



WE GIVE THE PAST
A NEW FUTURE

RESTORATIONS | RENOVATIONS | HOMES

EXPERIENCE

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The passion for beauty and good workmanship since 1986.

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**“ PAST, PRESENT AND
FUTURE TOGETHER FOR
A BETTER WORLD.**

SUSTAINABLE ARCHITECTURE AND CONSTRUCTION.

Much of the material extracted each year from the planet is used in construction. This is why sustainability is the first of our values and is likewise a central aspect in our daily practice. It is also the reason why we specialise in construction, renovation and restoration. To unite past, present and future to leave a better world for future generations.

WITH THIS QR

you can quickly visit a web address on your mobile phone. Simply take a photo through an app (such as a **BARCODE SCANNER**).

With this QR code, you can explore the new Sire Costruzioni site.



ABOUT US.

We restore buildings with passion and expertise so as to transmit to the future what has been done so well in the past.

Stefano Fani

Italian construction exploded in the 1960s, just when the **Fani and Noferini families** began to take their first steps into the industry. Their experience was concretised in the 1980, motivating the establishment of today's **Sire Costruzioni**. 35 years of history with professionalism, competence and quality of work. And above all, with the idea of leaving a clear mark for future generations.

A **passion for beauty and good workmanship** first guided the company towards conservative restorations, a specialisation that is still central to the company's strategy today. In fact, working with buildings under protection requires an **approach to the excellence** with which Sire was born and the specific skills gained over decades of experience.

For twenty years, the company has been **well-established in the Tuscan construction market**, specialising in the complete renovation of buildings to optimise their functions and enhance their profitability. All thanks to around 10 **technicians experienced** in the management of construction



“ Space, light, order. Those are the things that men need just as much as they need bread or a place to sleep.

Le Corbusier
Architect 1887–1965

sites and over 40 highly-workers specialised in continuous training. In the future we will talk about pre- and post-Covid-19. The serious crisis and the push for change stimulated Sire to continue investing in human resources and in job stabilisation. For Sire, post-Covid means **consolidating its position as a General Contractor**, innovating and integrating all the activities necessary for the development of increasingly complex and sustainable projects.



ALL DETAILS OF OUR
CERTIFICATIONS ON OUR
WEBSITE
WWW.SIRECOSTRUZIONI.IT







“ RESTORATION.

“... in no other thing is it perhaps so difficult to operate and so easy to reason as in what refers to restoration.”

Camillo Boito

Art Critic, Architect 1836–1914

CHURCH OF SAN MARCO.

Florence, Piazza San Marco

Traditional, compatible materials and methods were favoured in the restoration project, compatible with the historic structure. Recognisable interventions, where possible, are reversible and such as to be able to maintain the configuration of the roofing throughout the works. The **reconstitution of the chain-strut** took place with **new wooden prostheses**, connected by interlocking to the healthy parts of the timber of the old truss. The connection between the old section and the new section was achieved with wooden pins in azobé. Decorated cortical slabs were applied to the new wood, which **was possible to recover from the portions of wood removed**, after consolidation in situ and restoration. For the absorption of traction of considerable magnitude in the truss chain, the interlocking connection was assisted by a pair of steel tie rods. The thermal expansion of the tie rods has been compensated by a series of cup springs assembled in special containers, so as to allow the wooden chain to release stress, compatible with the resistance of the four wooden pins in azobé.



Client:

Ministry for Cultural Heritage and Activities
SBAPSAE Florence Pistoia and Prato
Ministry of the Interior
Religious Buildings Fund (FEC)



Duration of works:
7 years

On this page:
**Construction site
scaffolding installed
inside the church.**

CHURCH OF SAN MARCO.

The construction of the Church of San Marco dates back to the first half of the 14th century. Despite the transformations which the Church underwent, the shape of the rectangular hall is almost the same as the original.

The classroom, measuring about 33 metres by 17.50 metres, was covered from the outset with a roof supported by eight trusses. Today, perhaps two original trusses remain. Others have been replaced over time, especially in the 15th century.

At the end of the 17th century, a wooden false ceiling was made and hung on the chains of the trusses. After a **partial restoration in 1958**, there had been no more works on the roof of the Church, resulting on several occasions in **water infiltrations with consequent serious damage to the wooden structures** and the underlying wooden ceiling that houses the large canvas painted in 1725 by Giovanni Antonio Pucci.





**The works
lasted 7 years.**



In these photos:
Restoration of the 14th-century trusses





CHURCH OF SAN MARCO.

A survey carried out in 2002 showed that **the most serious problem was the degradation of the timber of the chain-strut**, as a result of the wood-decay fungus that had undermined the mechanical strength of the wood. Diseases of biotic origin were associated with the **problem of the undue constraint of the false ceiling on the chains**. Structural safety was strongly compromised because the chain-strut is not only for the internal connection of the truss elements but also constitutes an external constraint supporting the structure. The commitment to the project is divided into two phases: **identification of the types of intervention and execution methodologies** along with the identification of the provisional works to safely support the roofing, carry out the restorations and at the same time, allow for opening to worship of the Church. In order to replace the strut of the trusses, an alternative static configuration was used, inserting a temporary metal chain constrained at an intermediate point on the struts and having the loads migrate to the scaffolding through a system of steel pillars and beams.



THE UFFIZI LIBRARY. (EX MAGLIABECHIANA).

Florence, monumental complex of the Uffizi



Client:

Superintendence for Environmental and Architectural Heritage of Florence, Pistoia and Prato

Duration of works:

4 years

VIDEO ONLINE

RAI UNO
transmission
"MADE IN ITALY"
Federico Fazzuoli





The Magliabechiana Library was built at the behest of the librarian of Grand Duke Cosimo III who, upon his death in 1714, bequeathed his collection of 30,000 volumes and a substantial sum for the new construction.

Built in the area of the ancient theatre known as the Teatrino di Baldracca or the Teatrino della Dogana, designed by Marni and Comparini, the building was completed under the direction of Foggini in 1727 then inaugurated in 1747.

The restoration works consisted in the restoration of the original layout of the rooms in the Magliabechi environments and the restoration of the imposing consultation room. The old wooden shelves, the balcony and the large coffered ceiling have been carefully restored.

VILLA MEDICEA DI CAFAGGIOLO.

Barberino di Mugello, Via Nazionale 1



In this photo:
The state of deterioration of the roofs
before restoration



In this photo:
The villa before the restoration



It is one of the Medici villas most closely linked to the history of the Medici family, now included in the **UNESCO World Heritage** List as of 2013. The intervention concerned the complete restoration – under the direct control of the Superintendence for Environmental and Architectural Heritage of Florence, Pistoia and Prato – of the roofs of the Villa Medicea and the adjacent buildings belonging to the Borgo called Manica Lunga and Manica Corta, for a total of over 3,500 square meters.

The **restoration** carried out, being utterly conservative, covered the entire structure of the **roof** starting from the load-bearing wooden frame, with the consolidation of the ancient beams with the help of prostheses and in the case of replacement, using old recovered wood.

In this photo:

Detail of the grafting of the structure
Wood in the metal beam



The villa is listed as a World Heritage Site by UNESCO.

Client:

Marzocco Group – Cafaggiolo S.r.l.

Duration of works:

15 months





**VILLA MEDICEA DI CAFAGGIOLO.
THE HAMLET.
THE "MANICA LUNGA" AND "MANICA CORTA" BUILDINGS.**

**The restoration of
the Manica Lunga
and Manica Corta
buildings in the
village adjacent to
the Villa.**



**Over 3,500
square meters
of roofing was
restored.**

Client:

Marzocco Group – Cafaggiolo S.r.l.

Duration of works:

1 year



Lunch at the end of the roofing works



VIDEO ONLINE
Stages of the
restoration of the
roof.

The **static resistance** was improved by making a metal beam inside the perimeter walls while the insulating capacity was increased by inserting heat-insulating panels over the underlying layer of tiles.

VILLA LA PIETRA.

Florence, Via Bolognese

Historic building built around the second half of the 15th century. It is currently owned by New York University, which, in 2000, put in place a programme for restoring the villa, the important art collections contained therein and the monumental garden.



Client:
New York University
Duration of works:
15 months



On this page:
The main façade



VILLA LA PIETRA.

Florence, Via Bolognese

In these photos:
**The Limonaia
(lemon tree house)
during restoration**

**136,000 hours
of highly-
specialised work
were required
to complete the
entire restoration.**



The Villa has an area of about 4,000 square metres.

In these photos:
The monumental stair-case



The works carried out concern the internal restoration and adaptation of the installations for the building complex including the **Villa, Limonaia and part of the architectural artefacts of the monumental gardens.**

EX VITTORIO VENETO BARRACKS.

Florence, Costa San Giorgio 39

The architectural complex arising between Forte di Belvedere and the Boboli Gardens is the result of the **union of two ancient convents, that of San Giorgio alla Costa** dating back to the year 1000 and that of the Santo Spirito built at the end of the 1300s. The buildings were united at the end of the 19th century with the advent of Florence being appointed as capital of Italy, allocating the buildings to government functions. Until 1998, the buildings were the headquarters of the Caserma Vittorio Veneto and the Scuola di Applicazione di Sanità Militare.

The current **intervention**, in preparation of transforming the entire complex of over 20,000 square metres into a **luxury resort** concerns the construction (being very complex given the difficult accessibility of the sites) of a **general worksite and the complete restoration** of the **roofs and floors of the buildings of the complex** under the direct control of the Superintendence for Environmental and Architectural Heritage of Florence, Pistoia and Prato.

The **restoration** carried out, being utterly **conservative**, involves all the **structures of the roofs and floors, starting from the load-bearing wooden frame, with the consolidation of the ancient beams** with the help of prostheses and in the case of replacement, using old recovered wood.

Client:

Ponte Vecchio S.p.A.

Marzocco Investment & Development







EX VITTORIO VENETO BARRACKS.

The entire complex,
has an area of over
20,000 square metres.



TERME DI PETRIOLO.

THE WALLS.

Siena, Loc. Petriolo, municipality of Monticiano

A thermal complex, dating from the **Renaissance**, characterised by fortified stone structures and located within **the Merse Nature Reserve** between the provinces of Siena and Grosseto along the Farma river.

The intervention, coordinated by Italia Nostra, **concerns the restoration of the three watchtowers, the 15th-century wall, the inn, church and thermal baths.**

The inn has been completely stored through a thorough renovation, both of the building and installations, and will be used as a rest and refreshment point with rooms.

The north tower and the ancient walls have been carefully cleaned of weeds then reinforced **using the "suci-cuci" technique, injections of consolidating lime mortar and the insertion of roof coatings.**



Client:

UNIPOLSAI S.p.A.

Duration of works:

3 years



VIDEO ONLINE

a video chronicling the restoration



In this photo:
Before the works



In this photo:
After the works



In this photo:
Erection of scaffolding



TERME DI PETRIOLO. THE TOWER.

**The project
was
coordinated
by Italia
Nostra**

**In this photo:
The restored tower**

TERME DI PETRIOLO. THE INN.



In this photo:
Construction of the worksite road to access the walls



In this photo:
Consolidation of a vault with carbon fibre bands.

BOBOLI GARDENS.

GROTTA DEL BUONTALENTI.

Florence, Piazza Pitti



Client:

Superintendence for Environmental and
Architectural Heritage of Florence

Duration of works:

2 years and 5 months



In these photos:
The 16th-century mosaic that has been rediscovered.

One of the most scenic and famous environments of the Boboli Gardens. **Built by Bernardo Buontalenti between 1583 and 1593** on behalf of Francesco I de' Medici.

The intervention, directed by the technicians of the Superintendence, in addition to **the restoration of the walls**, uncovered the original entrance path of the grotta with the **16th-century mosaic floors**.



BOBOLI GARDENS. LIMONAIA GRANDE DI ZANOBI DEL ROSSO.

In this photo:

Batter board for the reconstruction of the moulding.



Built between 1777 and 1778 to a design by Zenobi del Rosso. **The Limonaia, with an area of about 1,000 square metres,** is still used to overwinter over 500 citrus pots from the garden.

The intervention concerned the restoration of the **cornice under the eaves of the cartouches, pilasters, belt course and moulding.**



Client:
Ministry of Cultural Heritage – Uffizi Galleries
Duration of works:
8 months

BOBOLI GARDENS. STANZONACCIO.

**Client:**

Superintendence for Environmental and Architectural Heritage for the metropolitan city of Florence and the provinces of Pistoia and Prato

Duration of works:

2 years

Large structure facing the 14th-century urban walls to the west, with a trapezoidal plan with a length of about 42 metres and a depth of 12 metres, located in the **Citrus Garden, also known as the Giardino della Lavacapo.**

The Stanzonaccio and its adjacent area were perhaps the **most degraded areas of the entire Boboli Gardens.**

The works carried out removed all internal surfaces from the building in

order to restore its original appearance, to become an exhibition pavilion for the statues removed from the Boboli Gardens to protect them from the elements.

During the internal restorations, a **stretch of walkway consisting of river pebbles in various colours was highlighted**, similar to the one shown at the entrance to the Grotta del Buontalenti.

LOGGETTA BONDI.

Florence, Horticulture Garden, Via Bolognese

Built in 1911 on the occasion of the International Exhibition of Floriculture, by the **Architect Castellucci** as an exhibition of the production of ceramics from the Manifattura di Signa by the Bondi brothers.

The intervention of Sire Costruzioni concerned the **architectural restoration** and static consolidation of the Loggetta.

In this photo:

The state of deterioration of the loggia before restoration



Client:
Municipality of Florence
Fine Arts Service

Duration of works: 12 months



In these photos:

**On the left, the Robbiana before restoration
and on the right, after the restoration.**



In these photos:
**Reconstruction of the
terracotta columns**



LOGGETTA BONDI.



The terracotta columns were recreated from a cast by the heirs of the Manifattura di Signa.

ACCADEMIA DELLE ARTI DEL DISEGNO.

Florence, Via Orsanmichele

A small Palazzo **adjacent to the church of Orsanmichele** and with a truly rich history. It is currently home to the Accademia delle Arti del Disegno – the oldest Academy of Design Arts in the world – founded by Cosimo I de' Medici.

For many years, the 14th-century building was home to the Arte dei Beccai (today a butcher shop), one of the most important arts and crafts corporations in Renaissance Florence.

Lorenzo Ghiberti, Bernardo Grandi, Donatello, Leonardo da Vinci and Michelangelo Buonarroti were enrolled at the Accademia.

The works carried out have allowed the **restoration of the ancient façade** with all its elegant elements in serene stone, restoring the important building to its former splendour.

**The oldest
Academy of
Design Arts in
the world.**

Client:

Accademia delle Arti del Disegno





PALAZZO DELLE MISSIONI.

Florence, Piazza Frescobaldi



Architectural restoration of the Arno-side façades of what was once Palazzo delle Missioni, now the Istituto Magistrale “Capponi”

Client:
Province of Florence
Duration of works:
9 months

It was the headquarters of the Ministry of the Navy during the period of Florence as its capital.



VILLA SALVIATI.

Florence, Via Bolognese

A building constructed in the second half of the 15th century, currently being restored to become the seat of the historical archives of the European Union. Sire completed the **restoration of the Limonaia and the areas facing the Grotte.**

Client:

Interregional Authority for Public Works of Tuscany and Umbria

Duration of works:

19 months



EX SCUOLA MARESCIALLI E BRIGADIERI DEI CARABINIERI.

Florence, Piazza della Stazione



Resources for the restoration came from the granting of large-scale advertising on the scaffolding.



The intervention involved the **restoration and redevelopment of all the façades of the three buildings facing Piazza della**

Stazione – part of the façades of the 14th-century Convent of Santa Maria Novella, part of the façades of the 16th-century Monastery of the Most Holy Conception and the façades of the complex built in 1939.



The works were carried out by **allowing large-scale advertising on the scaffolding and thus came at no cost to the municipal administration.**

The **restorations** carried out involved over 300 millimetres of **façades**, both plastered and in stone wall.



Client:
Municipality of Florence
Duration of works:
3 years

PALAZZO MEDICI RICCARDI.

UNDERGROUND COURTYARD OF MICHELOZZO.

Florence, Via Cavour



Client:
Metropolitan City of Florence

Duration of works:
2 years

MUSEUM OF MARBLE.



In these photos:
**Exhibition halls
after restoration**

The works carried out involved the **careful restoration and functional adaptation of the underground rooms of the Palazzo**, obtaining 3 rooms where 22 precious Roman sculptures from the classical age depicting emperors and poets, athletes and philosophers were collected.

During the restoration works, **16 wells from various eras were also found**, in which artefacts from the Roman, Medieval Renaissance and Baroque periods were found, some of which are exhibited in the new museum.

In this photo:

Detail of the kitchen



In this photo:

Bank of the Mugnone river

The intervention, carried out as part of the restoration and redevelopment project of the underground level of Palazzo Medici Riccardi, concerned the **recovery of all the underground chambers below the Cortile di Michelozzo**, to be used as a museum pathway, reconnecting to the Museo dei Marmi.

During the restoration works, **8 different historical periods have been identified, starting from the 1st century AD**, also revealing the bed where, in Roman times, the Mugnone river and a bank of the river flowed.

During the archaeological excavation, **tableware and kitchenware, amphorae for the transport of food products, bronze tools for surgical and cosmetic use were also found**. A furnace built by the Riccardi family was also found, used to increase the capacity of the kitchen for a party held in the Palazzo in 1780.

In these photos:

Finds from the excavations



In this photo:

Sepulchre from late antiquity



CASINO DELLE GUARDIE.

Florence, Cascine Park



In this photo:

Cryogenic cleaning of the ceiling of the Casino

Client:

Municipality of Florence

Duration of works:

12 months



The Casino delle Guardie **was built “for Chinese use” by Grand Duke Pietro Leopoldo in 1796** on the design of Architect Giuseppe Manetti inside the Cascine park , near the amphitheatre.

The building, abandoned for over 100 years, was in a state of serious decay but has now been **completely restored** both internally and externally under the direct control of the Fine Arts office of the Municipality of Florence.

At the same time as the Casino restoration works, **a masonry building was the construction of toilets** for visitors to the park.

PALAZZO PUBBLICO DI SIENA.

Siena, Piazza del Campo

The Palazzo Pubblico, as the seat of the municipal administration of Siena, was built in Piazza del Campo between 1297 and 1310 by the Governo dei Nove (Government of the Nine) of the Republic of Siena.

The intervention carried out concerned the **restoration of the roofs** overlooking the Piazza del Mercato and the restoration and **strengthening of the wooden structures** of the Loggione eaves.

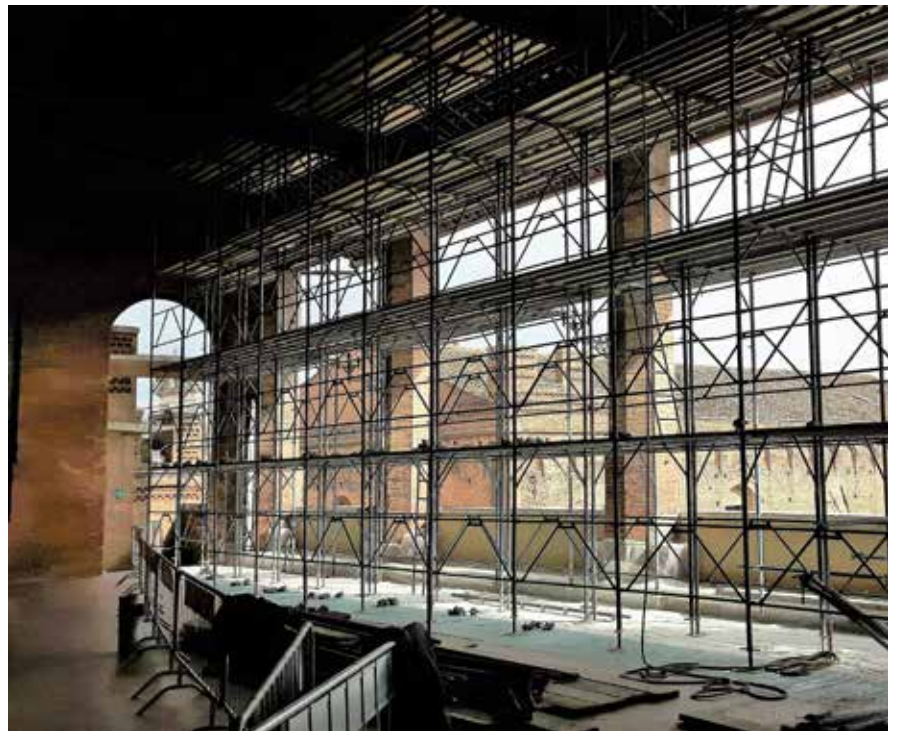
In this photo:

Phases of restoration of the loggia



In this photo:

Dismantling of the roofing





Client:
Municipality of Siena
Duration of works:
9 months



FORTE BELVEDERE.

Florence

Restoration of the façades and roof of the Palazzina di Forte Belvedere, built around 1590 by Architect Bernardo Buontalenti.

In these photos:

The Palazzina before restoration



Client:

Municipality of Florence – Fine Arts Service

Duration of works:

8 months

On this page:
**During and after
restoration.**







“ RENOVATIONS.

There are constructions of the past, various churches and buildings that are used in a different way nowadays; they've survived changing their function though: we are still using or visiting them.

This happens when a building corresponds to beauty but not to the usefulness of a certain period; anyway, beauty and poetry outlast time.

Oscar Niemeyer
Architect, 1907–2012

PALAZZO LEVI.

Florence, Piazza della Repubblica 6

Built from 1890 to 1893 based on the project of Architect Giuseppe Boccini, on the occasion of the reorganisation of the historic centre stemming from the capital of the Kingdom of Italy being transferred from Turin to Florence. The works carried out, over an area of over 6,000 square metres, involved the overall renovation and distributive and functional reorganisation of the interiors along with the restoration of the external facings and roofs.

Client:
FONDIARIA – SAI S.p.A.

**The renovation
involved an area of
over 6,000 square
meters of works.**



Duration of works:
3 years

In these photos:
The entrance to the building



In these photos: **details of the offices**

VILLA DI VITIGLIANO

Greve in Chianti, Loc. Vitigliano



A historic village dating back to the 15th century, owned by the ancient Florentine family of Da Verrazzano until 1936. The building complex of the walkable surface covering over **5,500 square meters** extends within the Villa Gentilizia, various annexes, functional to the agricultural activities and incorporating an **ancient chapel** and a **farmhouse with a dovecote**. The current property has undergone major renovations to use the entire hamlet as a **high-end hotel**.

**Over 5,500
square
metres of
floor space.**

Client:
Villa di Vitigliano S.r.l.
Duration of works:
4 years



In these photos:
**Consolidation
phases of the past
with carbon fibres**

VILLA DI VITIGLIANO.



In these photos:
The theatre

In this photo:
Site management



Lasting over 4 years, the **building works carried out** concerned the **seismic adaptation** of the buildings, the **restoration of the most valuable works**, along with a **total functional restoration of all premises to adapt them to the new accommodation usage**.

The works also covered the **external areas**, with the construction of a piazza paved in terracotta, walkways and stone benches.



In this photo:
Coring through masonry



In this photo:
Steel portal



In this photo:
La Serra (The Greenhouse) set to be used for reception





VILLA DI VITIGLIANO.

**The façade
of the villa
during
restoration
works**



Tree planting



**Construction
of the piazza
in terracotta,
the walkways
and stone
benches.**

RESTORATION OF FOUR "FACTORIES" OF ARCHITECT GIUSEPPE POGGI REAL ESTATE IN PIAZZA LIBERTÀ

**Florence,
Piazza della Libertà
1, 6, 13 and 14-15-16**

To mark the capital of the Kingdom of Italy being moved to Florence, Architect Giuseppe Poggi was commissioned, among other things, to create a new piazza in the existing open space around **Porta San Gallo**. Between **1865 and 1875**, Poggi created the new elliptical-shaped square with similarly-stylistic buildings, characterised by classic-style arcades. The **restoration**, carried out at various times between **2003 and 2018**, covered four of the six buildings built by Poggi. Number **6** became the **historic headquarters of Fondiaria Assicurazioni** while the other buildings were used for **residences and commercial activities**.

Over 4,500 square meters of roofing was restored

Over 8,500 square meters of façades was restored



Client:

Fondiaria Assicurazioni - Fondiaria Sai
UNIPOLSAI Assicurazioni S.p.A.

CT POGGI RTÀ.



Duration of works:
15 years

PIAZZA LIBERTÀ PROPERTIES. NO. 1.



Duration of works:
8 months

The **restoration** and redevelopment works concerned **all roofing for the four buildings**, the richly moulded external façades and the porticoes, with their columns and stone flooring.

NO. 14-15-16.



Duration of works:
12 months

Client:

Fondiaria Assicurazioni - Fondiarai Sai
UNIPOLSAI Assicurazioni S.p.A.







PIAZZA LIBERTÀ PROPERTIES. NO. 6.

Client:

Fondiaria Assicurazioni - Fondiaria Sai
UNIPOLSAI Assicurazioni S.p.A.

Duration of works:

14 months

The historic headquarters of Fondiaria Assicurazioni.

For **Number 6**, a **complete redevelopment** and internal subdivision was likewise completed to obtain the fire prevention certificate and the execution of numerous **functional adaptation works**.



In this photo:
Consolidation of the vaults of the loggia with the insertion of carbon fibre strips

PIAZZA LIBERTÀ PROPERTIES. NO. 6.



In these photos:
**Consolidation of elements in
pietraforte (a type of Italian sandstone)**



In these photos:
**The façades of Piazza della Libertà
and Via Lorenzo il Magnifico**



Client:
Fondiaria Assicurazioni - Fondiaria Sai
UNIPOLSAI Assicurazioni S.p.A.

PIAZZA LIBERTÀ PROPERTIES. NO. 13.



Duration of works:
13 months



VILLA I TATTI.

Fiesole, Via di Vincigliata 26



5 days for the assembly of the laminated wood structure of the roof.

Client:
Villa I Tatti
Harvard University





One of the most interesting historical houses of the 20th century, with an important art collection within.

For over 60 years, it was the home of the famous critic and historian Bernard Berenson. Upon his death in 1959, the Villa was bequeathed to Harvard University, in 1961 becoming the Harvard University Center for Italian Renaissance Studies.

The **works** involved the **construction of a new building** designed by Architect

Charles Brickbauer, named the "Deborah Loeb Brice Loggiato". This new **masonry building was built across two floors extending over 600 square metres**, used as a **conference and study room for researchers**, perfectly integrated into the Villa complex.

During construction of the building, the recovery of some artefacts in the garden and the **external restoration of the library building** were also carried out.



Duration of works:
3 years

VILLA I TATTI.



The project
is by star
Architect
Charles
Brickbauer



In this photo:
The roofing of the new building



Client:
FONDIARIA - SAI
S.p.A.
Duration of works:
4 years

In this photo:
**Construction of the
access ramp to the
underground garage**

REVENUE AND COLLECTIONS AGENCY



Florence, Viale Matteotti 14-18

The intervention carried out on a built-up area of over **5,300 square metres**, concerned the overall renovation with the distributive and functional reorganisation of the interiors for directional use and the **restoration of the external façades and roofing**, along with the construction of an **underground garage for 25 parking spaces at the rear** and the **total recovery of the rear building**.

In this photo:
Consolidation of the masonry with lime mortar injections



In this photo:
The internal annex after renovation.

ITALIAN REVENUE AND COLLECTIONS AGENCY



Over 5,300 square metres of surface area has been renovated.

VILLA VITTORIA.

Florence, Viale Matteotti 4

Large building of considerable architectural value built at the time when Florence was the capital of Italy, around **1870**. The property forms an integral part of the Villa Donatello healthcare centre and has been used as **an outpatient unit in the heart of the city**.

The major renovation works, carried out over an area of almost **3,000 square metres**, have restored the **building's external appearance and its layout to its former glory**, yet the interior has been transformed into a **state-of-the-art hospital and outpatient facility**.

In this photo:
Before the renovation works

Client:
Villa Donatello S.p.A.
Duration of works:
15 months



“

083





In this photo:
**Construction of the
external porphyry
floor**



VILLA VITTORIA.



In this photo:
Access to the operating rooms

TENUTA AGRICOLA DI MOTECORONA

Umbertide (PG), Via Nazionale 1





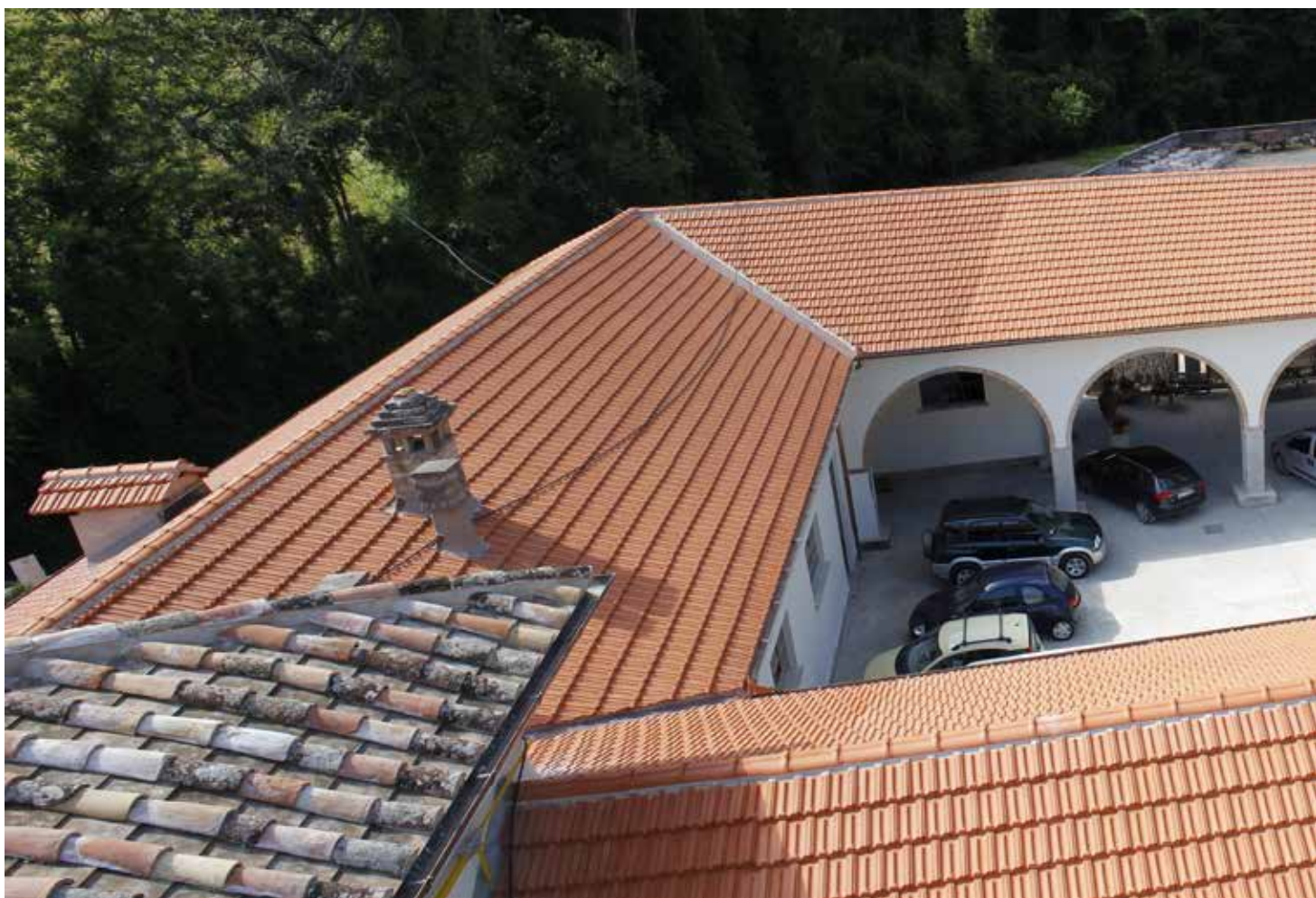
Azienda Agricola Montecorona, with its Badia (Abbey) and an ancient Camaldoli Hermitage, stands as one of the most important agricultural estates in its area.

The intervention concerned the structural overhaul of over **3,000 square metres** of roofing with a wooden supporting structure and the **restoration of all external façades** of the numerous buildings that make up the complex dedicated to agricultural and reception activities.

**Over 3,000
square metres of
roofing restored**

Client:
SAI AGRICOLA S.p.A.
Duration of works:
13 months







TENUTA AGRICOLA DI MOTECORONA



**Detail of the
roofing and
façades of
the internal
courtyards**



SHOPPING CENTRE “LA MAGNOLIA”.

Sesto Fiorentino, Via Lucchese



Renovation plus the functional and system adaptation of the tertiary building complex, of the covered area extending approximately **2,700 square metres**, for the construction of a medium-scale shopping centre.

In this photo:
The property before the works



Client:
Edilizia Mensola S.p.A.
Duration of works:
16 months

HOTEL VILLA FIESOLE.

Fiesole (Florence), Via Beato Angelico

Renovation of 19th-century Villa
and **restoration of old greenhouses**
for the construction of a **4-star**
hotel with 32 rooms plus services
and **outdoor parking.**



Client:
Park Hotel Fiesole S.r.l.
Duration of works:
2 years and 3 months

RICHARD GINORI

CERAMICS MUSEUM

Sesto Fiorentino



Client:
Richard-Ginori

Duration of works:
6 months



A museum that safeguards the **historic production of majolica** and porcelain from the Manifattura di Doccia, since its foundation in 1737.

The intervention concerned the **complete renovation of the exhibition rooms**.



VILLA SASSETTI.

Florence, Via Bolognese



A construction with the main building dating back to the **late-14th century**, with subsequent 15th-century interventions. The current exterior dates back to the early **1600s** and is the work of architects Fernando Ruggieri and Carlo Fontana.

Currently, the Villa is used by the owners as a **conference centre**.

The **interventions** carried out on the property concerned **internal and external restoration, structural consolidation, redistribution of the spaces and adaptation of the installations**.



Client:
New York University
Duration of works:
14 months

VILLA NATALIA.

Florence, Via Bolognese

Villa dating back to the **19th century**.
Currently, the space is used as the
university teaching headquarters
of the activities of the New York
University.

The works concerned the **restoration
of the façades and roofing**, a **static
consolidation of the building** and
the **functional and adaptation of the
installations of the interiors**.



Client:
New York University

Duration of works:
11 months

HOTEL SAN GALLO PALACE.

Florence, Via Lorenzo Il Magnifico



Renovation and amalgamation of two early-1900s buildings for the construction of a new hotel, categorised as 4-star superior, with **56 rooms plus meeting rooms and services.**



Client:
FONDIARIA - SAI S.p.A.
Duration of works:
18 months

HOTEL ATHENAEUM.

Florence, Via Cavour

Renovation and functional adaptation of a former school from the 1970s for the construction of a new 4-star superior hotel, with **60 rooms plus meeting rooms, fitness rooms, restaurant and other services.**



Client:
FONDIARIA - SAI S.p.A.
Duration of works:
14 months

PALAZZO ALTOVITI SANGALLETTI.

Florence, Via de' Tornabuoni



The Gran Caffè Doney was located in this building

The current appearance and texture of the building are due to a reorganisation carried out in **1827** by Architect Giovan Battista Silvestri.

The Palazzo is famous for having hosted the Gran Caffè Doney, a meeting place for the "bella società" during the period when Florence was the capital.

The works carried out allowed for the **complete restoration of the articulated main façade** on Via dei Tornabuoni.

Client:
Gianluca Mosiici

Duration of works:
8 months







“ HOMES.

**Quality means doing it
right, even when no-one is
looking.**

Henry Ford
Entrepreneur, 1863–1947

REPUBBLICA LUXURY OPEN SPACE.

Florence, Palazzo Levi, Piazza della Repubblica



Client:
Fondiarai Sai S.p.A.
Duration of works:
12 months



Project:
Pierattelli Architetture



Four Suites, at 50 square meters each, obtained from unused service rooms **in the attic**, during the restoration and functional adaptation of Palazzo Levi.

Designed by the Studio Pierattelli Architetture, the **renovation** has allowed the spaces to be redefined, concentrating all functions into small spaces, **obtaining four units with the highest level of finish.**

The building is currently part of the **Domux Home** accommodation chain.



PALAZZO CALZAIUOLI.

Florence, Via Calzaiuoli 3



Client:
Calzaiuoli Real Estate S.r.l.
Duration of works:
2 years

Photo by:
Andrea Taschin



A building constructed at the **end of the 19th century** on the corner of Via dei Calzaiuoli and Via Orsanmichele, in the heart of **Florence's historic centre**, a stone's throw from Piazza della Signoria and adjacent to the Church of Orsanmichele.

Over time, the Palazzo had been **transformed into offices**, calling for an extensive and complex renovation to restore its **original 19th-century layout**.

With the **renovation**, 11 residences have been built on the last three floors, with an area of 70 to 160 square meters, as well as a high-level Bed & Breakfast with eight rooms and executive offices on the first floor.

In this photo:

The façade in Piazza dei Tre Re
Photo by: Francesco Bedini





PALAZZO CALZAIUOLI.

Florence, Via Calzaiuoli 3

Interior design
Arcabi Associates

Project:
Studio Passaleva

**Over three floors,
11 residences
have been built,
with an area of
70 to 160 square
meters**



A total
surface area
of 1,700
square
metres.



In total, the renovation works covered an area of over **1,700 square metres**. The finishes used are all of a high-quality level, with a concept design studied down to the last detail.

VILLINO MANIN.

Viareggio, Viale Manin 12



Client:
Fondiarla Sai S.p.A.
Duration of works:
12 months

Project:
Studio Areoart



Elegant villa of over **500 square metres** Built in the early 20th century along the Viareggio promenade.

The **renovation** carried out to high quality standards of finish concerned the **structural adaptation of the building and the complete internal renovation**, profoundly modifying the distribution of the premises to obtain **12 rooms, of which 3 are Suites, and 12 bathrooms, all finished in Carrara marble, as well as living and service spaces.**

Externally, the garden of over 300 square metres has been **completely restored**, with the adjoining service rooms, constructing an **elegant stone-lined swimming pool.**

The building is currently part of the **Domux Home** accommodation chain.



VILLINO MANIN.



Above:
The swimming pool stairs
on the right
Laying the lawn



“





TORRE LORENA.

24 luxury
apartments

***Florence, Via Pier
Luigi da Palestrina***

Construction of a residential building consisting of 24 apartments, with fine finishes, as well as commercial funds and garages, built following the demolition of old industrial buildings.



Client:
Edilizia Montemario S.r.l.
Duration of works:
9 months

RESIDENTIAL COMPLEX EUROPAE DOMUS.

Florence, Via Crocifisso del Lume

The intervention concerned the **total construction and system renovation** of what was once **a farm building complex** dating back to the 20th century, with its surface area being split to obtain 6 residences with fine finishes and a management unit, all with high energy efficiency, **complete with outdoor spaces for parking and green appurtenances.**



Client:

Europae Domus Soc. Cooperativa Edificatrice

Duration of works:

14 months



EUROPAE DOMUS.



In these photos:
The restored building complex



RESIDENTIAL COMPLEX **VILLA MAGNA RESIDENCE.**

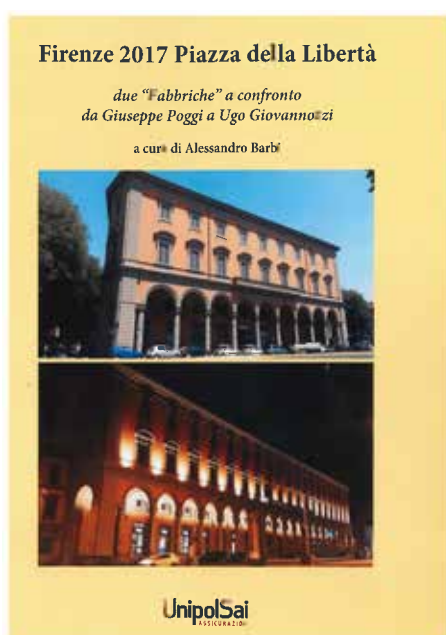
Bagno a Ripoli (Florence), Via del Roseto

Construction of a prestigious residential building complex, consisting of 20 apartments plus outbuildings.



Client:
Villa Magna Residence S.r.l.
Duration of works:
18 months

PUBLICATIONS



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NOTES

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