

**The Civita Institute
Facilities Committee Overview/Refresh
Civita Institute Facilities,
Library and Collections**



July, 2018

The Civita Institute Facilities Committee:

Christina Wallace

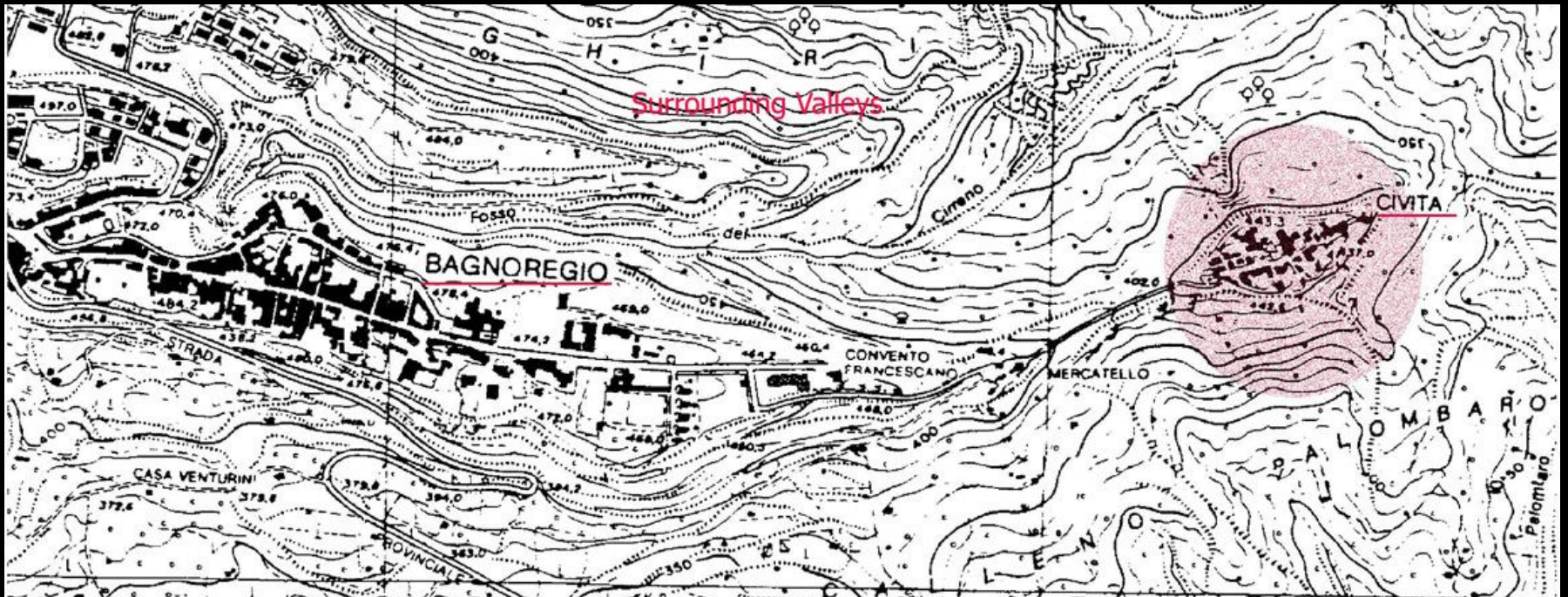
Liz Jamieson

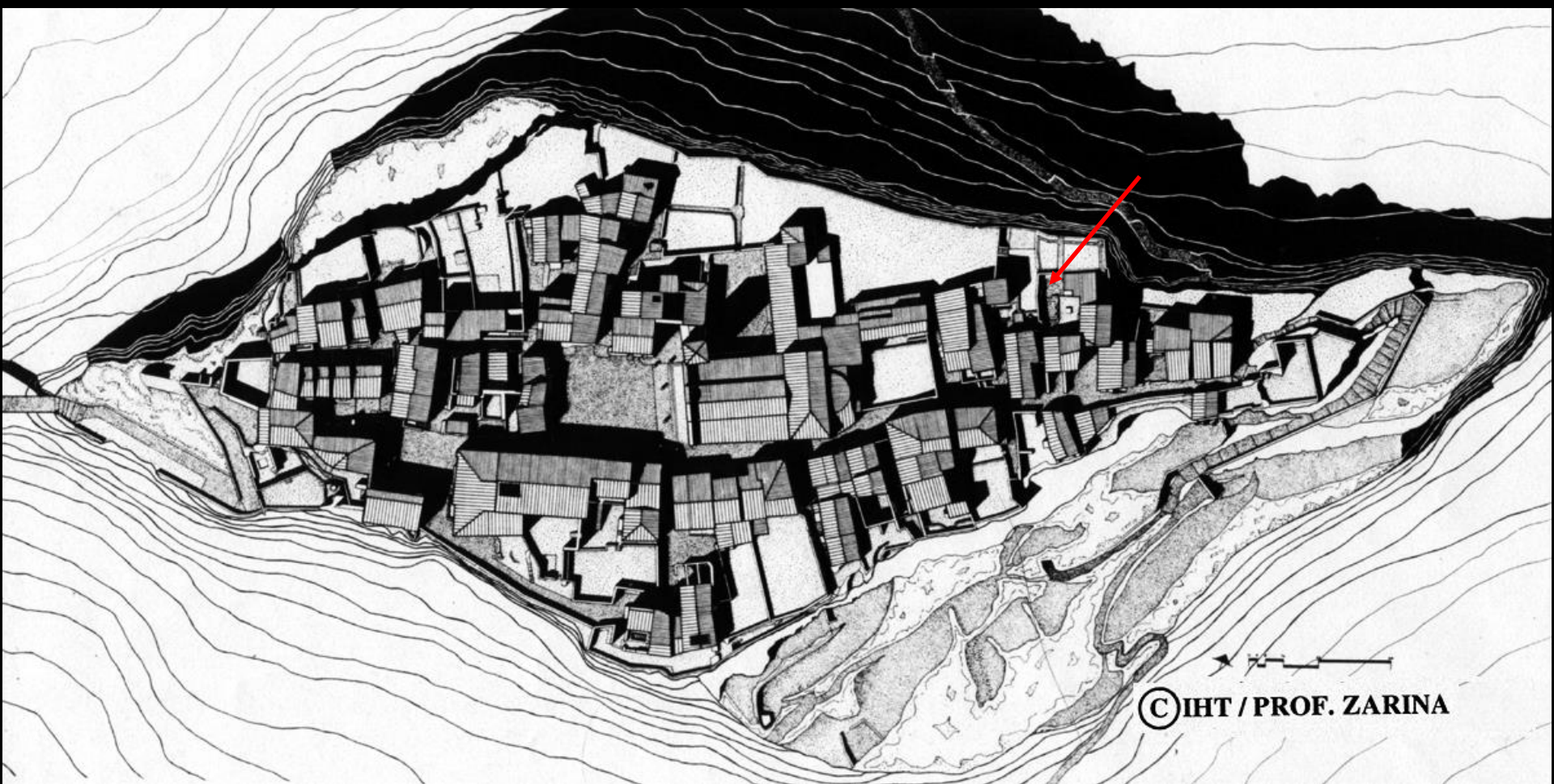
Nancy Josephson

Renee Sandoz Whitehead

Robert Wallace

Stephen Day

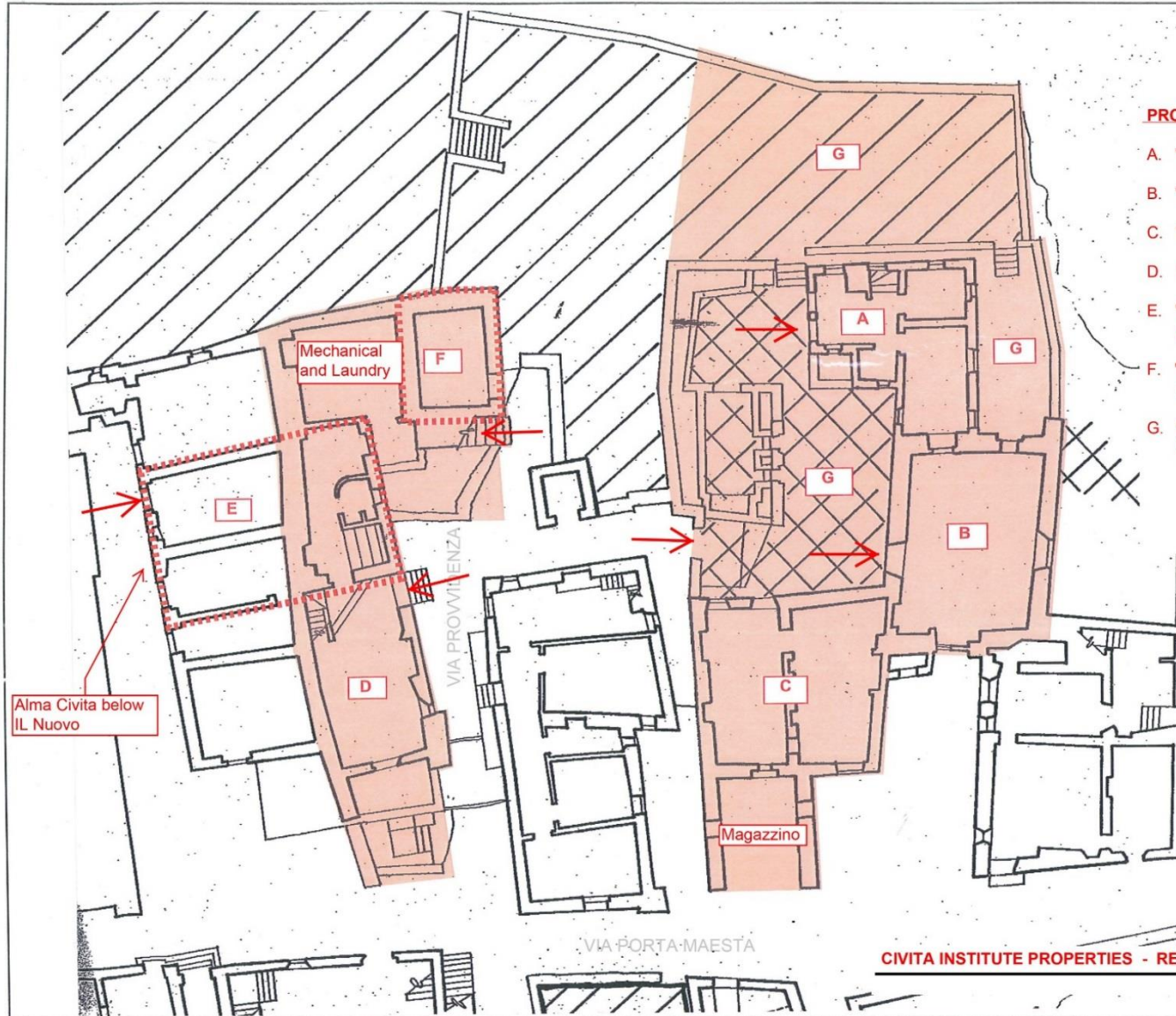




The Civita Institute: Research and Collections

**Drafted in collaboration with Astra Zarina and Tony Heywood,
Lease and Development Agreement
June 2007**

“The mission of the Civita Institute is to inspire and foster an interdisciplinary understanding of the unique qualities of Italian hill towns that remain pertinent to our contemporary experience, through the promotion of historic preservation, scholarly research, artistic creation and professional explorations.”



PROPERTY REFERENCE NAMES

- A. "IL GIARDINO"
- B. "LA SALA GRANDE"
- C. "IL RUDERONE"
- D. "LO STUDIO"
- E. "IL NUOVO"
(above LO STUDIO and ALMA)
- F. "IL RUDERINO"
(above mechanical and laundry)
- G. "IL CORTILE, IL GIARDINO AND
LA TORTUGA TERRAZZA"



**CIVITA
INSTITUTE**

Preservation
Maintenance
Plan

**CIVITA INSTITUTE PROPERTIES
REFERENCE PLAN**

Prepared by: Christina Vittoria
Architect/Owner
Sept. 1 2014
DATE SCALE NTS

PLATE #

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CIVITA INSTITUTE PROPERTIES - REFERENCE PLAN Not to Scale

The Civita Institute

- a research, fellowship, education facility in Italy

- has received major donations of buildings, library, art, collections in development of The Civita Institute facilities in Italy

- continues to be a collecting organization – building a unique center for research and exploration, in a remarkable location

- A cornerstone of our collections is the Astra Zarina archives, donated by Astra and Tony to the Civita Institute for our safekeeping and use in development of The Civita Institute.

Contains hundreds of original items chronicling the life and work of our key founder and primary benefactor, Astra Zarina

Major policy commitments and themes

The Civita Institute 2006-2018

2006: Board committed to focus on creating a place for scholarship, fellowships, and research facility in Civita



Major policy commitments and themes
The Civita Institute 2006-2018

2008: Entered into a formal contract to take ownership of the Civita facilities (including the buildings and collections) in exchange for our commitment to create The Civita Institute as a place of research, education, fellowships, library and archival collections



Major policy commitments and themes

The Civita Institute 2006-2018

2010: Entered into a separate contract to begin closing on the transfer of the properties (including the buildings and collections) in exchange for our commitment to act as “owner and steward” of the buildings and collections in creating The Civita Institute in Italy

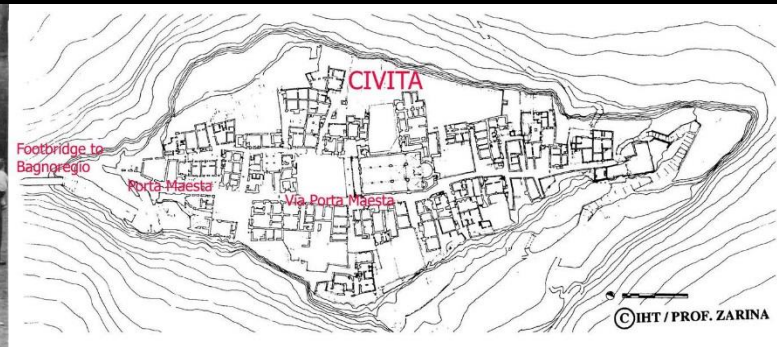


Major policy commitments and themes

The Civita Institute 2006-2018

1981-2018: A Growing Collection

Including the Zarina-Heywood donations, received a series of donations of materials for our collections, focusing on Italian hill towns, architecture, art, Fellows' work and by far the largest collection anywhere related to the life and work of Astra Zarina



NIAUSI 2007 Fundraising Brochure: Announcing The Civita Institute and its mission



NIAUSI 2007 Fundraising Brochure: Soliciting Funds for The Civita Institute and its mission: “a place for scholarly collaboration, fellowship research, reflection and retreat. The Institute will also manage an extensive archive of documentation on Rome, Italian hilltowns, especially on Civita di Bagnoregio.”

WHAT WE DO

Fellowships:

Each year NIAUSI raises funds to send outstanding environmental designers to study in the historic, culturally rich environment of Italy. In addition, since 1994 has sponsored the fellowships for Italians to study in the Northwest. Fellows are selected based on their proven professional abilities, potential for growth, proposed research program, and strong commitment to contribute to the regional community. NIAUSI regularly presents public lectures and exhibitions of work by NIAUSI fellows, and sponsors events for the sharing of ideas, research and experiences related to cross-cultural environmental design issues.

World Monuments Watch

List of 100 Most Endangered Sites of 2006/2007

Sponsorship:

NIAUSI, together with Professor Astra Zarina, Tony Costa Heywood and the local community of Civita di Bagnoregio, authored a successful application for the prestigious World Monuments Fund (WMF) Watch list, placing Civita as one of the 100 most endangered sites in the world. NIAUSI is currently organizing an international symposium focusing on the immediate geotechnical stabilization and long-term preservation of the 2,500 year old town. Attended by American and Italian scientists, engineers, architects, landscape architects, preservationists and the community stakeholders, the symposium will be held in Civita in the Fall of 2007.

The Civita Institute:

NIAUSI is establishing a Center for the Study of Italian Hilltowns and a permanent facility for its programs in Italy. Located in Civita di Bagnoregio, the Civita Institute will be a place for scholarly collaboration, fellowship research, reflection and retreat. The institute will also manage an extensive archive of documentation on Rome, Italian hilltowns, especially on Civita di Bagnoregio.



NIAUSI 2010 Property Transfer Agreement:

NIAUSI takes ownership, in exchange for agreeing to be “owner and steward” of all the Property Contents:

3. **GIFT OF THE PROPERTY CONTENTS.** The Civita Properties currently contain a wide variety of personal property items produced and accumulated by Astra and Tony, including but not limited to household furnishings, furniture, books, tools, equipment, file materials and correspondence, program materials from the various University of Washington Italian Studies programs, photographs in print and slide formats and various works of art collected and/or made by Astra and Tony and others (collectively, the “Property Contents”). Tony is currently the owner of the Property Contents. It is Tony’s desire (which is also consistent with Astra’s intentions) that effective as of the date of this Amendment, Tony hereby conveys the Property Contents to NIAUSI and NIAUSI shall become the owner and steward of all of the Property Contents. In cooperation with Tony, NIAUSI will manage the maintenance and use of the Property Contents in furtherance of its mission and in the operations of the Civita Properties. Tony will continue to have a personal right to use of any of the Property Contents, in cooperation with NIAUSI. NIAUSI and Tony have started the process of compiling an inventory of the Property Contents as a necessary step in the use and management of the Property Contents. However, it is the parties’ mutual intent to transfer ownership of the Property Contents to

AMENDMENT NO. 1 TO LEASE AND DEVELOPMENT AGREEMENT:
CIVITA PROPERTIES

2010-2011: Sala Grande restoration goal: creating a home for our archival collections and research library (over \$10,000 in donor funds used)



2010-2011: Interns in Civita to help begin the process of cataloguing library and archival materials and create an inventory of archives (over \$3,000 in donor funds used plus months of intern use of the residences)



**2012-13: Improvements to Lo Studio to
improve moisture/humidity/air quality issues
(approximately \$8,000 in donor funds used)**



**2014: Improvements to La Sala Grande/
Zarina-Heywood library roof, drainage,
Library terrace, exterior masonry
(approx. \$26,000 in donor funds used)**



2014-2015: Restoration of Lo Studio roof, drainage, masonry, skylight replacement (approx. \$19,000 in donor funds used)



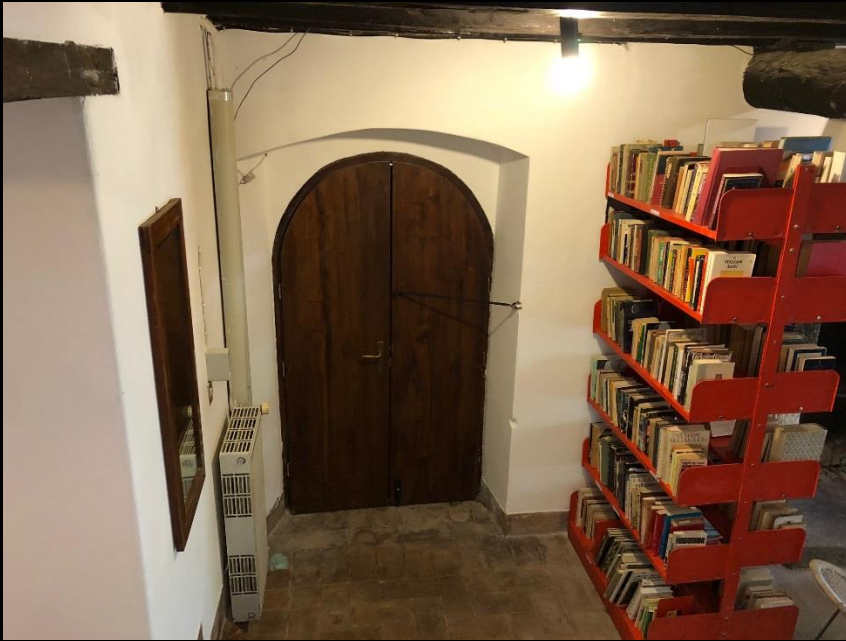
**2016: Sala Grande/Zarina-Heywood library and Il Giardino:
Installation of new doors and windows, including thermal breaks,
all new seals and insulated glazing (funds donated by Tony Costa
Heywood)**



2017: Ruderino Stairs + Terrace Restoration: New Membrane/Tile Repairs/Masonry Repairs



**2018: Ruderino, Studio, Il Giardino
Plaster, Paint, Beam Inspections and Tile Repairs**



2018: Ruderino, Studio, Il Giardino
Plaster, Paint, Beam inspections and Tile Repairs



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Plaster, Paint, Beam inspections and Tile Repairs**



2014-2016: The Civita Institute Facilities Plan, by Christina and Robert Wallace (nationally-recognized conservators/preservation architects with The Presidio Trust, San Francisco)

DRAFT

FACILITIES MAINTENANCE AND MANAGEMENT PLAN
for
THE CIVITA INSTITUTE
Civita di Bagnoregio



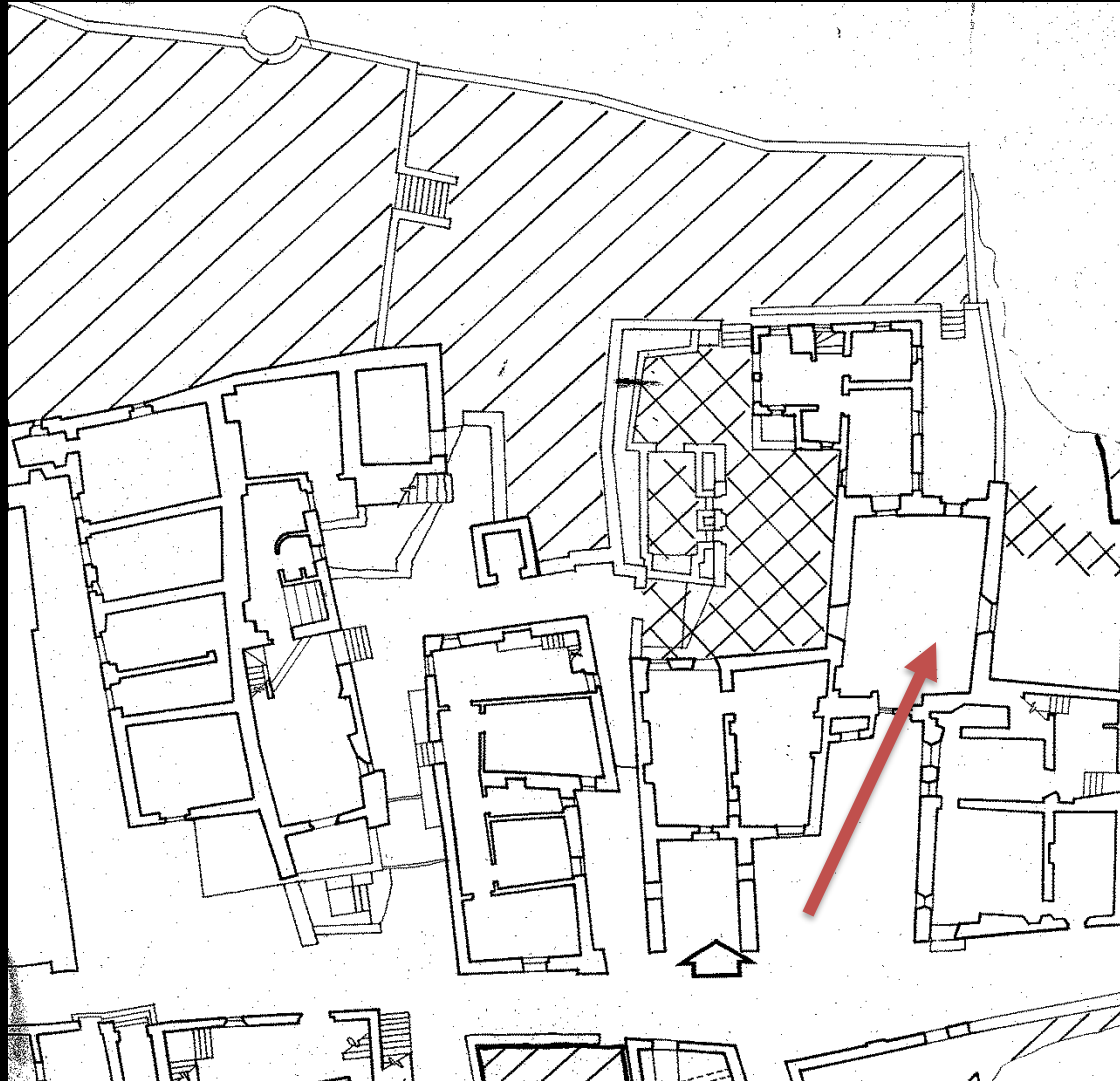
September, 2014

Prepared by:
Robert Wallace, Architect and Christina Wallace, Architectural Conservator
Professionals in Residence at The Civita Institute in May, 2014
The Clocktower
461 2nd Street, #222
San Francisco, California 94107

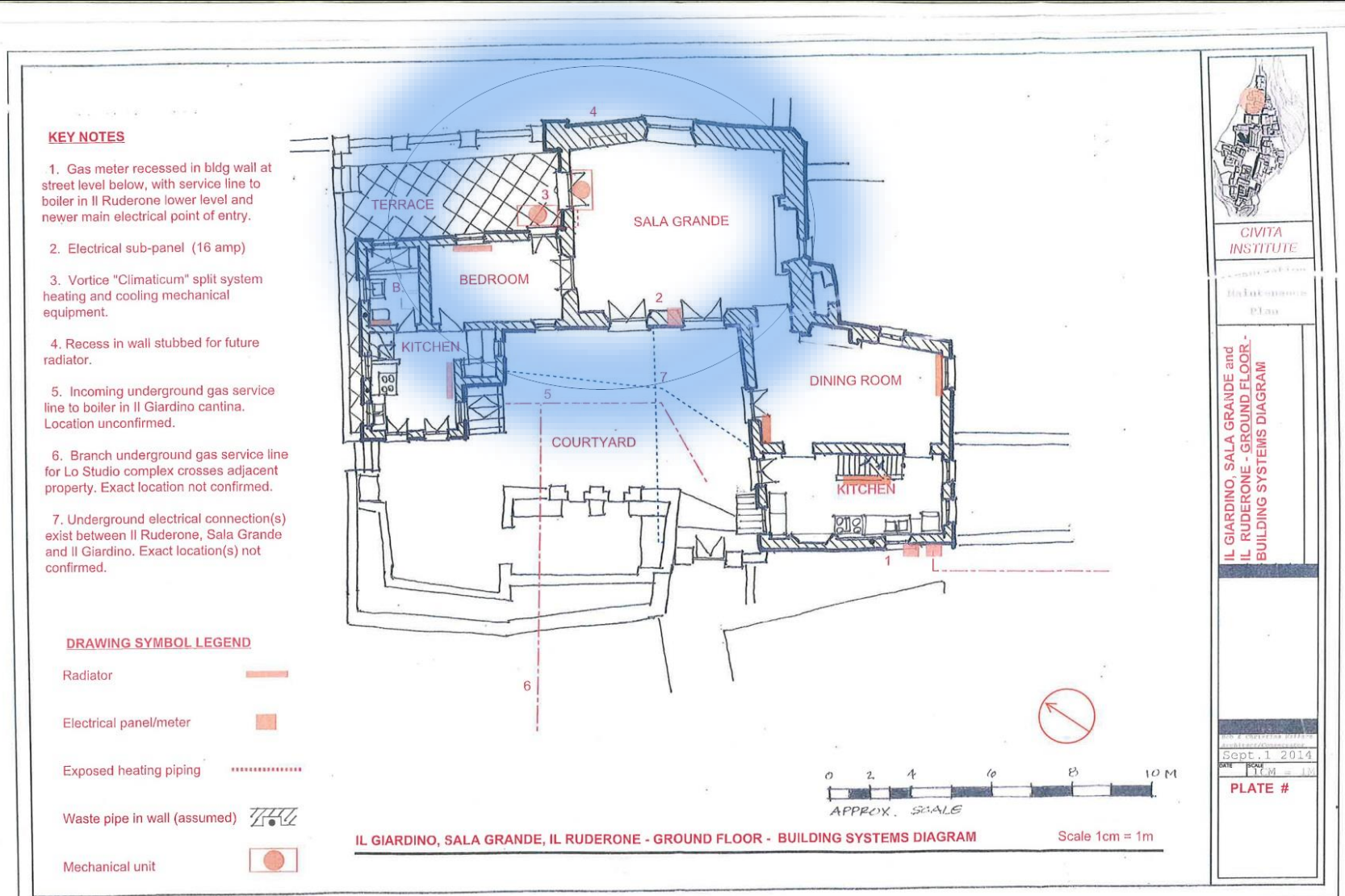
The Wallaces'
archives/collections
conclusions include:

“Archive materials can
be safely housed at The
Civita Institute facilities
given an investment in
modest improvements
to optimize their
storage.”

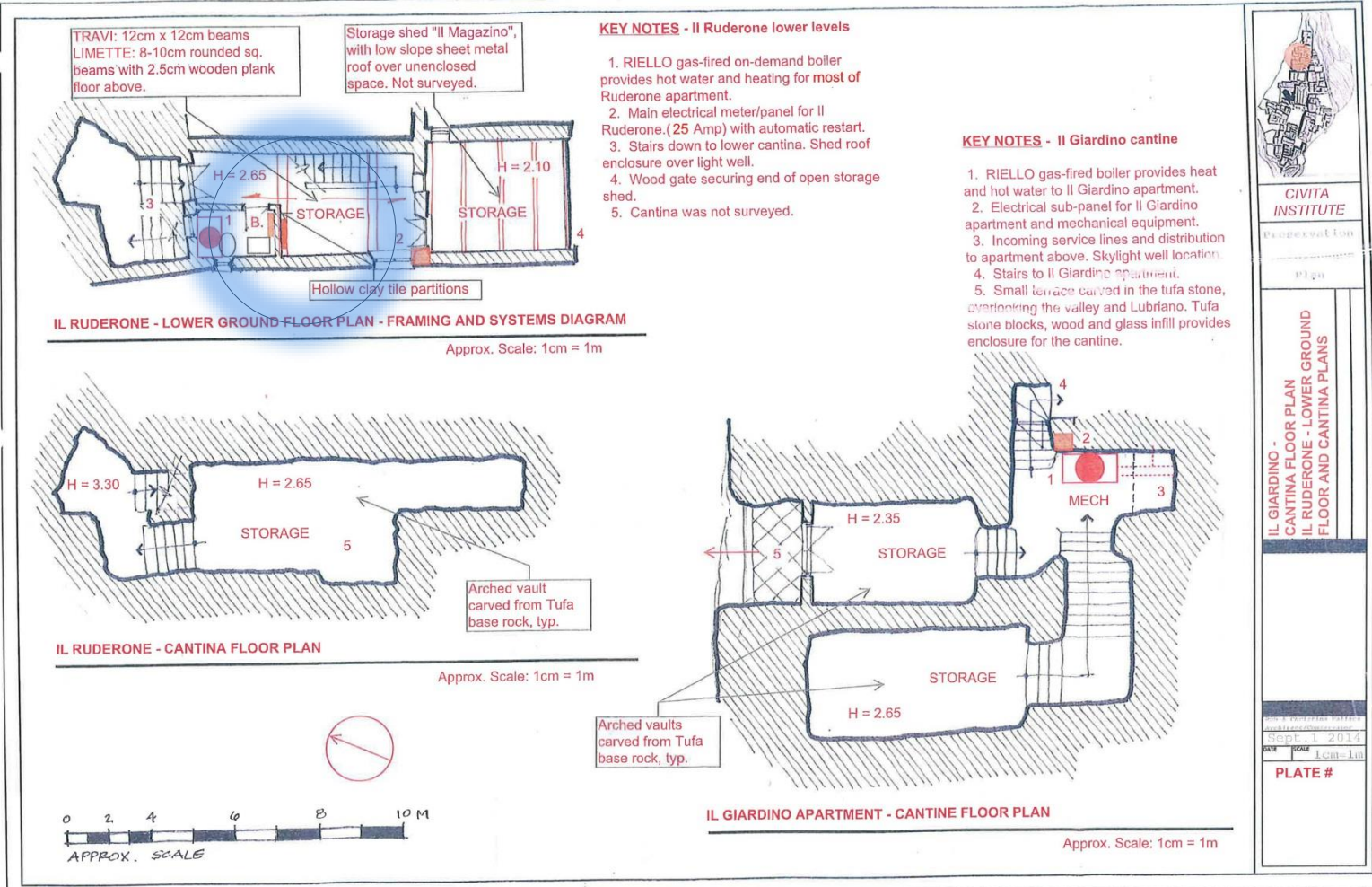
Continue phased improvements in La Sala Grande/Zarina-Heywood Library and consolidate library, archives, research functions there



Sala Grande



Ruderone Lower Floor: Potential secure storage location

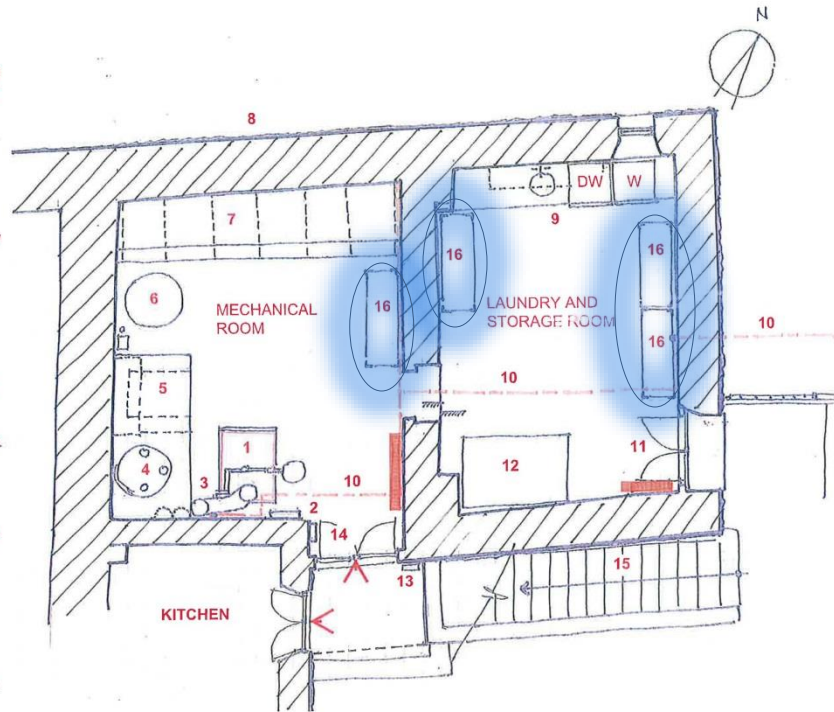


Laundry/Mechanical Room: existing storage to be relocated

MECHANICAL & LAUNDRY ROOM KEY NOTES

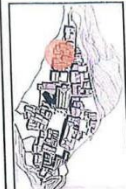
1. RIELLO gas fired boiler with circulation pumps and expansion tank provides heat & hot water for Lo Studio and Il Ruderino spaces.
2. Circuit breaker switches for Boiler and circulation pumps (26A, 16A, 16A & time clock)
3. Boiler flue to chimney.
4. Diesel fuel storage tank for earlier boiler. (now abandoned).
5. Masonry work table with storage.
6. Solar heated hot water storage tank and circulation pumps. Now disconnected.
7. Raised area with low retaining wall. Skylights above.
8. Location of solar panels at terrace wall above.
9. Counter with sink & cabinets. Location of dishwasher and washing machine.
10. House gas service line. (at ceiling inside the rooms, underground at point of entry).
11. Double entry doors, blocked by storage.
12. Flat files used for archival storage of drawings.
13. Postal delivery box mounted to exterior wall.
14. House key storage box mounted to wall.
15. Stairs to upper floor apartment.
16. Metal storage shelving on floor.

Wall mounted radiators and exposed heating piping.



IL RUDERINO - GROUND FLOOR - MECHANICAL ROOM AND LAUNDRY / STORAGE ROOM - ENLARGED FLOOR PLAN

approx. scale 1 cm = .5m



CIVITA
INSTITUTE

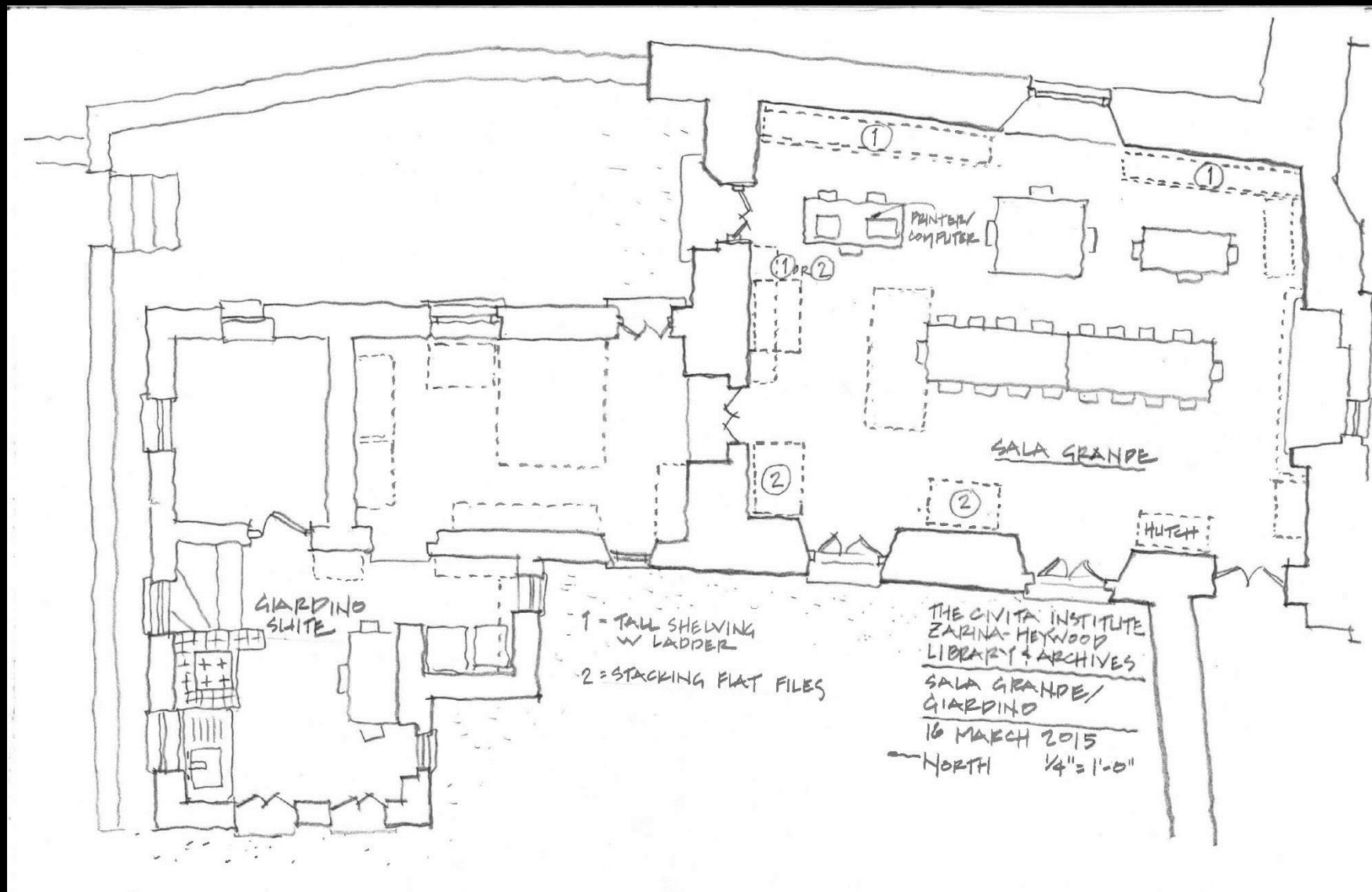
Il Ruderino
Mechanical
Room

IL RUDERINO MECHANICAL,
LAUNDRY & STORAGE ROOMS
Enlarged Floor Plan

Sept. 1, 2014
DATE SCALE 1/8" = 1'-0"

PLATE #

Sala Grande: Multi-purpose research space – recommended plan: 2016-2017



Sala Grande: Expanded storage/bookshelves: Consolidate materials from other Civita Institute spaces



DISCLAIMER: THIS IS A BLATANT BASTARDIZATION OF A LARA SWIMMER PHOTO!

Recommended Next Steps: Zarina-Heywood Library and Collections

- 1. Focus on La Sala Grande as the main consolidated archive/library/research space**
- 2. Specify, purchase and install new stacking lockable flat files in La Sala Grande. \$2,400 including labor and flat files (4).**
- 3. Relocate materials and shelving stored below Ruderino to La Sala Grande in Summer 2016 in temporary but secure “holding pattern”
Request: \$1,200 for labor.**

Recommended Next Steps, continued:

4. Plan, specify, purchase, install tall steel shelving units for Sala Grande.

Budget request/estimate: 9 tall units @ \$4,500, plus \$3,000 labor and hardware , plus ladder and rail @ \$800 = \$8,300 estimate

5. Repair/re-wire 6 studio lamps @\$40 each = \$240

6. Computer \$3,000

7. Printer \$400

8. Signage \$1,500 (all Facilities)

**Total Furnishings, lamps, computer, printer: \$17,040
(Approved as budgeting estimate by the Board of Directors)**

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AMENDMENT NO. 1 TO LEASE AND DEVELOPMENT AGREEMENT:
CIVITA PROPERTIES

The Civita Institute and the Zarina Archives

Message of support from one of our primary donors:

“Dear Stephen,

I completely support your opinion to have Astra Zarina’s archive all in one place at the Civita Institute. I think it's perfectly correct to have a digital copy clearly available at the University of Washington thus keeping all the original materials in one single archive.

**Sincerely,
Steven Holl, FAIA”
August 25, 2015**

The Civita Institute Facilities Committee Recommendations:

- 1. Guide facility improvements to safely house all our original collections at the Civita Institute.**
- 2. Implement facility improvements for archival research, and educational, fellowship, and residency programs.**
- 3. Foster outreach to universities, academic programs, guests of house museum and legacy tours, and in-situ researchers through improved internet connectivity.**
- 4. Support Archives Committee in creation of a “Civita Institute Collections” link/path for digital images via WorldCat and Pacific Coast Architects database through a portal on our Civita Institute web site.**

