



Fondazione Casa Tondü di Lionza

Foundation Casa Tondü of Lionza

Announcement of a competition for ideas for the intended use and management of Palazzo Tondü of Lionza

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(Municipality of Centovalli, Canton of Ticino, Switzerland)

1. Foundation Casa Tondü of Lionza

Palazzo Tondü: historical heritage of the Centovalli municipality and the Locarno District.

Built in the seventeenth century as a summer residence, Palazzo Tondü bears witness to a stage in the history of migrations that have shaped the Centovalli. The *Palazzo* exemplifies the rise of a very poor family, the Tondü, who, according to legend, rose from chimney sweeps to knights who cemented their success in a residence built in the mid-seventeenth century.

The complex is composed of a stately house and two more rustic buildings, one of which dates back to the fifteenth century. The fact that Palazzo Tondü is part of the listed buildings of the Canton of Ticino only underscores its historical relevance.

Palazzo Tondü stands out for its size and the quality of its rooms. The attention to detail evident in its construction elevates it to the rank of a noble residence – a contrast with the more rural settings of Lionza, whose historic centre is part of the Inventory of Swiss Heritage Sites (ISOS). The original state of conservation of the *Palazzo*, which has not undergone any transformation works over the centuries, stresses the building's uniqueness: indeed, its historical and architectural value places it among the most significant monuments in Ticino.

The imposing edifice combines rural and elegant elements that allow the building to fit in perfectly with the village and its spectacular natural surroundings. The *Palazzo* is composed of different buildings connected to one another yet with distinct original purposes. The murals and friezes that decorate the rooms provide interiors with an aura of romanticism.

Palazzo Tondü is the property of the Foundation Casa Tondü of Lionza.

The Legate Tondü, comprised of inhabitants of Lionza, owns two buildings next to the *Palazzo* that could also be included in the restoration project.

The Foundation and its objectives

Since 1984, the Foundation Casa Tondü of Lionza has taken on the task of revitalising the historic building following specific objectives:

- to restore the *Palazzo* with materials that abide by the appropriate conservation criteria;
- to use and manage the building in a sustainable manner and in line with the Foundation's objectives;
- to revitalise an economically fragile locality;
- to partake in the socio-cultural renaissance of the Centovalli.

In 2016, the Foundation Casa Tondü of Lionza commissioned a preliminary plan for the restoration and upgrading of Palazzo Tondü. In keeping with its historic essence, it allowed for a multifaceted use of the building and its specific spaces, either communal or open to the public. Suggestions for possible use were made, while allowing for a more varied set of possibilities in line with the objectives of the Foundation Casa Tondü of Lionza. That project, approved by the Office of cultural heritage (UBC), could be useful when the Foundation begins the restoration process.

Location and territorial context of Palazzo Tondü

The Masterplan of Centovalli – the regional economic development plan for the decade 2020-2030 – has recognised the potential for Palazzo Tondü to be used as a valuable facility in different ways.

The restoration project and use of the *Palazzo* has been described as capable of enhancing tourism in the region and serving as a landmark in the Centovalli area.

Wide-ranging, ambitious and feasible in the medium-to-long term, the project could create other initiatives less far-reaching in nature in its wake.

Palazzo Tondü is part of the centre of the village of Lionza, a hamlet in the municipality of the Centovalli, located just 20 kilometers away from the city of Locarno and from Ascona, two beloved tourist destinations.

Lionza can be reached from the valley floor through a road suitable for vehicles and is located 3 kilometers away from the train station of Camedo, along the international Railway Vigezzina-Centovalli that connects the valley to nearby Italy, with which it shares the history of migration of chimney sweeps.

The Vigezzina-Centovalli Railway (www.vigezzinacentovalli.com) is listed among the ten most beautiful railways in the world by the 2019 Lonely Planet guide *Amazing Train Journeys*.

Palazzo Tondü is located near the two main cable cars of the nearby valleys Verdasio-Comino and Verdasio-Rasa. These cable cars enable visitors to explore numerous hiking tracks in the valleys, as well as towards the Vigezzo valley in Italy. The cable cars will be completely renovated by 2021, offering a better service that will also be enjoyed by tourists.

Nearby points of interest

The centre of the village of Lionza is part of the Inventory of Swiss Heritage Sites (ISOS).

The region is rich in historical, ethnographic, cultural and environmental attractions: the *grà* (small huts where the chestnuts are dried); water slides for canyoning; chestnut forests; tanks used to macerate hemp; the *Parco dei mulini* (Park of the mills); and the *Via del mercato* (Route of the market), an ancient path listed in the Federal Inventory of Historical Routes in Switzerland (IHR), and which winds its way only a few hundred meters from Palazzo Tondü.

From Lionza, different paths branch off to the Corte Nuovo Alp (where a lodge of the same name has recently been restored). Hikers can also track to the summit of Ruscada, or the different alpine huts of the Onsernone valley and the mountains of Comino. These destinations can be reached either by circular routes or by alpine treks of several days.

Palazzo Tondü could hence be a showpiece amid the kaleidoscope of experiences the region has to offer: an ideal setting from which to undertake various mid-height mountain excursions while remaining within reach of urban areas and the lake.

2. Announcement of a competition for ideas for the intended use and management of Palazzo Tondü

Objectives of the competition

The objectives of the competition are:

- the gathering and selection of ideas for the future use of the structure;
- the involvement of a person or an institution interested in realising its own project for the use and management of the building.

The submitted projects must be consistent with the objectives of the Foundation and with the restoration parameters in respect of the historical nature of Palazzo Tondü, a listed building in the Canton of Ticino.

The Foundation is willing to work with the competition winner in order to align expectations for the future management of the facility with its own objectives.

This competition is supported by major public institutions: *Ufficio per lo sviluppo economico del Cantone Ticino (USE)*, *Ente Regionale per lo Sviluppo del Locarnese e Vallemaggia (ERS-LVM)*, *Ufficio dei beni culturali (UBC)* and *Organizzazione turistica Lago Maggiore e Valli (OTLVM)*.

Organisation of the competition

This competition is divided into two stages.

1st stage: first selection of 5 projects

The *first stage* is the reception of project submissions, which are verified for completeness before being admitted into the competition. The jury then selects at most five projects that will proceed onto the second stage.

As a reward for completing the first stage, the selected projects will be offered assistance in the elaboration of a business model.

2nd stage: Selection of the best overall project and development prospects

In the *second stage*, the jury will re-examine and compare the five projects and choose the winning project.

The winner will work with the Foundation to promote their project. A prize of CHF 20'000 will be awarded. Out of that prize money, CHF 7'500 must be used towards project development. The balance of CHF 12'500 should be used to cover the professional fees of specialists who develop the project.

The public bodies involved will follow this competition, the selection of the projects and their development. These bodies will have the opportunity to express their opinions and, in the future, could themselves provide financial support or assist in the search for financial support for the restoration work.

In principle, the Foundation will guarantee autonomy to the future manager of the *Palazzo* in day-to-day decision-making and will take into consideration the manager's view when the Foundation makes strategic decisions.

The Foundation will consider potential proposals to co-finance the funding of the restoration of the building.

Eligible participants

This competition is open to both individuals and legal entities.

Submission deadline

The required documentation must be submitted on or before 30 November 2020.

Registration process

You can apply to register for the competition by sending your details (individual's first name, last name, company name) with the subject "Bando di concorso palazzo Tondü" by email to the following address: fondazione@palazzotondu.ch. The

Foundation will then email a standard form to the participant requesting a description of the project.

Content and structure of your submission

Your project for the intended use and management of the building must be consistent with the information specified in the documents accompanying the standard form.

Standard form: the Foundation will send the standard form after registration of the participant.

The form can be filled out and sent back in its digital format by email to the following address: fondazione@palazzotondu.ch. If the participant prefers to do so, a hard copy can be sent to the following address: "Bando Casa Tondü" c/o Elena Fiscalini, Salita degli Orti 6, CP 1005, 6616 Losone.

The form can be filled out in Italian, English, German or French.

The form allows participants to explain their proposed project. A participant can submit multiple project ideas, but each of these must be explained in a separate form.

Mandatory documents (see Standard form, section A.5., "Documents to be attached"): other mandatory documents are required in addition to the form. These must be sent to the following email address: fondazione@palazzotondu.ch (or via a file-sharing online service such as "WeTransfer") and, if the participant wishes to do so, hard copies of the documents can be sent to the above-mentioned physical address.

Additional information: in addition to the form and the mandatory attachments, it is possible to submit any other information the participant considers important for the presentation and understanding of their project. Those additional documents can be sent by email to the following email address: fondazione@palazzotondu.ch (or via a file-sharing online service such as "WeTransfer") and, if the participant wishes to do so, hard copies of the documents can be sent to the above-mentioned physical address.

Such additional information may be decisive for the final ranking of the project in the event that scoring based on the standard forms leads to a tied result.

Selection process

The selection of the winning project will be based primarily on scores from the standard form and the mandatory attachments, then on any additional supplementary documents.

Because the proposed use and facilities management must be conform to the conservation restrictions of the structure¹, the process of selection will use the following selection criteria, as set out in the standard form:

- Strength of the idea (**65%**), related to the following points:
 - o Enhancement of the Palazzo Tondü structure (40%);
 - o Sustainability of the management model (40%);
 - o Possible socio-cultural impact (10%);
 - o Possible socio-economic impact (10%);
- Relevant experience of the participant (**25%**);
- References (**10%**).

¹ Compatibility of the final use with the building's conservation restrictions.

In the case of tied scores at the level of the standard form, supplementary information can be used to determine the final ranking.

The Foundation reserves the right to conduct in-depth interviews before the end of the first stage of the competition.

At the end of the first stage of the competition, the Foundation reserves the right to verify other information concerning the participants.

Composition of the jury

The jury is composed of:

- *D. Maggetti* (President of the Council of Foundation, Prof. Arts faculty, University of Lausanne);
- *P. Beritelli* (Prof. University of St.Gallen, Institute for Systemic Management and Public Governance (IMP-HSG), Research Centre for Tourism and Transport);
- *E. Patelli* (Hospitality Manager of Canton Ticino, representative of *Ufficio per il Promovimento Economico e dell'Ufficio Cantonale del Turismo*);
- *F. Bonetti* (Director of *Organizzazione Turistica Lago Maggiore e Valli*);
- *B. Antonini* (Member of the Council of Foundation, Professor of Urban Studies at the Politecnico of Milan, vice-president of the *Società Ticinese per l'Arte e la Natura*, STAN, member of the central comitee of *Patrimoine Suisse*);
- *D. Glaus* (Member of the *Comitato Direttivo Ente Autonomo delle Centovalli*, EACe, Owner and Director of *Albergo Losone*).

Specialist consultant to the jury

The *Ufficio dei beni culturali del Cantone Ticino* (UBC) will serve as an external specialist consultant to the jury.

3. Information for the participants

Conservation restrictions for Palazzo Tondü, a listed building of Ticino

Palazzo Tondü is registered in the inventory of listed monuments of the Canton of Ticino. All works on the building must observe the applicable principles of conservation.

The *Ufficio dei beni culturali del Cantone Ticino* (UBC) oversees the restoration work. Recognising the historic and architectural value of the building, it contributes financially to its restoration, together with the Confederation.

Preliminary architectural considerations.

The restoration project for Palazzo Tondü will take place over a long period. The selection of the winning project, formulation of the business plan and development of the selected project, detailed design, fundraising, restoration work of the complex and the completion of internal works might take up to four or five years. The duration of construction works is estimated to be three years, of which one year will be devoted to structural works and two to the interiors.

The required funding to make the structure habitable is estimated at around CHF 4 million, including the restoration work, partly funded by the Canton and the Confederation. The total amount of funding required will have to be raised from public subsidies, public and private donations (through a fundraising campaign) and by any capital that the future manager will provide.

General conditions and expectations of the Foundation Each submission for the use and management of Palazzo Tondü should highlight the authenticity, the uniqueness and the features of the building, in order to give everyone who uses it a quality experience.

It should also guarantee a public use that provides socio-cultural benefits to the region and create a meeting point in high Centovalli.

The project should also ensure sustainable financial management and cover the costs of current maintenance.

Legal terms and conditions

Appeal against the competition process and/or the choice of the jury is excluded.

All participants in the competition are deemed to have accepted all of its terms and conditions.

The winner of the competition has one week after being notified of the result to confirm acceptance of the prize, in default of which it will be deemed to have waived it; in the case of a waiver, the prize will be assigned accordingly to the instructions of the jury.

The prize is not transferable.

The Foundation reserves the right at any time to extend the deadline for the end of the competition of ideas and will notify participants accordingly.

4. Sources of additional information

Contact

Additional information about the content of this announcement can be obtained by enquiry to the email address of the Foundation: fondazione@palazzotondu.ch.

Documentation

Complete documentation can be found and downloaded from the webpage: www.palazzotondu.ch.

Organised tours

The Foundation organises guided tours of Palazzo Tondü for interested parties. Such visits will run upon request until the end of the competition. The following dates for visits are already confirmed: 11 July, 8 August, 5 September and 3 October. Please notify the Foundation at least a week prior to your chosen visit date.