The joint work of architects, researchers, builders has been well appreciated. The object was awarded for the best restoration works in 2013-2014 and received the diploma for the implementation of new methodological solutions, complexity and innovation of rehabilitation.

References

<https://paliesiausdvaras.lt/>