



DEMOCRITUS UNIVERSITY OF THRACE
SCHOOL OF ENGINEERING
DEPARTMENT OF ARCHITECTURAL ENGINEERING

SUPERVISOR: Anastasia Kapandriti, Assistant Professor
SECOND MEMBER: Nikolaos Thomas, Assistant Professor
THIRD MEMBER: Eirini - Chara Tsetine, Adjunct Professor

Thesis Project
Marianna Bartrick Krana

*Analysis - Documentation and usage proposal of
supporting buildings in historical industrial complexes:
The Headquarters building of the Glenn
Tobacco Warehouse in Xanthi*



Abstract

The present thesis attempts to investigate and present the case of the “Glenn Tobacco Warehouse Office Building” in the town of Xanthi, Greece. The main topic of the thesis is the study of restoration and reuse of the building mentioned above.

The thesis is organised in two parts. Part A presents the analysis and documentation of the existing condition of the building, while Part B describes the architectural proposals for the framework of its new purpose, as well as the interventions of its structural restoration.

The analysis and documentation of the existing condition started with the field visits. From the two visits that were carried out, it was obvious that wild and uncontrolled greenery in addition to structural damage of the building's elements, make the establishment inaccessible, imposing great safety risks. The property that is being studied is located in the area of the tobacco warehouses in Xanthi, on Kapnergaton Street. It was built in 1925 by the American company Glenn Tobacco Company and the total area of the plot is 13,750 m². It is a prime example of neoclassicism with influences from central Europe. What sets this particular building apart, is the choice of its construction materials, compared to other tobacco warehouses in the area, since materials such as the reinforced concrete that were used, revolutionised the way of building of the time in the Xanthi region.

During the investigation of the building the following procedures took place: geometric documentation was completed followed by drawings depicting the current situation. Next, the changes and alterations that took place in different periods were determined and the distinguishing architectural features were analysed. Finally, a documentation of the construction logic that defines the building as well as the damage caused by the passage of time was carried out. It is worth mentioning that the uses of the building as offices and a tobacco warehouse, are expressed in the interior of its levels both in terms of form and typology and at the same time, important differences also concern the construction structure of the two sections.

After completing the analysis and documentation of the existing situation, all the data were evaluated and the conclusions drawn were used as guidelines for the next phase, in the new context of the building's operation.

The proposal for the new usage is about the construction of a Hostel, due to the lack and need of a similar use in the city of Xanthi, which was considered compatible and mild while it is possible to harmoniously integrate it into this historic building. In addition, a private café/bar will be placed on the ground floor that can accommodate not only the tenants, but also the residents of Xanthi. At the same time, the public character and the daily life in its premises are important elements of the further development of the building, which is why a special study of the exterior space was carried out, for the hosting of cultural events of wider interest.

The architectural proposal aims to highlight the architectural value of the building, which is related to issues of morphology, typology and the historicity of the area.



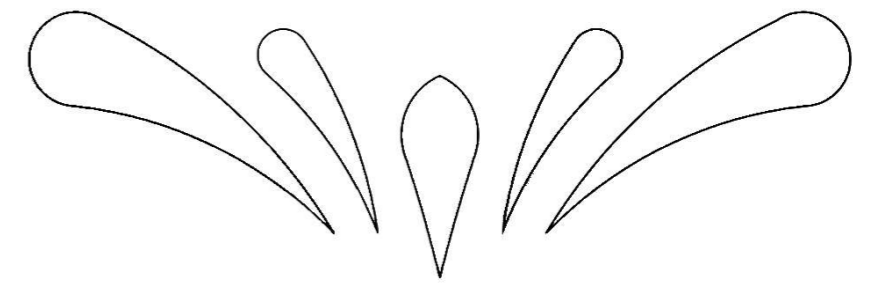
*Picture 1: Study plot in 1919. In this area Bulgarian and German aircrafts used to land.
Source: Mavridis D.A.*



*Picture 1: Glenn tobacco warehouse.
Source: Tefronidis Tasos*



*Picture 1: Design building for the Glenn tobacco warehouse.
Source: Tefronidis Tasos*



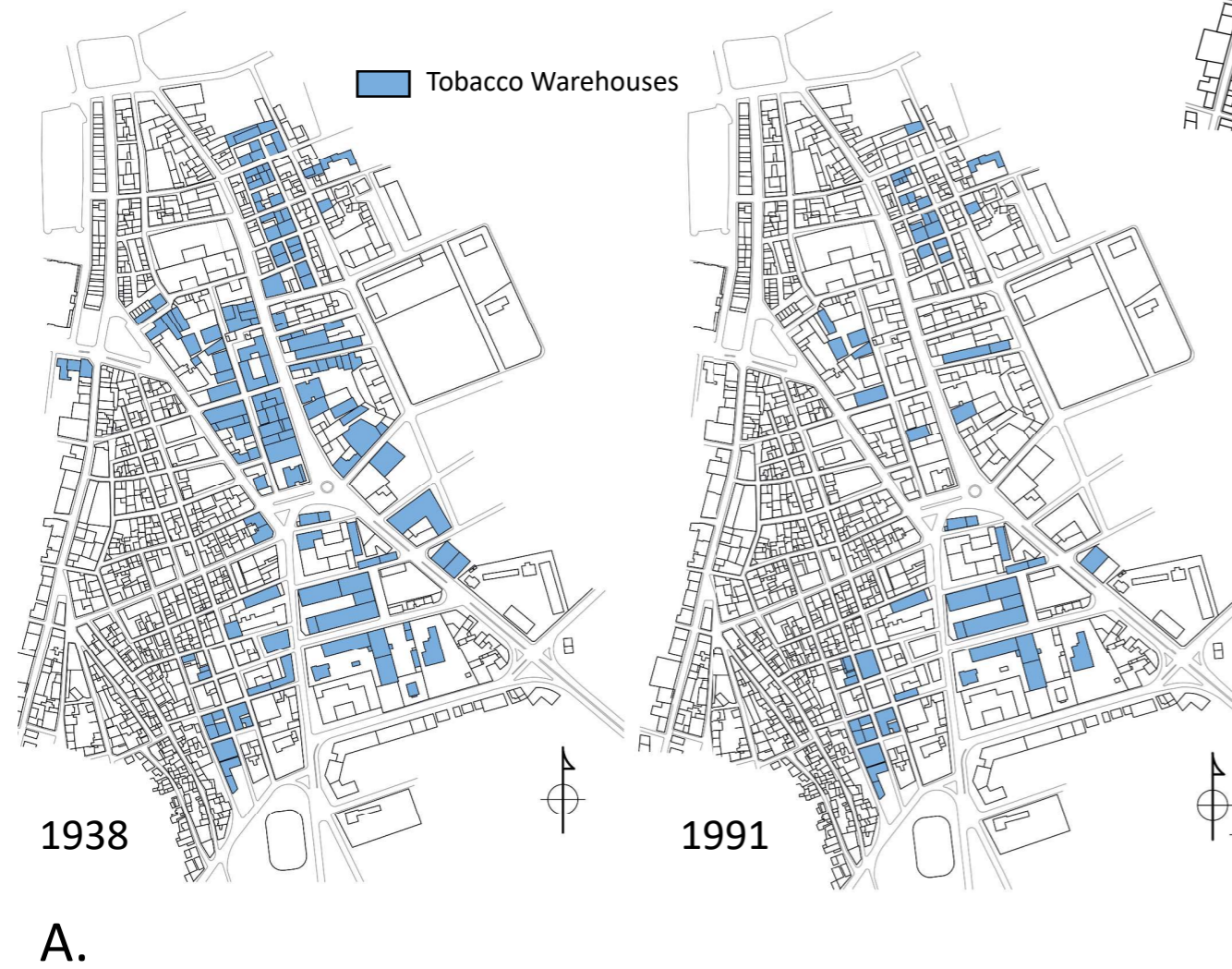
Maps of Xanthi

A. The demolition of tobacco warehouses during the years

B. The current situation of the tobacco warehouses

C. The building floors

D. The construction date



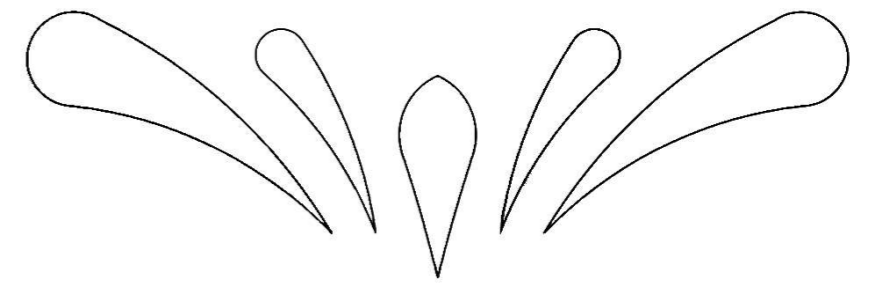
In use
Abandoned
New building



One or two
Three
Four or more

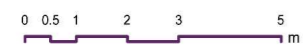


1860-1920
1920-1950
1950-1980
1995-until now
The under study office building

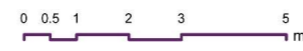




Δυτική όψη



Νότια όψη

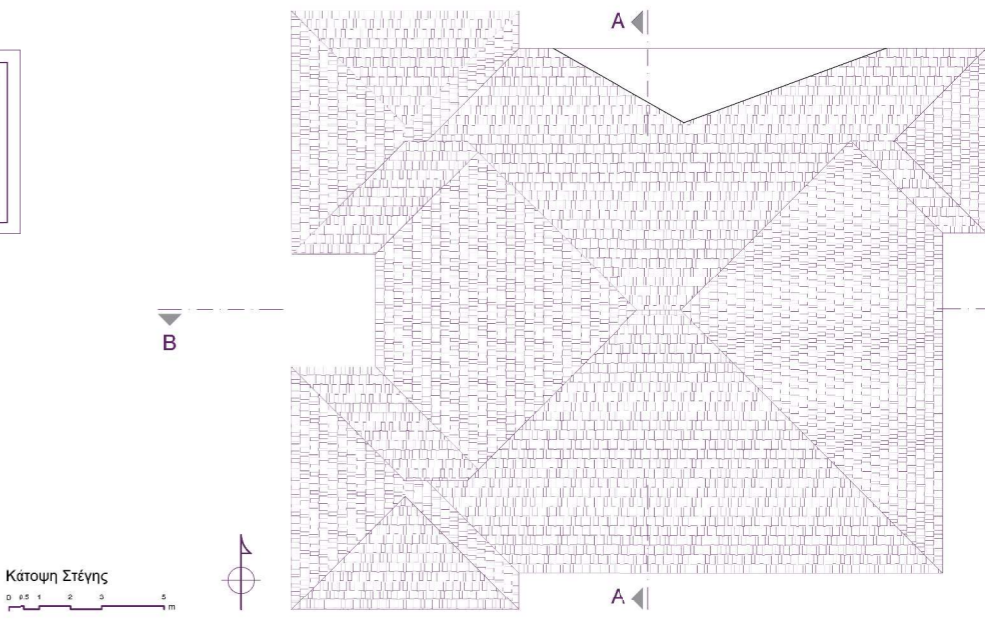
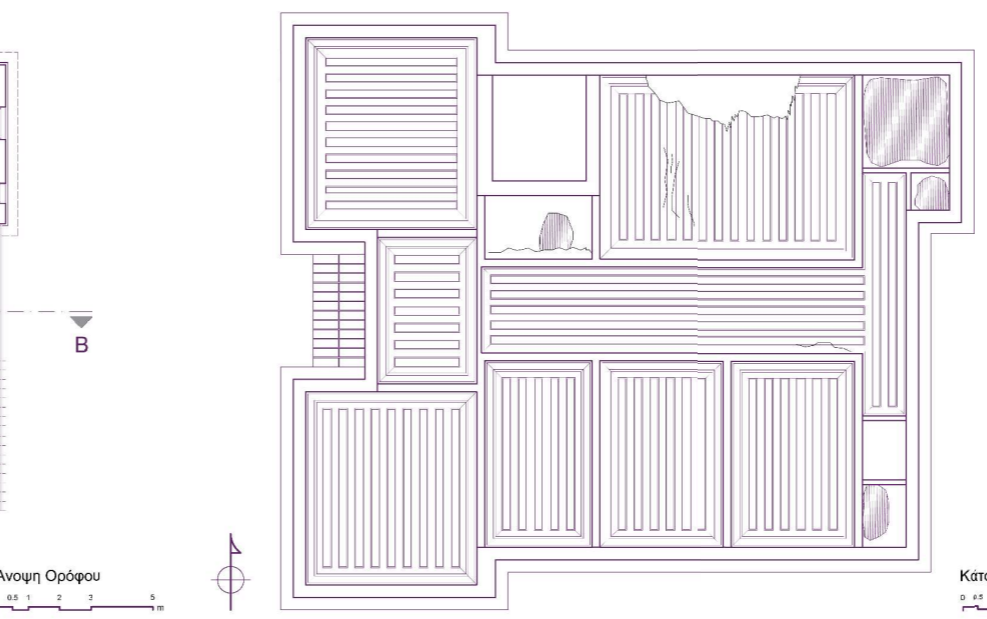
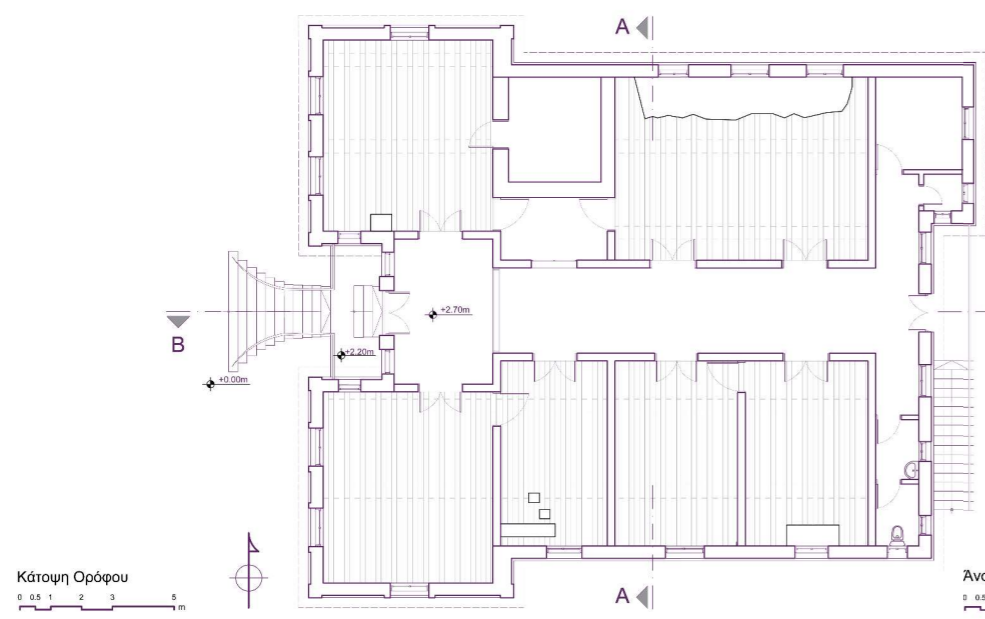
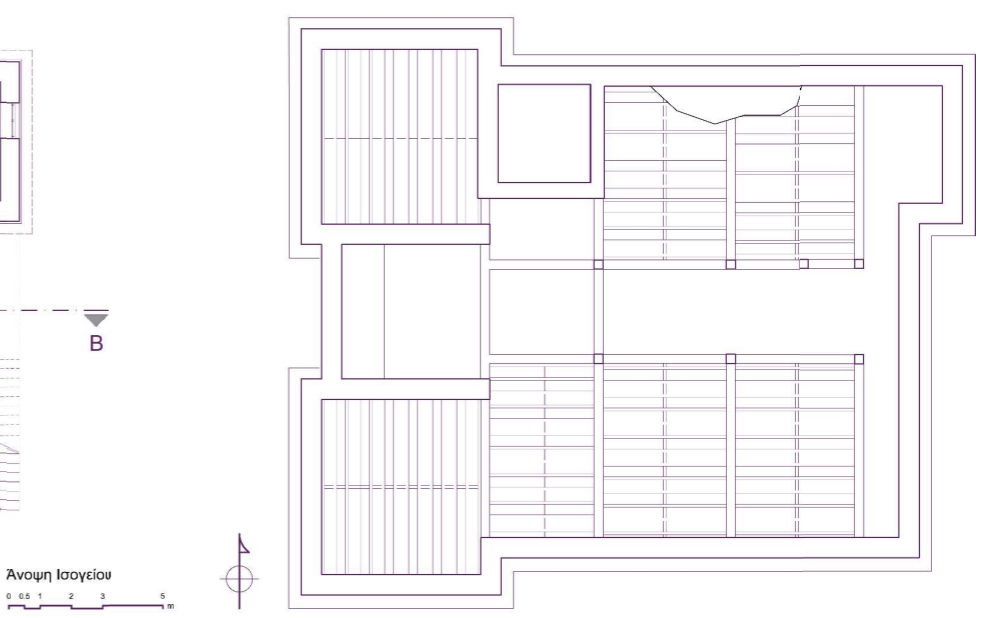
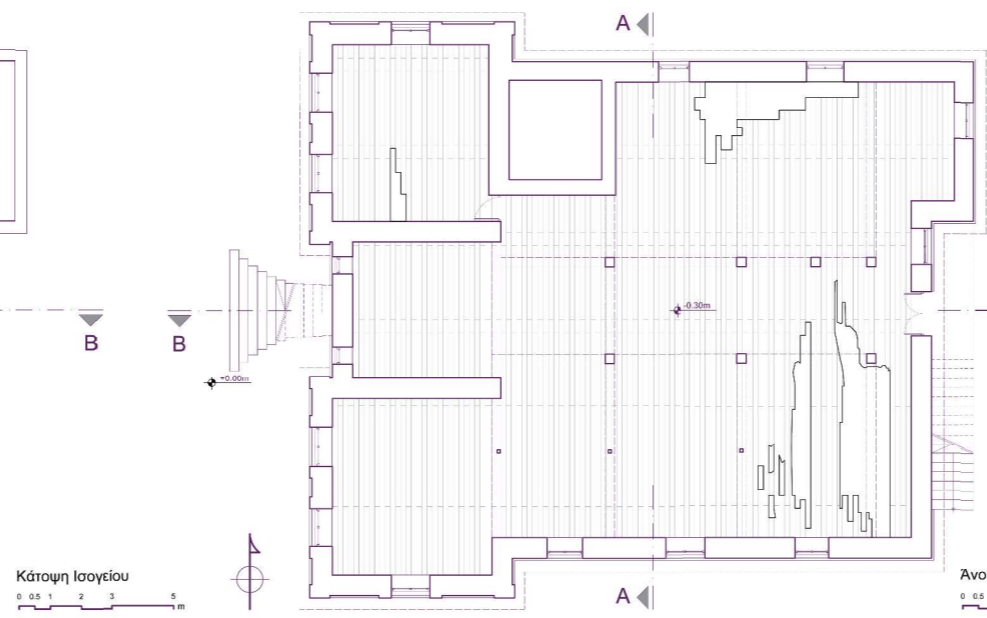
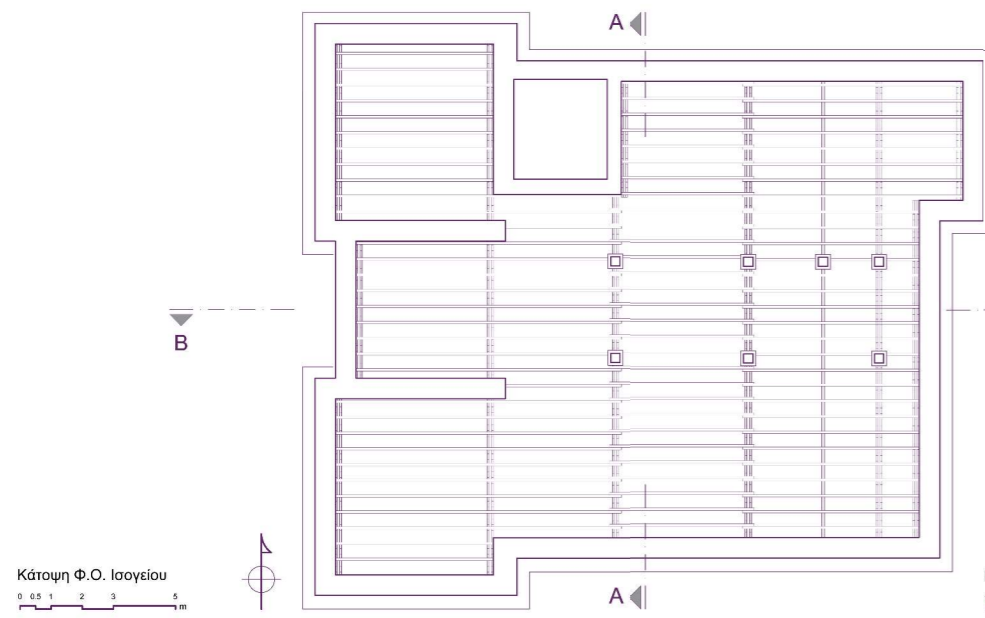


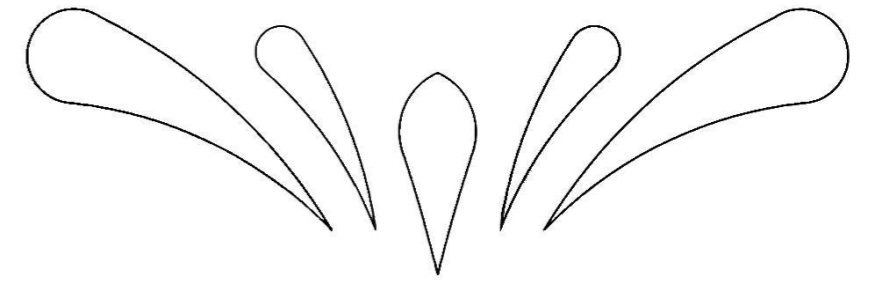
Ανατολική όψη



Βόρεια όψη







Υπόμνημα

- Ασβεστοκίστη λιθοδομή 65-68 εκ. με σενάζ από οπλισμένο σκυρόδεμα
- Οπτοπλινθοδομή από συμπαγείς οπτόπλινθους και σενάζ από οπλισμένο σκυρόδεμα
- Οπτοπλινθοδομή από συμπαγείς οπτόπλινθους
- Οπλισμένο σκυρόδεμα
- Επίχρισμα από τσιμεντοκονίαμα
- Τραβηχτός διάκοσμος : Πλασιώσεις τσιμεντοκονιάματος
- Τραβηχτός διάκοσμος από τσιμεντοκονίαμα
- Μωσαϊκό
- Πλακίδια από σκυρόδεμα
- Ξύλινες σανίδες
- Ξύλινες δοκοί
- Ξυλόπηκτη κατασκευή από μπαγαδάτι
- Κλίμακα
- Ξύλινα κουφώματα
- Χαρακτηρισμός πατώματος, αριστερά Φ.Ο. - δεξιά επικάλυψη
- Χαρακτηρισμός οροφής, αριστερά Φ.Ο. - δεξιά επικάλυψη

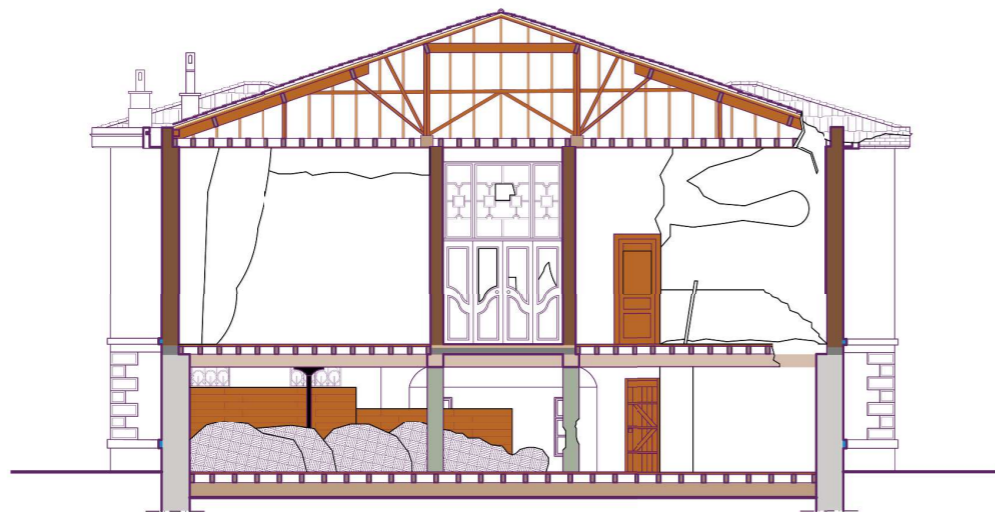


Κάτοψη Ορόφου



Υπόμνημα

- Ασβεστοκίστη λιθοδομή 65-68 εκ. με σενάζ από οπλισμένο σκυρόδεμα
- Οπτοπλινθοδομή από συμπαγείς οπτόπλινθους με σενάζ από οπλισμένο σκυρόδεμα
- Οπτοπλινθοδομή από συμπαγείς οπτόπλινθους
- Οπλισμένο σκυρόδεμα
- Υποστυλώματα από οπλισμένο σκυρόδεμα
- Υποστυλώματα από ξύλο
- Τραβηχτός διάκοσμος : Επίχρισμα τσιμεντοκονίας
- Μωσαϊκό
- Ξύλινες δοκοί
- Δοκοί από οπλισμένο σκυρόδεμα
- Ξύλινα στοιχεία
- Πέτσωμα

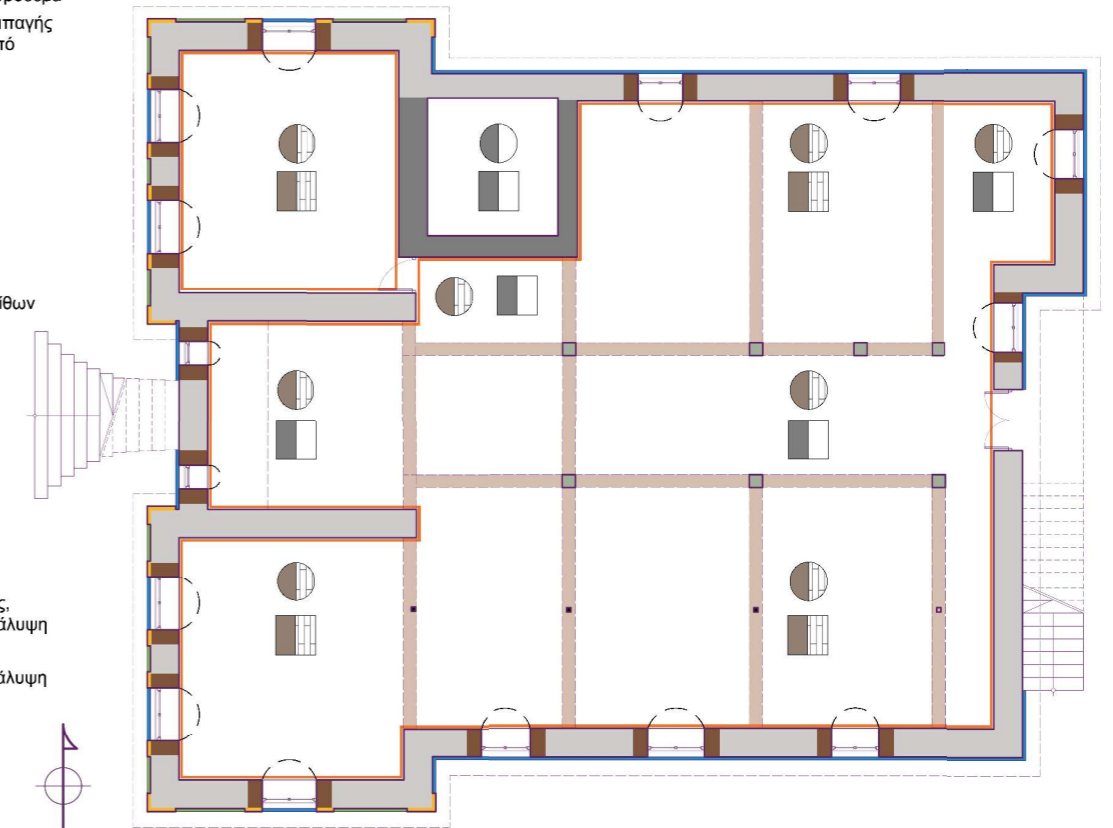


Τομή A-A



Υπόμνημα

- Ασβεστοκίστη λιθοδομή 65-68 εκ. με σενάζ από οπλισμένο σκυρόδεμα
- Οπτοπλινθοδομή από συμπαγείς οπτόπλινθους με σενάζ από οπλισμένο σκυρόδεμα
- Οπλισμένο σκυρόδεμα
- Υποστυλώματα από οπλισμένο σκυρόδεμα
- Υποστυλώματα από ξύλο
- Επίχρισμα από τσιμεντοκονίαμα
- Τραβηχτός διάκοσμος : Απομίμηση ακανόνιστων λίθων
- Λιθινές ψευδοπαραστάδες
- Τραβηχτός διάκοσμος από τσιμεντοκονίαμα
- Ξύλινο δάπεδο
- Ξύλινες δοκοί
- Δοκοί από οπλισμένο σκυρόδεμα
- Ξύλινα κουφώματα
- Χαρακτηρισμός πατώματος, αριστερά Φ.Ο. - δεξιά επικάλυψη
- Χαρακτηρισμός οροφής, αριστερά Φ.Ο. - δεξιά επικάλυψη

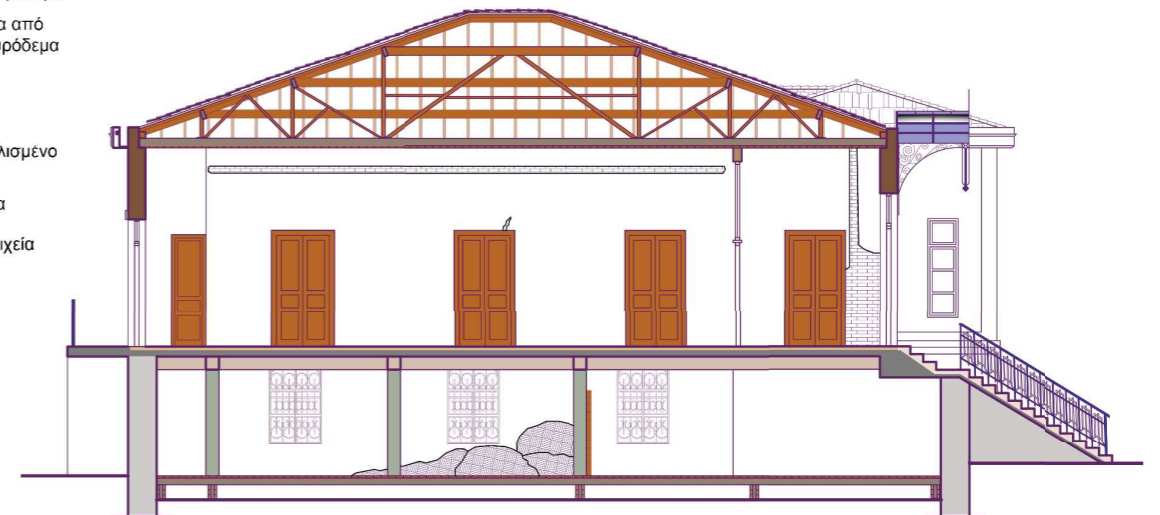


Κάτοψη Ισογείου



Υπόμνημα

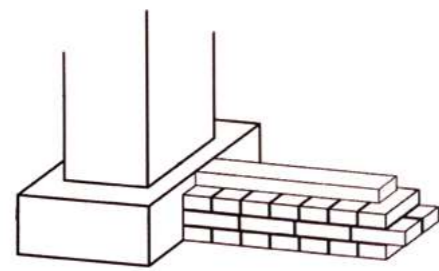
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- Οπτοπλινθοδομή από συμπαγείς οπτόπλινθους με σενάζ από οπλισμένο σκυρόδεμα
- Οπτοπλινθοδομή από συμπαγείς οπτόπλινθους
- Οπλισμένο σκυρόδεμα
- Υποστυλώματα από οπλισμένο σκυρόδεμα
- Μωσαϊκό
- Ξύλινες δοκοί
- Δοκοί από οπλισμένο σκυρόδεμα
- Ξύλινα στοιχεία
- Μεταλλικά στοιχεία
- Πέτσωμα
- Πλακίδια από σκυρόδεμα



Τομή B-B

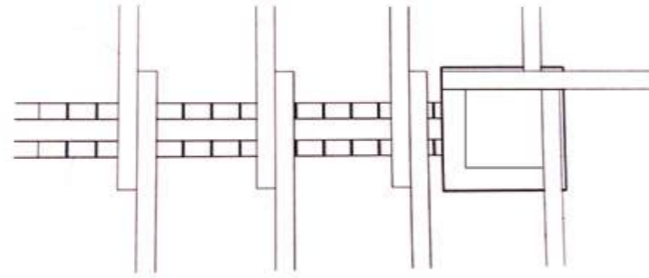


A.



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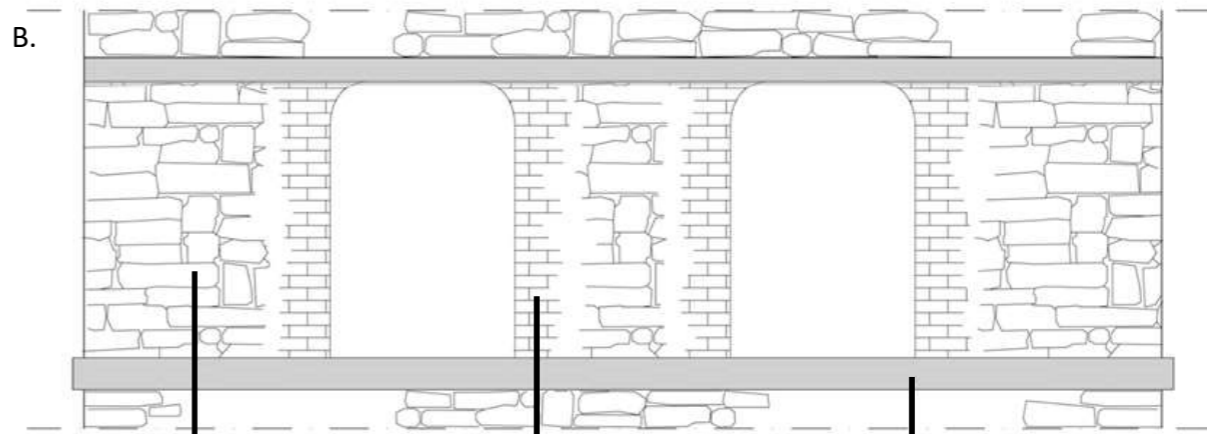
Προοπτική λεπτομέρεια πέλδου



0 0,1 0,2 0,4 0,6 1 m

Κάτοψη λεπτομέρειας πέλδου πατώματος ισογείου

B.

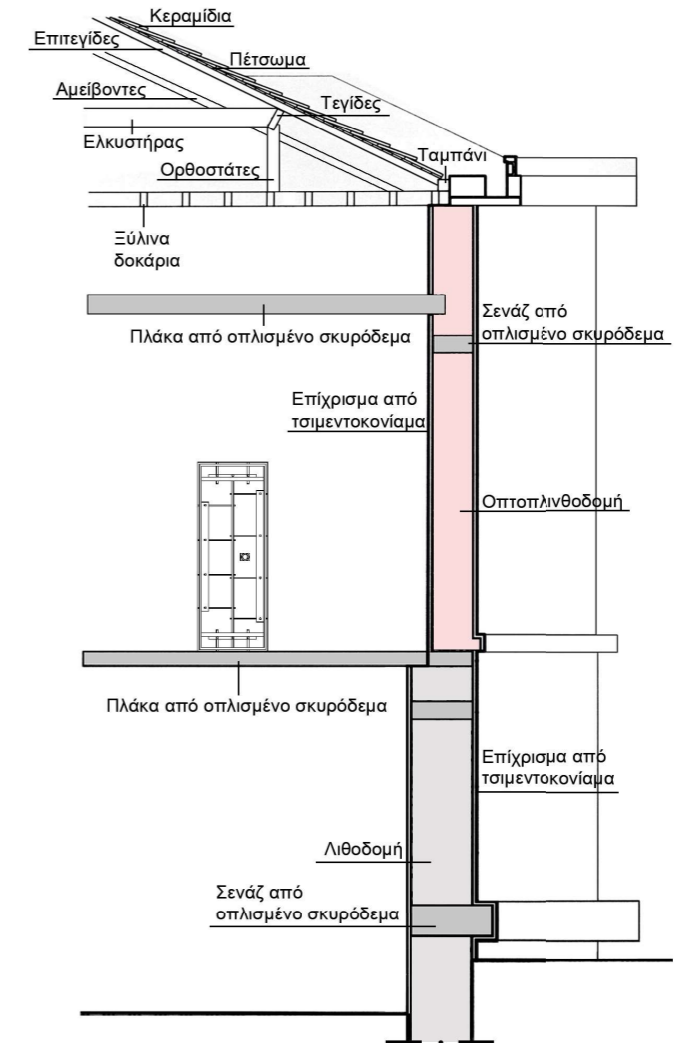
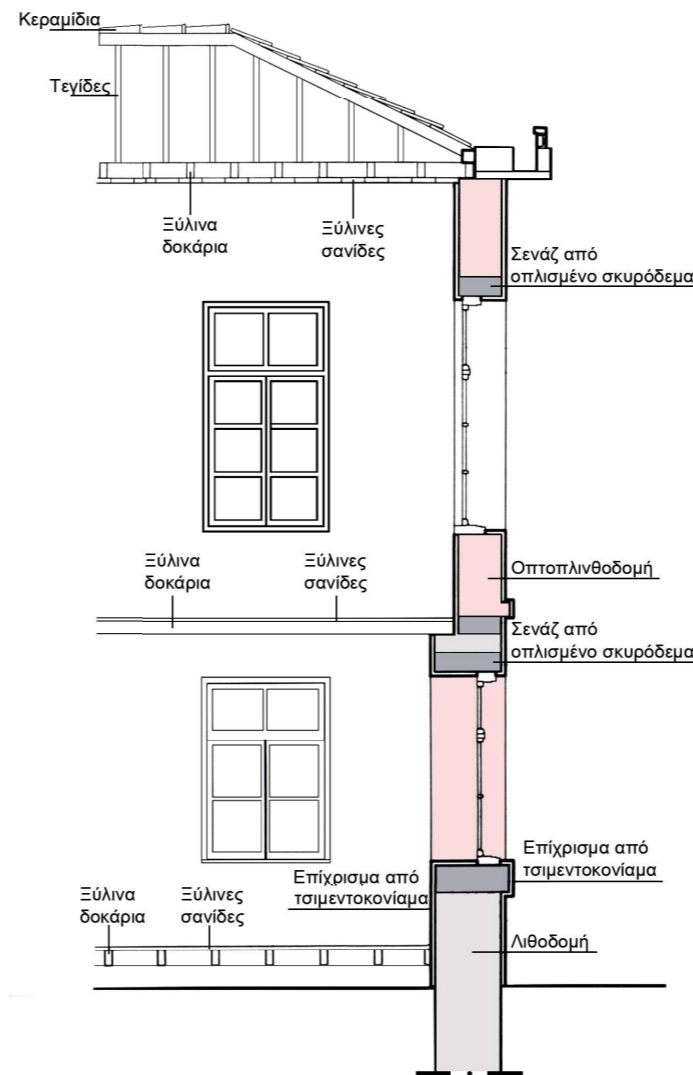
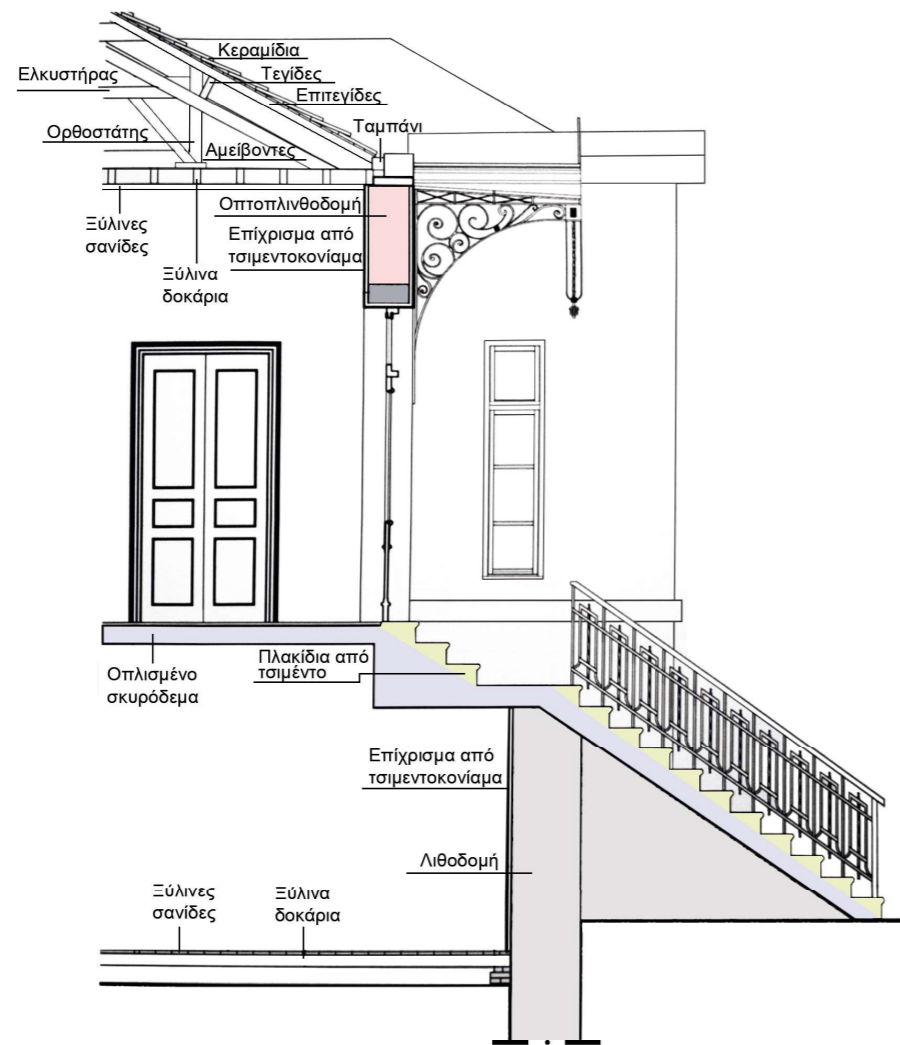


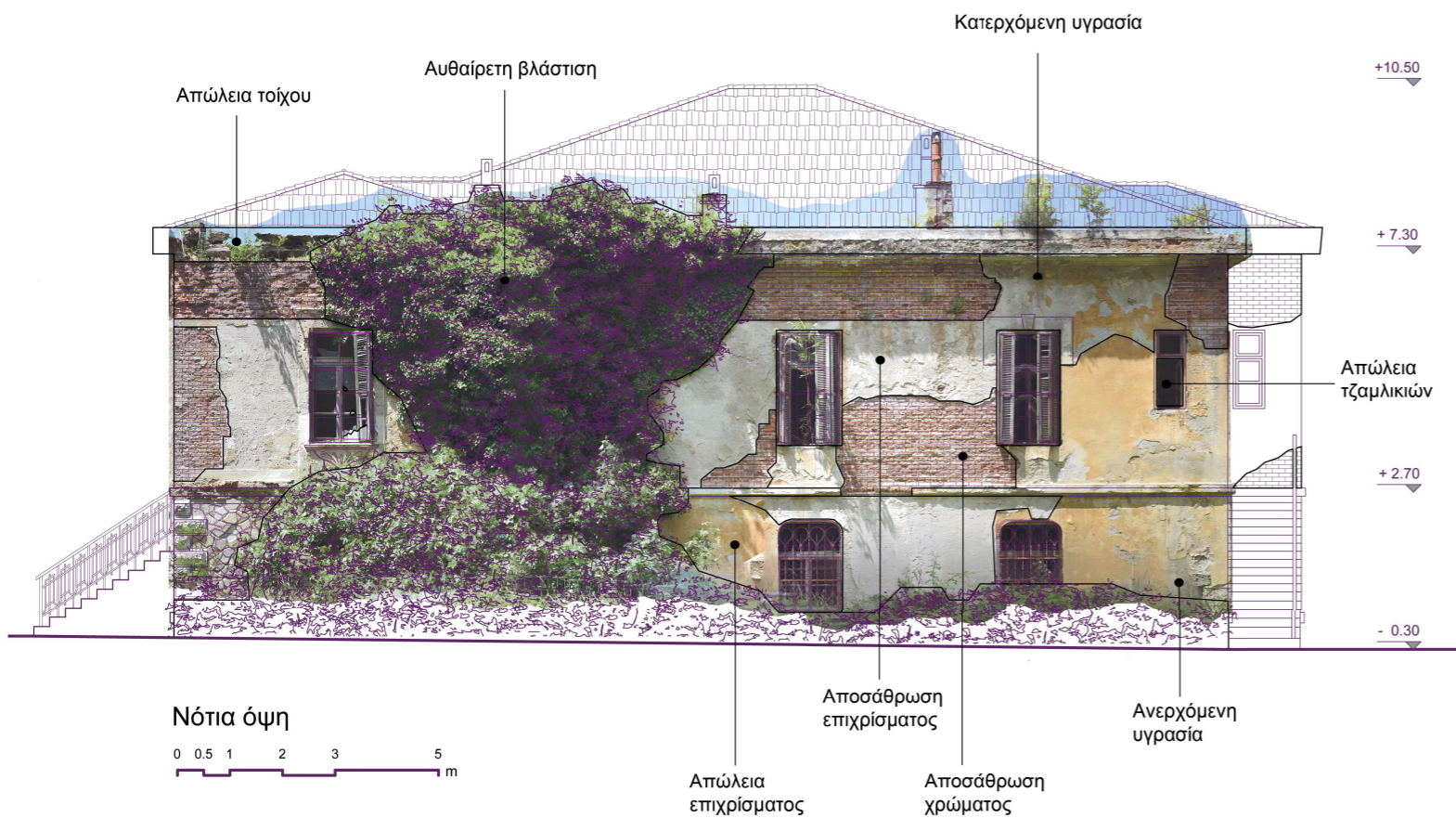
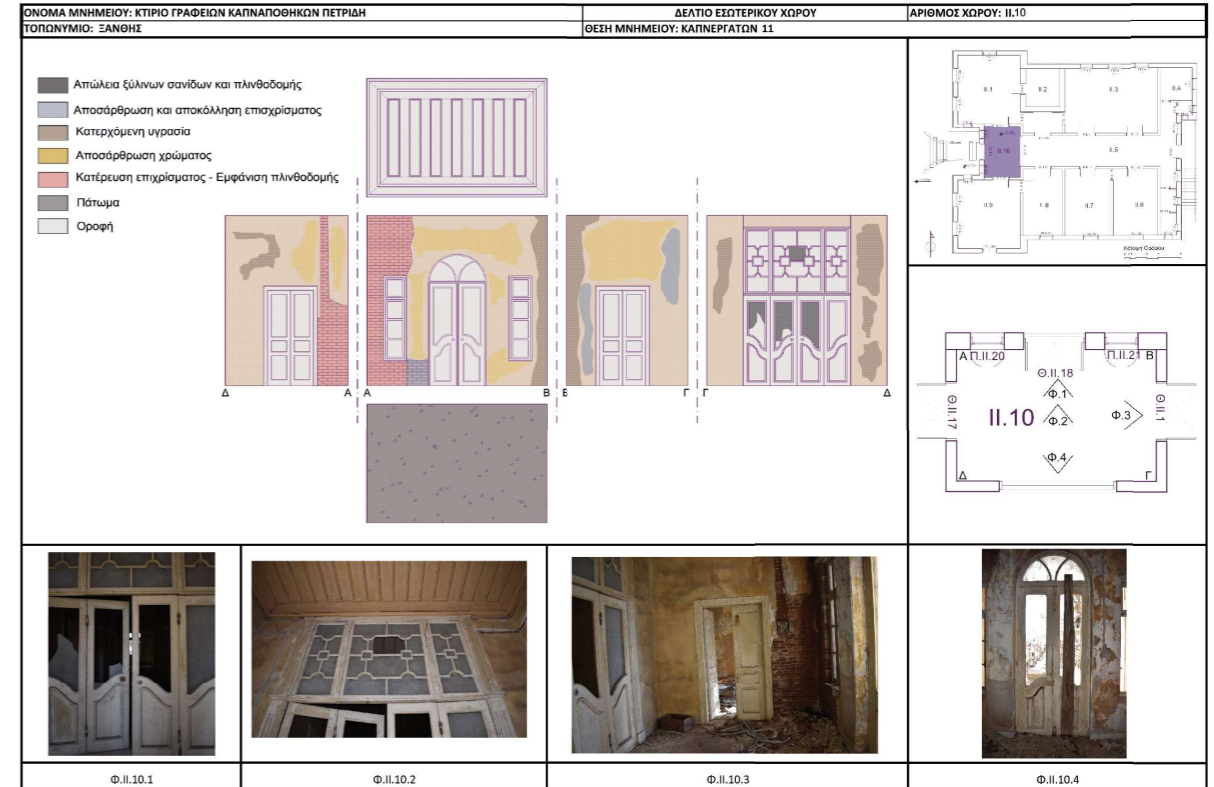
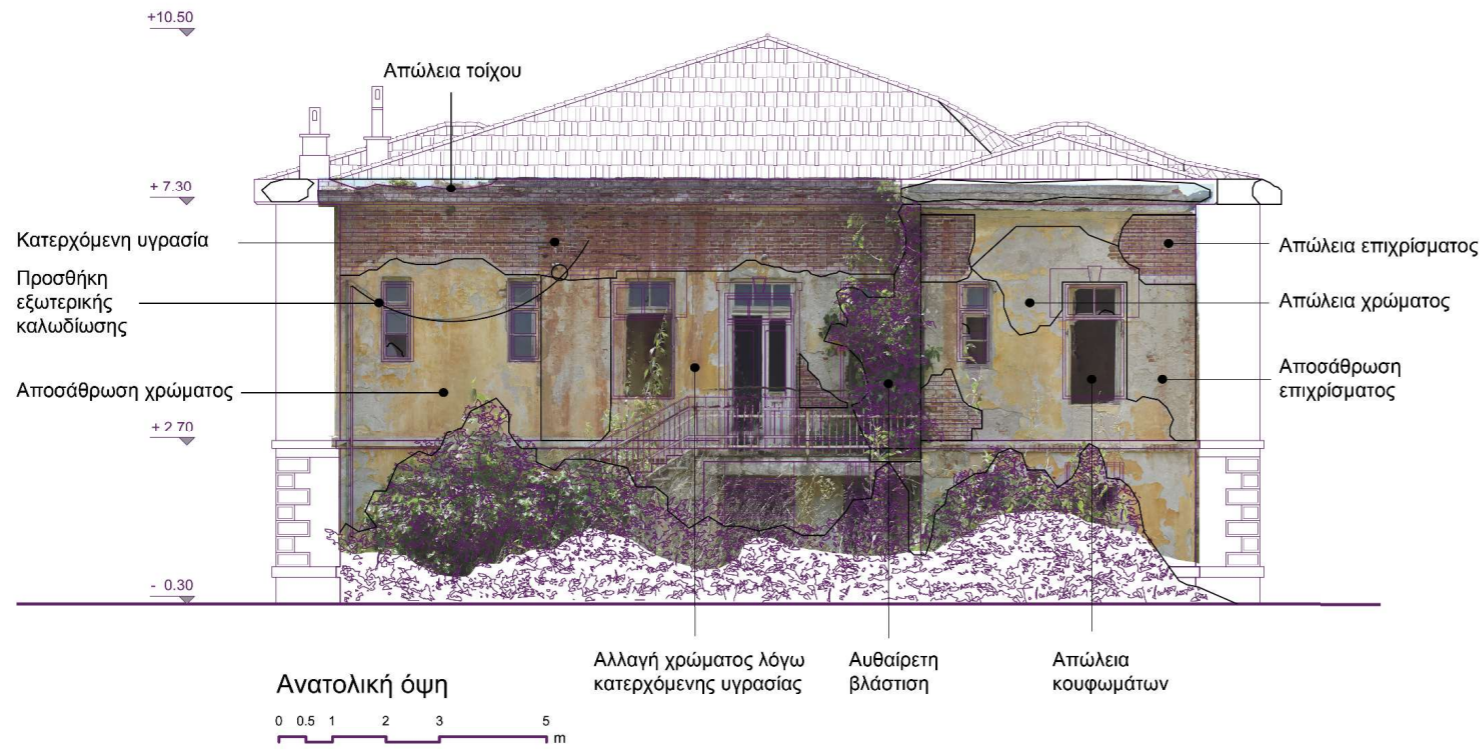
Λιθοδομή

Οπτοπλινθοδομή

Σενάζ από σκυρόδεμα

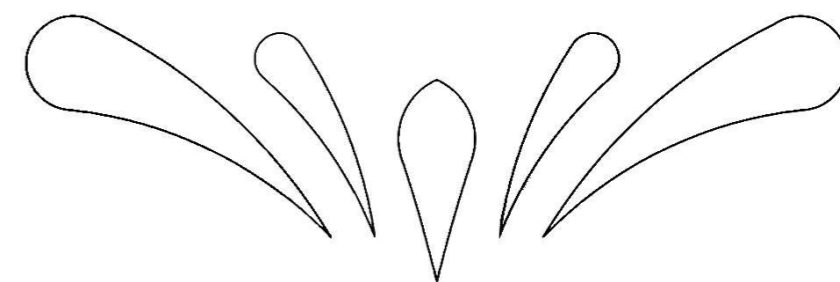
C.





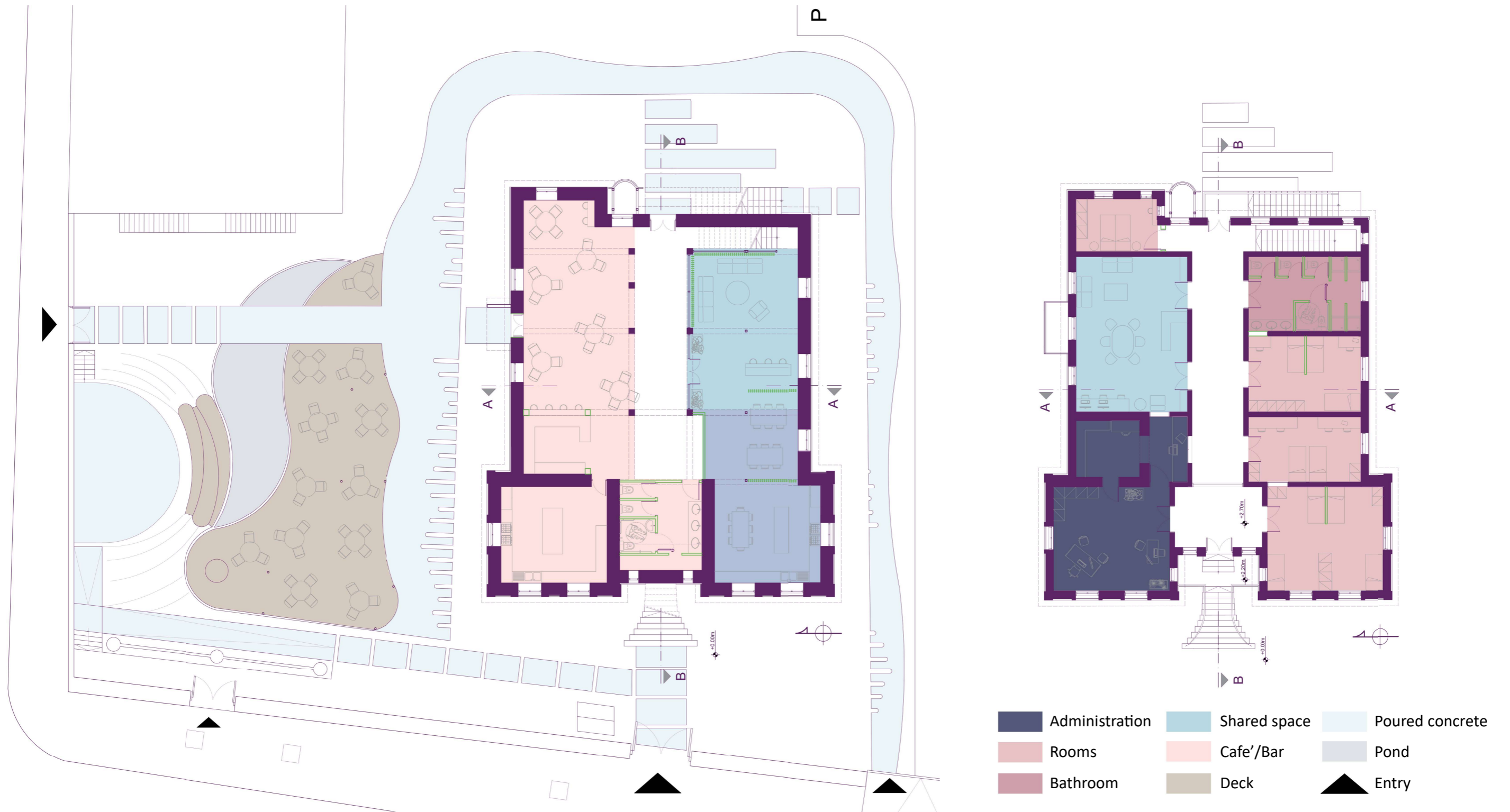
Τυπολογία Θυρών

Ορθογωνικές				Τοξωτές	
Μονόφυλλες - Χωρίς φεγγίτη		Δίφυλλες		Τετράφυλλες - Με φεγγίτη - Ξύλινες - Ταμπλαδωτές	Δίφυλλες - Με φεγγίτη - Ξύλινες - Ταμπλαδωτές
		Χωρίς φεγγίτη - Ξύλινες - Ταμπλαδωτές	Με φεγγίτη - Ξύλινες - Ταμπλαδωτές		
Ξύλινες		Μεταλλικές			
Ταμπλαδωτή	Σανιδωτή				
Φ. II.3 Φ. II.8 Φ. II.13	Φ. II.4 Φ. II.10 Φ. II.11 Φ. II.16	Φ. II.1	Φ. II.2	Φ. II.1 Φ. II.5 Φ. II.12 Φ. II.14 Φ. II.15 Φ. II.17	Φ. II.9
				Φ. II.19	Φ. II.18



The idea

Given the minimal intervention I wanted, I thought it was important to keep the layout of the spaces as they were. In particular, I propose the use of the first floor, where there is a clear partitioning of the spaces, to place the administration, rooms, bathroom and a shared space. The ground floor, which was used as a storage room and is a huge single space, will be divided with boundaries such as glass doors and blinds to create 2 separate spaces. One continues the hostel function and has a second shared area with bar and shared kitchen with dining area, and the other is a café/bar which extends to the outside area.



Facades



Νότια όψη

Ανατολική όψη



Βόρεια όψη

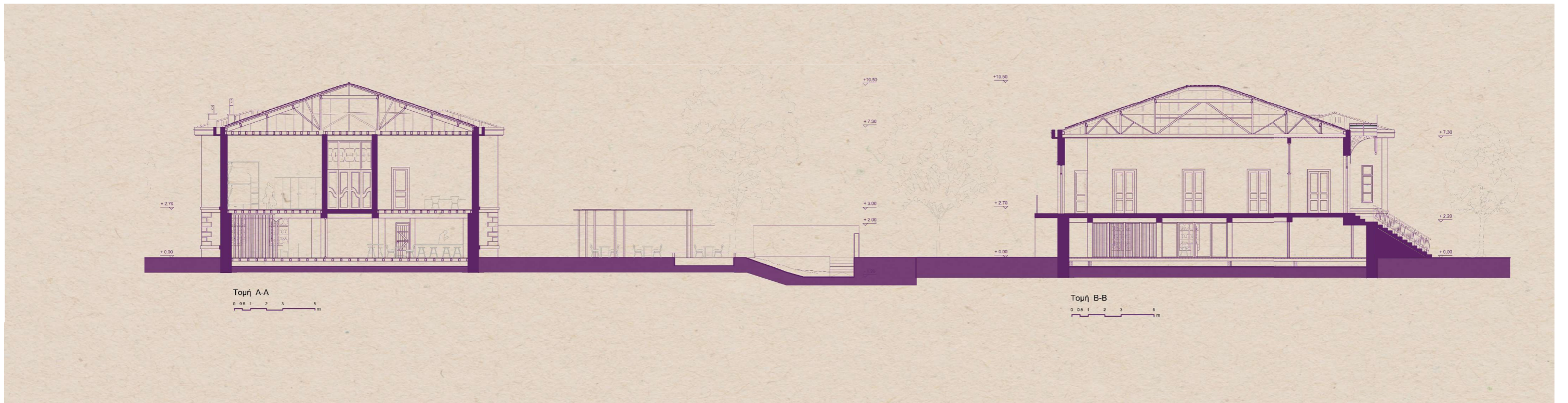
Δυτική όψη

Sections



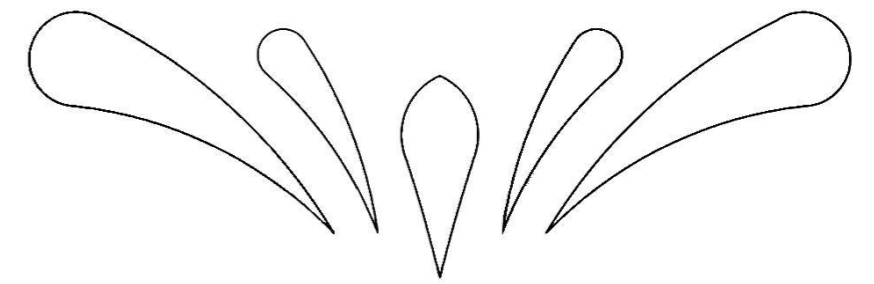
Τομή A-A

Τομή B-B



Τομή A-A
0 0.5 1 2 3 5 m

Τομή B-B
0 0.5 1 2 3 4 m

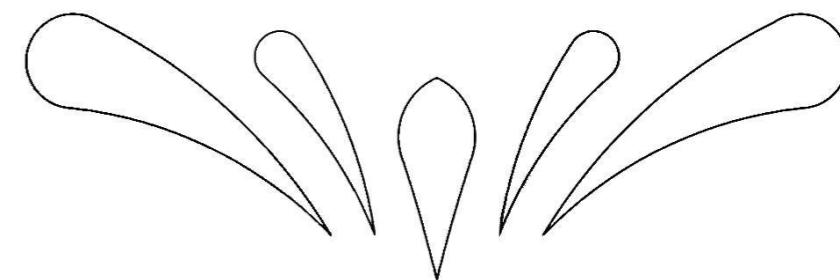




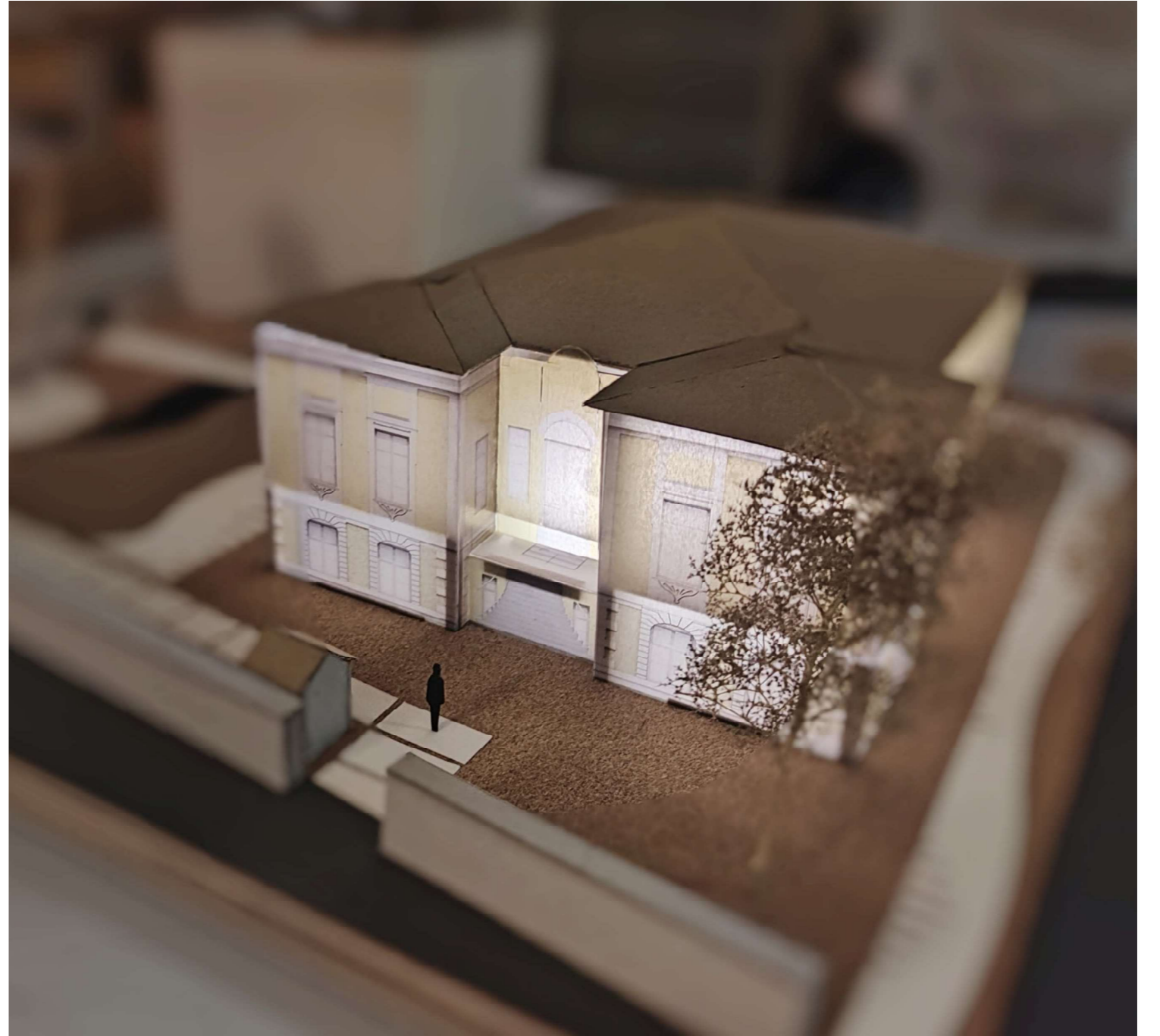
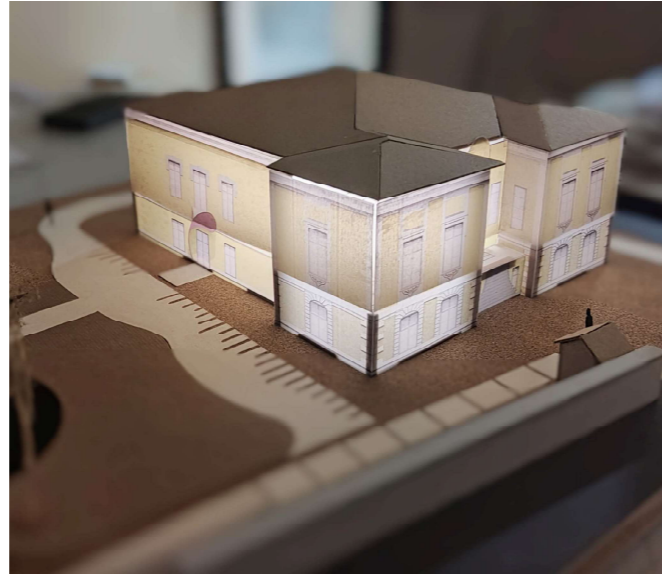
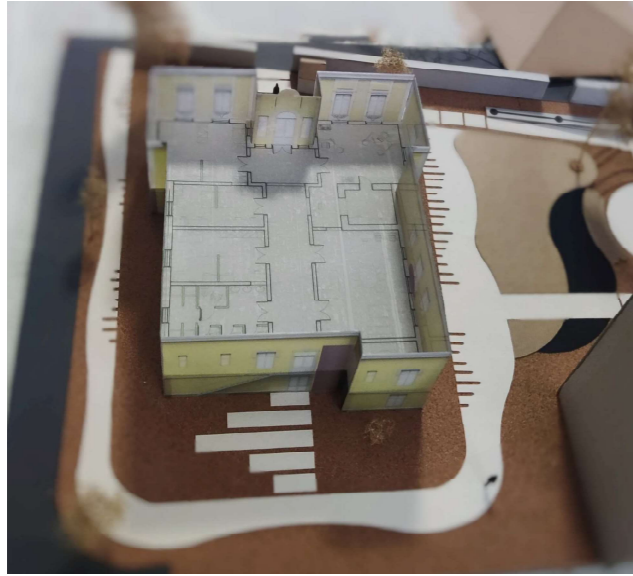


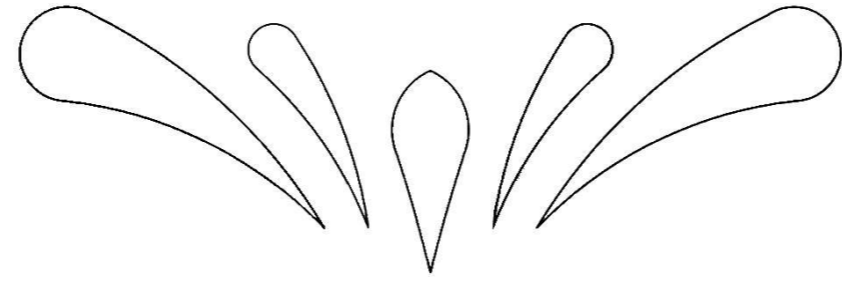






Scale Model





The End