

[Letterhead Ministry of the Cultural Heritage]

[Translation of Screenshot showing request by Arch. Mauro Natali in the Real Estate Properties List of the entry page to the request, showing main menu and request to generate list]

Arch. Mauro Natali sei in: Lista Beni Immobili

Ritorna al menù principale Esci Dal Sistema

Gestione... Profilo-Ente Profilo-Utente Guida

List of the Entered Real Estate Properties:

Display the Entered Real Estate Properties

Included data of a property

No.	Already in list	Select	Municipality	NAME	Denominazione	Nature	Built	comandi
1	NO	F	R	COLLESALVETTI	Real Estate Complex of Villa Carmignani		3 XIX	

Numero immobili visualizzati: 1

Numero immobili disponibili: 3 Pagina: 1 Visualizza Elenco NON PAGINATO

Generate List of the Selected Real Estate Property

Nature: Real Estate Complex

Number of Real Estate Properties displayed: 1

Number of Real Estate Properties available: 1

Pages: 1

Display list NOT PAGES

Contact the Administrator of the System Return to the General menu

N.B. Disconnect yourself from the System at the end of the work session

Summary data of the Property no. 1:

Identifying information of the Property:

Name	Real Estate Complex of Villa Carmignani
Region	TUSCANY
Province	LIVORNO
Municipality	COLLESALVETTI
Location	COLLESALVETTI
Postal Code	57014
Street name	VIA GIUSEPPE GARIBALDI
Place name	
Civic number	75
Kilometre	

Nature Real estate complex

Belongs to a complex yes
Complex Villa Carmignani

Period of construction
Century or fraction 3 19th

Previous evaluation:

Previous evaluation of interest no evaluation

Georeferencing:

Reference system UTM-ED50-f32
Coordinate X 619344.06
Coordinate Y 4827117.19

Cadastral data:

Municipality name	Cadastral Sheet	Parcel	Subsection
COLLESALVETTI	53	94 Buildings Register	8 Buildings Register
COLLESALVETTI	53	96 Buildings Register	
COLLESALVETTI	53	94 Buildings Register	9 Buildings Register
COLLESALVETTI	53	90 Land Register	
COLLESALVETTI	53	92 Land Register	
COLLESALVETTI	53	93 Land Register	
COLLESALVETTI	53	498 Land Register	
COLLESALVETTI	53	505 Land Register	

Cadastral data of neighbouring properties:

Municipality name	Cadastral Sheet	Parcel	Subsection
No Sheet Present			

Neighbouring Comp.

No Neighbouring components present

Intended use:

Category	Specific use
<i>Other uses</i>	
Multi-purpose structure	Convention halls

Attached photographic documentation:

Attached file	Caption	Planimetry
Noble Chapel.jpg	Noble Chapel.jpg	no
Bell tower of the Noble Chapel.jpg	Bell tower of the Noble Chapel.jpg	no
Preparatory design for the Noble Chapel_02.jpg	Preparatory design for the Noble Chapel_02.jpg	no
Preparatory design for the Noble Chapel_01.jpg	Preparatory design for the Noble Chapel_01.jpg	no
Manor House back view.jpg	Manor House back view.jpg	no
Manor House front view.jpg	Manor House front view.jpg	no
Manor House seen from the street.jpg	Manor House seen from the street.jpg	no
Manor House period postcard 02.jpg	Manor House period postcard 02.jpg	no
Manor House period postcard 01.jpg	Manor House period postcard 01.jpg	no
Farmhouse back view sub. 9 sheet 3.jpg	Farmhouse back view sub. 9 sheet 3.jpg	no
Farmhouse front view 02 sub. 9 sheet 3.jpg	Farmhouse front view 02 sub. 9 sheet 3.jpg	no
Farmhouse front view 01 sub. 9 sheet 3.jpg	Farmhouse front view 01 sub. 9 sheet 3.jpg	no
Limonaia interior - sub. 9 sheet 2.jpg	Limonaia interior - sub. 9 sheet 2.jpg	no
Limonaia back view - sub. 9 sheet 2.jpg	Limonaia back view - sub. 9 sheet 2.jpg	no
Limonaia front view - sub. 9 sheet 2.jpg	Limonaia front view - sub. 9 sheet 2.jpg	no
Church cadastral planimetry.pdf	Cadastral planimetry sheet 53, parcel 96 - A	no
Cadastral planimetry sheet 53, parcel 94 sub. 9.pdf	Cadastral planimetry sheet 53, parcel 94 sub. 9	no
Cadastral planimetry sheet 53, parcel 94 sub. 8.pdf	Cadastral planimetry sheet 53, parcel 94 sub. 8	yes

Description:

Morphological description

The Villa, the genesis of which can be attributed to the first half of the 19th century - the Manor house, found in a cadastral map of 1817 - represented a kind of "country house" for the Carmignani dynasty until the Second World War, when the particularly dramatic events of the family forced it to move there in a permanent manner. Villa Carmignani was the country residence of the Carmignani family, an illustrious aristocratic family between the 1800s and the 1900s with origins in Pisa, owners of a vast real estate and agrarian patrimony, of which we remember the brothers Giovanni Carmignani, jurist and university professor and Vincenzo Carmignani, physician and naturalist. The property consists of the nineteenth-century manor house, an annexed building detached from the main body called the Limonaia, a Noble Chapel, a Farmhouse, and land extending for more than ten hectares, distributed between coppice forest, arable land and lawn. **The Manor house** The Manor house, dating back to the first half of the 19th century, consists of a three-storey main body and five axes of apertures, with a marked symmetrical system, accentuated by the slight elevations of the façade and a two-storey secondary body on the left side, with a much less formal compositional system. The building, although actually unique, is composed in such a way that the three-storey portion constitutes itself as the front façade, symmetrical and decorated with string-courses in bands, cornices and plinth; while the two-storey portion, separated by a slight retreat from the external baseline, presents itself as an annex, with a smooth façade and no elevations and cornices. Similarly, on the back façade, even if the three-storey portion is still devoid of any decorative elements, the two-storey one is an appendix for the fact that it goes past the baseline of the façade of the rest of the building. In 2002, under the supervision of the Superintendent, the Manor house underwent a radical restoration, which saw the façades, upon which the original apertures were reopened, regaining their original colours, and the interiors were enhanced through the rationalisation of the spaces and the re-proposition and recovery of the materials of the Tuscan tradition. Much of the intervention concerned bringing the structure up to standard. All mandatory legislative and hygiene retrofitting was carried out: in addition to the electrical and water systems, which were made compliant with Law no. 46 of 5 March 1990, an appropriate heating system with its relative thermal unit was also built. The entire complex was then equipped with a suitable and adequate sewage system, with the connection of the drains to the public sewers. With regard to the seismic retrofitting, the foundations, vaults and masonry have been consolidated, the roof has been reconstructed (discovered and documented were damaged beams, some of them non-load-bearing unsupported, masonry without binder, etc.). In addition, a suitable under-floor cavity was built, of which the structure was devoid, which prevents, together with a chemical barrier in the masonry, the humidity from rising through the floor and through the masonry. The building was then equipped with a lift that complies with the rules for the transport of the disabled. In the course of the preliminary survey of the restoration project of the Manor house, the foundations of an original body of the building were found, symmetrical to the left wing of the main body of the villa, subsequently demolished, as better described in the Historical description. **The Limonaia** Elegant construction in line with the architecture of many orangeries annexed to the noble residences of the time, it consisted of a central one-storey body with large glazed windows and two side wings in a backward position; internally it was divided into three rooms, of which the main central one was used for the winter-time shelter of citrus fruits grown in pots and the lateral rooms used as deposits and for the storage of barrels, with access from the back side. The façade consists of a main body - equipped with three large full-length arched apertures provided with French doors - and two small side wings with rear access; topped with a modest tympanum, it is punctuated by pilasters between one French door and the other, culminating in capitals. The back façade was devoid of ornaments, while one reached the solarium through a side door. In detail, it was a small, one-storey building located east of the main building, with large French doors on the west side. The masonry walls are ordinary, the roof is terraced on the ceiling slab with iron beams and brick vaults, the floor is in tamped cement. The incipient deterioration of the fine Art Nouveau building, which seems to mark the boundary between the noble area of the villa and the agricultural area of the property, made it necessary to no longer delay a major restoration in 2007, according to the Superintendent. The restoration project has provided for the construction of a single meeting room of up to 100 seats, through the incorporation of the initial three rooms and with an extension consisting of the addition of a glazed hemicycle in the back part, which was lacking in ornamental elements and allows for greater functionality. The doors and windows have been replaced and a terracotta floor was installed, bathrooms and an external cast-iron spiral staircase have been added to the building, allowing access to the terraced roof. **The Farmhouse** The building is characterised by a simple structure, typical of buildings having a purely agricultural intended use, with the space divided into two floors: the ground floor with rooms used for the preservation and processing of agricultural products, the shelter of livestock and the storage of equipment, on the upper floor were the premises used as a dwelling of the farmer and his family. Built between 1925 and 1930, the farmhouse of Villa Carmignani, which underwent a renovation in 1999 that allowed the building to overcome the modesty of its original functions of the building, conferring a rational use on the ground floor, as has been previously stated, was comprised of accessory rooms for agricultural use. The Farmhouse currently houses communicating rooms on the ground floor that are suitable for exhibitions, seminars, workshops and two offices on the upper floor, respectively of two rooms and three rooms, in addition to the bathrooms. **The Noble Chapel** Consecrated in 1851 and named after St. John the Evangelist, the church attached to Villa Carmignani complex has a Latin cross plan and consists of a single nave, an apse and transepts; the latter are accessed through two corridors located alongside the nave. The square-plan bell tower develops between the right transept and the apse. The bell tower, placed in the south-eastern section, is clad up to the height of the transept in faux-ashlar; at the top a small balcony develops, with an iron railing. A wooden staircase allows access to the roof-terrace, covered by a cap vault and with four arched single-lancet windows, of which the one facing towards the main façade houses the bell. The entrance portal, adorned at the top with the coat of arms of the family, consists of a cornice from whose upper ends develop two acanthus leaves that support a small frieze and an overhang with mouldings. Some sampling on the plasters have revealed the existence, in the apse, of frescoes and decorations of good workmanship under the plastering of the vault (floral motifs that adorn and enclose a series of depictions and symbols linked, presumably, to the saint to whom the chapel is dedicated, John the Evangelist), while along the walls, probably due to the demolition of old plasters, there is evidence of the presence of only the most recent decorations, however very greatly damaged. Unlike the other architecture that makes up the Villa, the Noble Chapel has not undergone in the past years any restoration work, but simply ordinary maintenance interventions.

Historical description

Having become, at the beginning of the century, one of the wealthiest families in Tuscany, with dozens of estates owned, the Carmignani family in fact usually took residence in a building on the banks of the Arno in Pisa, destroyed in May 1944 by the Germans who, in retreat, blew up the bridges and everything that was adjacent to them. In that period, the family had been living in Collesalveti for about a year, but they had not found peace even in the countryside. On 19 June 1943, in fact, the regime had sequestered the villa in order to transfer the Royal Conservatory of Liens of Livorno "in order to subtract that office from any destruction at the hands of enemy incursions". Shortly after the armistice, on 23 November, the Germans took over the villa, using it as a station for military mail. A workshop was then installed in the centre of the park. It was then the turn of the Allies, who occupied the property on 18 July 1944, using it for the lodging of the troops and prolonging their stay for more than a year; it turns out that, in the end, all the windows were without glass, the electrical systems had disappeared, a large part of the trees had been cut to facilitate internal communication in the park and for the heating of the troops. The fortunes of the Carmignani family are linked to the notoriety acquired in the first half of the nineteenth century by Giovanni, illustrious jurist, professor of criminal law and philosophy of law for many years at the University of Pisa, in contact with almost all the most important cultural and political exponents in the period between the Enlightenment and Romanticism. His brother Vincenzo, a physician and naturalist, also gained a certain reputation, earning, among other things, the position of director the maintenance of the monuments of the Piazza dei Miracoli of Pisa, where the famous tower is located. With their advent, the dynasty, until then comprised of simple farmers, entered into the circle of the great European nobility, from which it would not leave until two generations later. The next generation, in fact, distinguished itself at various levels, giving Pisa in the last years of the century a mayor, Giuliano, a fighter in the Second War of Independence; he married Countess Anna Baciocchi, who was related to the family of Napoleon, but the two had no children, unlike his brother, the lawyer Giovanni Antonio, who, although he died relatively young, left three heirs, among them Giovanni, who later became an engineer, as well as mayor of Collesalveti. The latter also had a prestigious marriage, with Adele Sella, granddaughter of Quintino, one of the greatest Italian statesmen of the 1800s, and widow of Baron Fassini-Camossi, with whom she already had two children. From their union was born in 1918 Giuliana, who had graduated in Law during the Second World War and who practised the profession of lawyer at a law firm in Livorno starting in the 1950s. The war had deprived her of part of her family and of the substantial means available to the family: she had lost her mother under the bombardment, lost her half-brother in a military flight accident, and the family residence on the bank of the Arno in Pisa, destroyed by the retreating Germans; she had instead lost her father at the age of three. She therefore made the villa of Collesalveti her residence, trying over time to restore it to its former glory, despite the fact that the sequential occupations of the regime, the Germans and the Allies had profoundly affected the state of maintenance of the property. **The Manor house** The main building of Villa Carmignani appears in a land registry map of 1817 while a valuable floor plan signed by a certain land registry expert Filippo Filippi - found in the house and certainly after 1851, since the chapel present in the drawing was consecrated in that year, - depicts the Manor house as a symmetrical building.

Therefore, the villa, which today consists of a main body and a secondary body, originally included, and until not so long ago, a second wing on the right, symmetrical to the one that today remains, such as to constitute a much more monumental layout than the current one. Traces of the pre-existing body of the building were highlighted during the preparatory surveys for the restoration project. In the course of the preliminary survey of the project, the foundations of an original build body were in fact discovered, symmetrical to the left wing of the main body of the villa, subsequently demolished, as the photographs shown below document. Traces of this pre-existence were also found on the right side view of the Manor house. Evidence of this situation can be garnered from a vintage postcard and in the land registry map as recently as 1984, although it was established at the time, by direct evidence, that the demolition had taken place long before, probably in the 1920s. There is further evidence of this from a note on a sketch for a floor plan preserved in the villa itself, dated 1934: in it, the anonymous writer expresses the intention of wanting to demolish also the still existing wing, which is called "red house", while the other wing is not represented, and therefore it is certain that it had already been demolished. With a view to enhancing the Villa, this development could offer the possibility of rebuilding the demolished wing and giving the villa the correct symmetry, restoring it to its original form. **The Limonia** For the stylistic features that distinguish it, it is likely that the Limonia was built in the middle of the nineteenth century, perhaps after the Manor house. In this regard, in fact, no reference has been found in the cartography of the State Archives of Livorno dated between 1823 and 1824, and the building appears for the first time in the map of the New Urban Building Register which can be dated at 1939. Despite the agricultural intended use that motivated its construction - originally this small building was intended as a citrus greenhouse - the Limonia is of refined workmanship and elegant formal appearance: in the widespread opinion, it is considered as the most characteristic building of the entire property. With the project for its restoration and the construction of a small conference room, similar to several renowned examples in European architecture, also the Limonia of Villa Carmignani has also seen its original agricultural destination converted to a social and cultural purpose and similar to the Orangeries built in Italy and Europe, which are also transformed into architecture with the purpose of hosting conferences and events. **The Farmhouse** Built between 1925 and 1930, the Farmhouse - which has the simple and essential lines of buildings with an agricultural intended use - is located at the east end of the built-up area and is a two-storey building. The building included on the ground floor all the rooms for the preservation and processing of agricultural products, as well as for the storage of tools and shelter of livestock, i.e. the cellar, the wine cellar, the garage and the stable, while the first floor was divided into two apartments, one having four rooms, the other having two, in addition to the respective kitchens and bathrooms. The works have allowed the recovery, even in an urban planning context, of a building in which large portions did not constitute practicable surfaces, legitimising and expanding itself in terms of volume in the meantime. The highlighting of brick vaults has enhanced the premises originally used as stables and cellars, turning them into very elegant environments, characterised by materials that are simple but of undoubted quality. These interventions have therefore allowed the building to overcome the modesty of its functions, giving it a prestige that can make it suitable for spaces in which meetings, exhibitions and events are held. **The Noble Chapel** The decision to build the church was made after the Carmignani Family was revoked the right to the burial of their relatives in the Oratory of San Pietro at Castello, a small complex of the Pisan countryside where Vincenzo's parents and three children were buried. The situation prompted the two brothers, Giovanni and Vincenzo, to build a new church to allow for the burial of the relatives already buried in the oratory, of the future descendants and to satisfy their desire to have eternal rest beside their loved ones. The foundations of the church were laid in October 1845 and in 1848 the building was completed. On 6 June of the same year, the church was blessed and dedicated to St. John the Evangelist, while the consecration took place on 11 May 1851.

Decorative elements:

Interior/Exterior	Description
Interior	other decorative elements (Traces of frescoes in the Noble Chapel)
Interior	tombstones
Exterior	other decorative elements (antique woods)

Other accompanying Documentation:

Attached file	Caption	Type
List of Cadastral subsections Sheet 53 parcel 94 - Villa Carmignani.pdf	List of Cadastral subsections Sheet 53 parcel 94 - Villa Carmignani.pdf	Doc & Reports
Cadastral Surveys - Villa Carmignani Complex.pdf	Cadastral Surveys - Villa Carmignani Complex	Doc & Reports
Preparatory design for the project Villa Carmignani_surveying floor plan.jpg	Preparatory design for the project Villa Carmignani_surveying floor plan.jpg	Photo
Traces of demolished wing - 01 Manor House.jpg	Traces of demolished wing - 01 Manor House.jpg	Photo
Traces of demolished wing - 02 Manor House.jpg	Traces of demolished wing - 02 Manor House.jpg	Photo
Traces of demolished wing - 03 Manor House.jpg	Traces of demolished wing - 03 Manor House.jpg	Photo
Traces of demolished wing - 04 Manor House.jpg	Traces of demolished wing - 04 Manor House.jpg	Photo
Traces of demolished wing - 05 Manor House.jpg	Traces of demolished wing - 05 Manor House.jpg	Photo
Traces of demolished wing - 06 Manor House.jpg	Traces of demolished wing - 06 Manor House.jpg	Photo
Traces of demolished wing - 07 Manor House.jpg	Traces of demolished wing - 07 Manor House.jpg	Photo
Floor plan elaboration Sheet 53 parcel 94 (A3) - Villa Carmignani.pdf	Extract of Cadastral map Sheet 53 (A3) - Villa Carmignani	Floor plan
Floor plan elaboration Cadastral Sheet 53 parcel 94 (A3) - Villa Carmignani.pdf	Floor plan elaboration Cadastral Sheet 53 parcel 94 (A3) - Villa Carmignani.	Floor plan

Previous cataloguing:

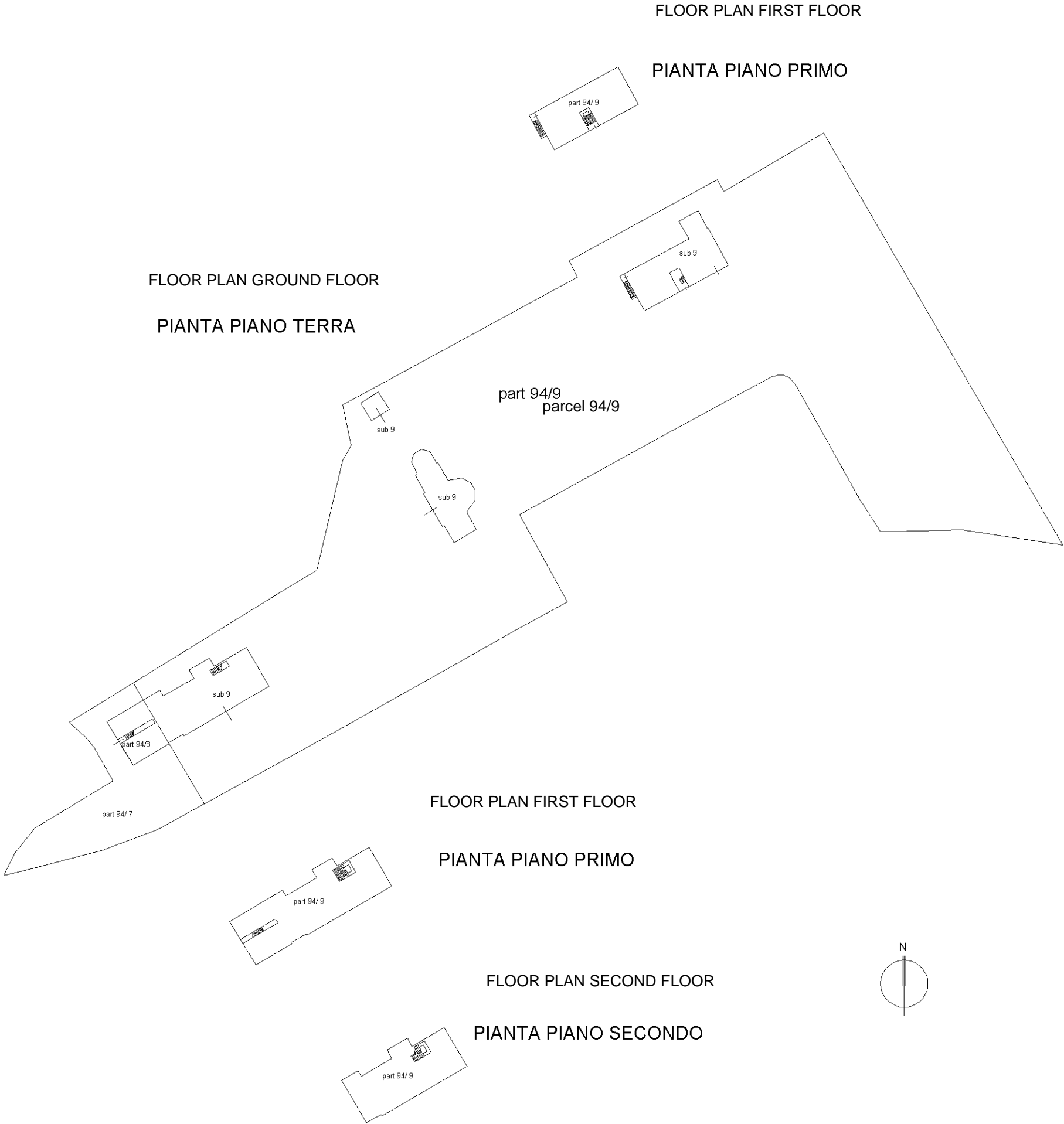
Contractor	Type of cataloguing	Year of cataloguing
	No Cataloguing Present	

Date

Arch. Nestore Flaviani



N=13400



Provincial Office of Livorno - Territorial
Cadastral Services
Municipality of: COLLESALVETTI

List of Subsections DETERMINATION OF THE URBAN REAL ESTATE OWNERSHIP
LIST OF ASSIGNED SUBSECTIONS

Municipality COLLESALVETTI		Section	Sheet 53	Parcel 94		Map type 91563	of:
Sub	LOCATION street/square	civic no.	Floors	Entry	Int.	DESCRIPTION	
1						SUPPRESSED	
2						SUPPRESSED	
3						SUPPRESSED	
6						SUPPRESSED	
7	via Garibaldi Giuseppe		Ground			B.C.N.C. (COMMUNAL ASSETS NOT LISTED FOR TAX PURPOSES) OUTSIDE AREA IN COMMON TO ALL THE SUBSECTIONS CIVIL TYPE INHABITATION SCHOOL CENTRE WITH CULTURAL AND SOCIAL PURPOSE	
8	via Garibaldi Giuseppe		Ground				
9	via Garibaldi Giuseppe		Ground-1 2				

Real Estate units no. 7 State Taxes: 0.00

Computerised extract
* Tax Code Validated in the Tax Registry

Agency of the Territory
BUILDINGS REGISTER
Provincial Office of

Livorno

Declaration protocol no. 106246 of
Floor Plan of Real Estate Units in Municipality
of Collesalveti Via Garibaldi Giuseppe

Civ.

Identificativi Catastali:

Cadastral Identification

Section:

Sheet: 53

Parcel: 94

Subsection: 8

Compiled by:

Ciacchini Paolo

Isoritto all'albo:

Registered in the

Register Surveyor

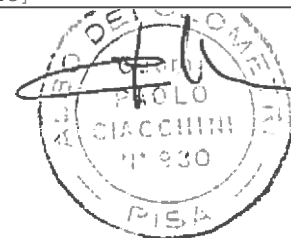
Prov. Pisa [seal

and signature]

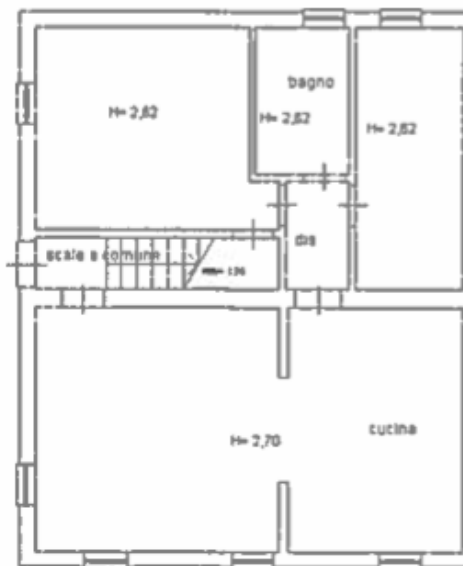
No. 930

Sheet no. 1

Scale 1:200



FLOOR PLAN
GROUND FLOOR



parcel 84/ 7

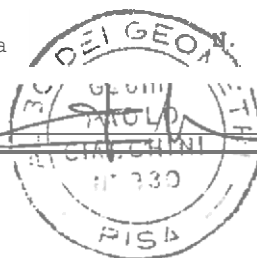


BUILDINGS REGISTER

Cadastral Identification:
Foglio: 53
Particella: 94
 Section:
 Sheet: 53
 Parcel: 94
 Subsection: 9

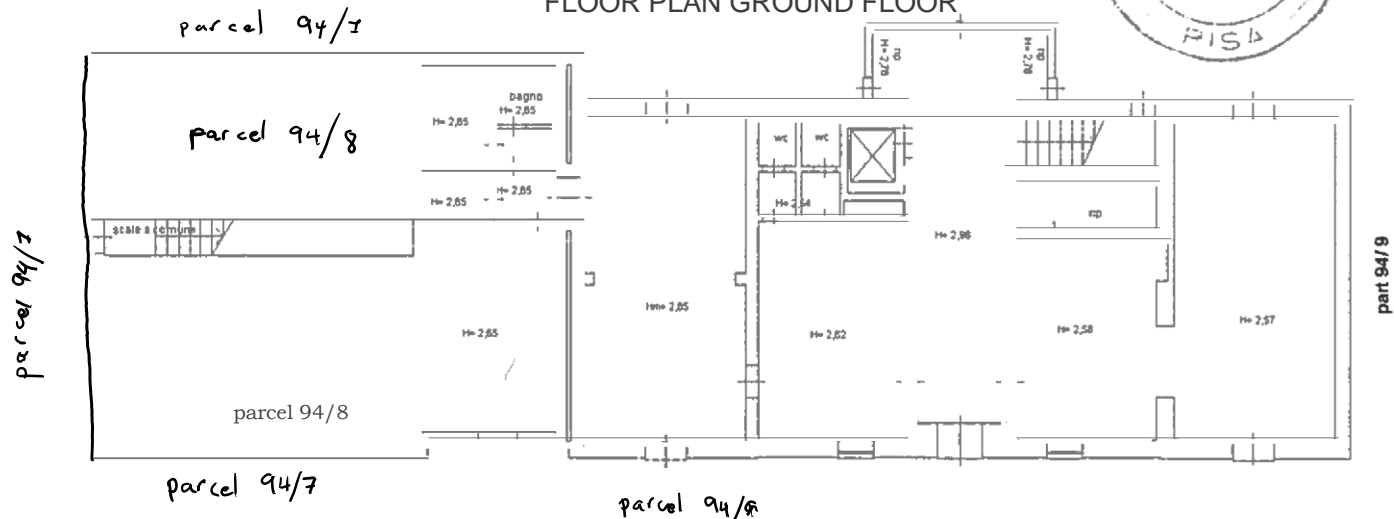
Prov. Pisa

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[seal and
signature]
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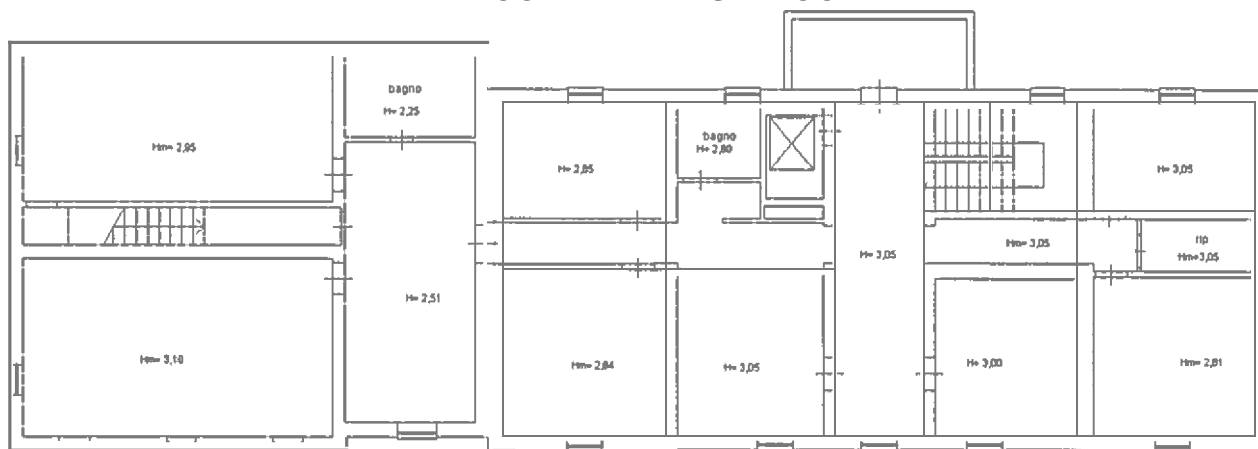


Sheet no. 1 Scale 1:200

FLOOR PLAN GROUND FLOOR



FLOOR PLAN FIRST FLOOR



FLOOR PLAN SECOND FLOOR



Agency of the Territory
BUILDINGS REGISTERFloor Plan of Real Estate Units in
Municipality of Collesalvetti
Via Garibaldi Giuseppe

Civ.

Provincial Office of
LivornoSection:
Sheet: 53
Parcel: 94
Subsection: 9Compiled by:
Ciacchini PaoloRegistered in the
Reg. Pisa
Surveyors

Sheet no. 2 Scale 1:200

No. 930

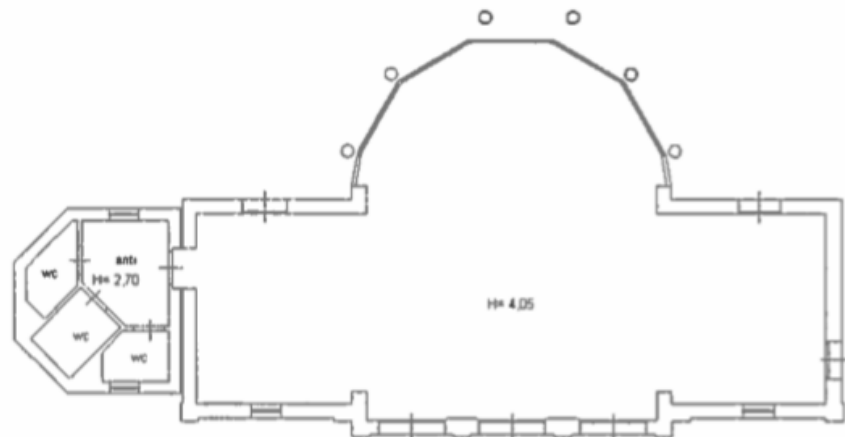
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FLOOR PLAN GROUND FLOOR parcel 94/9

PIANTA PIANO TERRA part 94/9



part 94/9

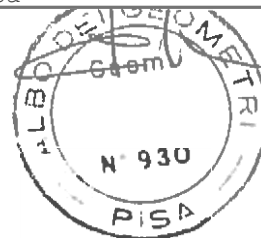


part 94/9



parcel 94/9

part 94/9



GROUND PLAN FIRST FLOOR

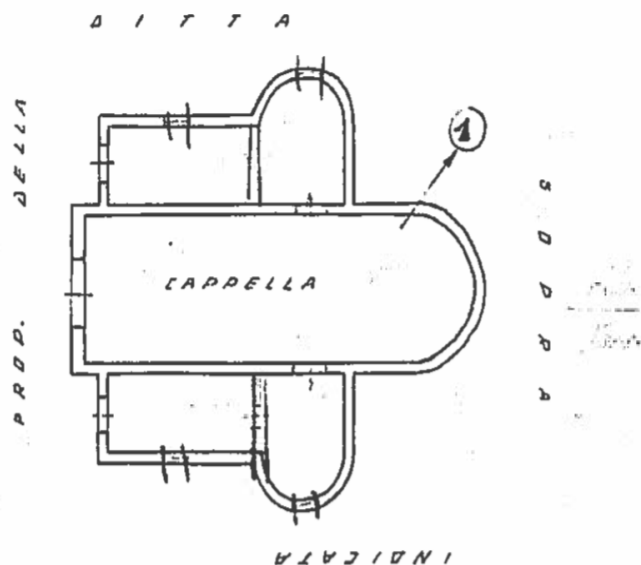


FINANCE MINISTRY

DIRECTORATE GENERAL OF CADASTRAL AND TAXATION TECHNICAL SERVICES

GENERAL SURVEYING LAYOUT OF THE URBAN REAL ESTATE PROPERTY (dated 29/6/1940)

CHAPEL DRAWING BY THE SURVEYOR BIGONGIALI



SPAZIO
OVE SI INCONTRA
TALONIERO E ALTRA
DELLA PORTA
CON LA QUALE
SI DENOMINA
GLI INTERIORI

1. Separate floor plan (as it belongs to another real estate unit)

[contains 2 almost completely illegible stamped segments, 1 presumably an authorisation stamp, the other indicating space for reporting]

ORIENTAMENTO



SCALA 1:200

ORIENTATION

Scale 1:200 Compiled by Surveyor Bigongiali
Registered in the register of Surveyors of PISA
Date 29/06/1940 [signature]

53 A
6-

SCALA 1:200

Compilato da:

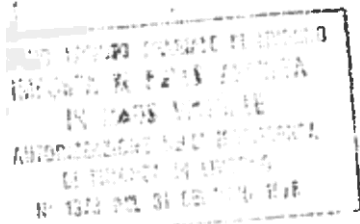
GEOM. BIGONGIALI RAL

(Firma nome e cognome del professionista)

Iscritto all'Albo de... / GEOMETRI

della Provincia di PISA

Data -29-6-1940- [signature]



Cadastral survey

Situation of the computerised deeds at

Data of the request	Name: CASSA NAZIONALE DI PREVIDENZA E ASSISTENZA FORENSE
Identified subject	Land and Buildings located throughout the province of LIVORNO
	CASSA NAZIONALE DI PREVIDENZA E ASSISTENZA FORENSE with registered office in ROME Tax Code: 80027390584

1. Real Estate units located in the Municipality of COLLESALVETTI (code C869) - Buildings Register

No.	IDENTIFICATION DETAILS				CLASSIFICATION DETAILS							OTHER INFORMATION	
	Urban Section	Sheet	Parcel	Sub	Zone Surv.	Micro Zone	Category	Class	Consistency	Cadastral surface area	Revenue	Address Data extracted from	Additional data
1		53	A				E/7					VIA GIUSEPPE GARIBALDI no. 45 floor: GROUND; PLACE NAME VARIATION of 20/12/2010 no. 17864.1/2010 in acts on 20/12/2010 (protocol no. LI0169398) PLACE NAME VARIATION	
		53	96										

Registration of the real estate property indicated at no. 1

No.	IDENTIFYING INFORMATION	TAX CODE	RIGHTS IN REM AND ENCUMBRANCES
1	CASSA NAZIONALE DI PREVIDENZA E ASSISTENZA FORENSE with registered office in ROME	80027390584*	(1) Ownership for 1/1
DATA EXTRACTED FROM		RESOLUTION of 25/11/1994 Change of ownership no. 4044.1/2005 in the acts of 2005 in acts on 28/06/2005 (protocol no. LI0058207) File no.: 20914 - Public officer with notarial powers: NOTAIO CAPASSO Registered office: ROME Registration: Public Official Registered office: ROME Volume: 1 no: 15094 of 20/07/1995 CHANGE OF COMPANY NAME	

Cadastral survey

Situation of the computerised deeds at

Date: 23/02/2016 - Hour:
12:26:59

Cont.

Provincial Office of Livorno - Territorial

Cadastral Services

2. Real Estate units located in the Municipality of COLLESALVETTI (code C869) - Buildings Register

No.	IDENTIFICATION DETAILS				CLASSIFICATION DETAILS							OTHER INFORMATION	
	Urban Section	Sheet	Parcel	Sub	Zone Surv.	Micro Zone	Category	Class	Consistency	Cadastral surface area	Revenue	Address Data extracted from	Additional data
1		53	94	8			A/2	2	5 rooms	Total: 89 m ² Total excluding uncovered areas**: 89 m ²	335.70 Euro	VIA GIUSEPPE GARIBALDI floor: Ground; Variation of 09/11/2015 - Insertion in the extracts of the surface area data.	Annotation
2		53	94	9			B/5	2	4203 m ³	Total: 1247 m ²	5,209.62 Euro	VIA GIUSEPPE GARIBALDI floor: Ground-1-2; Variation of 09/11/2015 - Insertion in the extracts of the surface area data.	Annotation

Real Estate Property 1: Annotation: classification and registry income

validated (M.D. 701/94) **Real Estate Property 2: Annotation:** classification

and registry income validated (M.D. 701/94) **Total: rooms 5 m³ 4203**

Registry income: 5,545.32 Euro

Registration of the real estate property indicated at no. 2

No.	IDENTIFYING INFORMATION	TAX CODE	RIGHTS IN REM AND ENCUMBRANCES
1	CASSA NAZIONALE DI PREVIDENZA E ASSISTENZA FORENSE with registered office in ROME	80027390584*	(1) Ownership for 1/1

3. Real Estate units located in the Municipality of COLLESALVETTI (code C869) - Land Register

No.	IDENTIFICATION DETAILS			CLASSIFICATION DETAILS									OTHER INFORMATION	
	Sheet	Parcel	Sub	Porti on	Quality Class		Surface area (m ²)			Deduct ion	Income		Data extracted from	Additional data
							h a ca				Income from Land	Agricultural		
1	53	90		-	ARABLE	2	1	12	40	B15	52.24 Euro 101,160 Lire	37.73 Euro 73,060 Lire	Mechanised System of 12/10/1976	

Cadastral survey

Situation of the computerised deeds at

Date: 23/02/2016 - Hour:
12:26:59

Cont.

Provincial Office of Livorno - Territorial

Cadastral Services

2	53	92	-	VINEYARD	2	09	00	B15	4.18 Euro 8,100 Lire	4.42 Euro 8,550 Lire	Mechanised System of 12/10/1976	
3	53	93	-	ARABLE ARBOREAL	2	83	70	B15	41.07 Euro 79,515 Lire	23.78 Euro 46,035 Lire	Mechanised System of 12/10/1976	

Cadastral survey

Situation of the computerised deeds at

Date: 23/02/2016 - Hour:
12:26:59

Cont.

Total: Surface area 02.05.10 Incomes: Income from Land 97.49 Euro Agricultural 65.93 Euro

Registration of the real estate property indicated at no. 3

No.	IDENTIFYING INFORMATION	TAX CODE	RIGHTS IN REM AND ENCUMBRANCES
1	CASSA NAZIONALE DI PREVIDENZA E ASSISTENZA FORENSE with registered office in ROME	80027390584*	(1) Ownership for 1/1
DATA EXTRACTED FROM		RESOLUTION of 25/11/1994 Change of ownership no. 4045.1/2005 in the acts of 2005 in acts on 28/06/2005 (protocol no. LI0058207) File no.: 20914 - Public officer with notarial powers: NOTAIO CAPASSO Registered office: ROME Registration: Public Official Registered office: ROME Volume: 1 no: 15094 of 20/07/1995 ONLY FOR THE PURPOSES OF HISTORICAL CONTINUITY	

4. Real Estate units located in the Municipality of COLLESALVETTI (code C869) - Land Register

No.	IDENTIFICATION DETAILS			CLASSIFICATION DETAILS							OTHER INFORMATION		
	Sheet	Parcel	Sub	Portion	Quality Class		Surface area (m²)			Deduction	Income		Data extracted from
							h	a	ca		Income from Land	Agricultural	
1	53	498		-	ARABLE	3	2	74	01	B15	70.76 Euro	56.61 Euro	Map type of 07/07/2008 no. 91563.1/2008 in the acts of 07/07/2008 (protocol no. LI0091563)

Registration of the real estate property indicated at no. 4

No.	IDENTIFYING INFORMATION	TAX CODE	RIGHTS IN REM AND ENCUMBRANCES
1	CASSA NAZIONALE DI PREVIDENZA E ASSISTENZA FORENSE with registered office in ROME	80027390584*	(1) Ownership for 1/1

Cadastral survey

Situation of the computerised deeds at

Date: 23/02/2016 - Hour:
12:26:59

End

5. Real Estate units located in the Municipality of COLLESALVETTI (code C869) - Land Register

No.	IDENTIFICATION DETAILS			CLASSIFICATION DETAILS									OTHER INFORMATION	
	Sheet	Parcel	Sub	Porti on	Quality Class		Surface area (m ²)			Deduct ion	Income		Data extracted from	Additional data
							h	a	ca		Income from Land	Agricultural		
1	53	505		-	COPPICE FOREST	1	4	68	74	B15	12.10 Euro	14.53 Euro	Map type of 07/07/2008 no. 91563.1/2008 in the acts of 07/07/2008 (protocol no. LI0091563)	

Registration of the real estate property indicated at no. 5

No.	IDENTIFYING INFORMATION	TAX CODE	RIGHTS IN REM AND ENCUMBRANCES
1	CASSA NAZIONALE DI PREVIDENZA E ASSISTENZA FORENSE with registered office in ROME	80027390584*	(1) Ownership for 1/1

Total General: 5 rooms m³4,203 Registry income: 5,545.32 Euro

Total General: Surface area 09.47.85 Incomes: Income from Land 180.35 Euro Agricultural 137.07 Euro

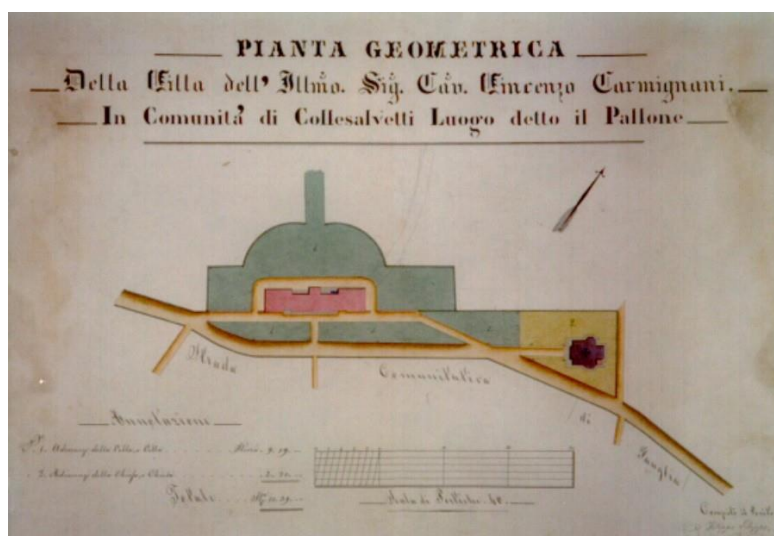
Real Estate units no. 8

Taxes: 0.90 Euro

Computerised extract

* Tax Code Validated in the Tax Registry

** Understood as excluded are the “surface areas of balconies, terraces and pertinent uncovered areas and accessories, communicating or non-communicating” (see Provision of the Director of the Revenue Agency 29 March 2013).



Caption

Preparatory design for the project villa
carmignani_surveying floor plan.jpg

Document type

Photo



Caption

Manor House period postcard 01.jpg

Document type

Photo



Caption

Manor House period postcard 02.jpg

Document type

Photo



Caption

Traces of demolished wing - 01 Manor House.jpg

Document type

Photo



Caption

Traces of demolished wing - 02 Manor House.jpg

Document type

Photo



Caption

Traces of demolished wing - 03 Manor House.jpg

Document type

Photo



Caption

Traces of demolished wing - 04 Manor House.jpg

Document type

Photo



Caption

Traces of demolished wing - 05 Manor House.jpg

Document type

Photo



Caption

Traces of demolished wing - 06 Manor House.jpg

Document type

Photo



Caption

Traces of demolished wing - 07 Manor House.jpg

Document type

Photo



Name of the Real Estate Property

Real Estate Complex of Villa Carmignani

Municipality

COLLESALVETTI

Caption

Manor House seen from the street.jpg



Name of the Real Estate Property	Real Estate Complex of Villa Carmignani
Municipality	COLLESALVETTI
Caption	Manor House front view.jpg



Name of the Real Estate Property

Real Estate Complex of Villa Carmignani

Municipality

COLLESALVETTI

Caption

Manor House back view.jpg



Name of the Real Estate Property

Real Estate Complex of Villa Carmignani

Municipality

COLLESALVETTI

Caption

Limonaia front view - sub. 9 sheet 2.jpg



Name of the Real Estate Property
Municipality
Caption

Real Estate Complex of Villa Carmignani
COLLESALVETTI
Limonaia back view - sub. 9 sheet 2.jpg



Name of the Real Estate Property
Municipality
Caption

Real Estate Complex of Villa Carmignani
COLLESALVETTI
Limonaia interior - sub. 9 sheet 2.jpg



Name of the Real Estate Property

Real Estate Complex of Villa Carmignani

Municipality

COLLESALVETTI

Caption

Farmhouse front view 01 sub. 9 sheet 3.jpg



Name of the Real Estate Property

Real Estate Complex of Villa Carmignani

Municipality

COLLESALVETTI

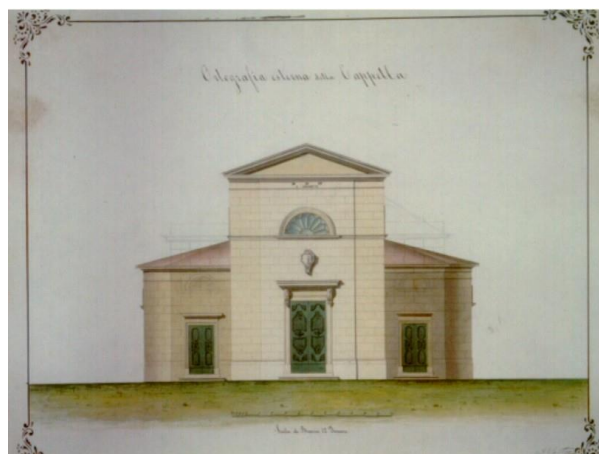
Caption

Farmhouse front view 02 sub. 9 sheet 3.jpg



Name of the Real Estate Property
Municipality
Caption

Real Estate Complex of Villa Carmignani
COLLESALVETTI
Farmhouse back view sub. 9 sheet 3.jpg



Name of the Real Estate Property

Municipality

Caption

Real Estate Complex of Villa Carmignani

COLLESALVETTI

Preparatory design for the Noble Chapel_01.jpg



Name of the Real Estate Property
Municipality
Caption

Real Estate Complex of Villa Carmignani
COLLESALVETTI
Preparatory design for the Noble Chapel_02.jpg



Name of the Real Estate Property

Municipality

Caption

Real Estate Complex of Villa Carmignani

COLLESALVETTI

Noble Chapel.jpg



Name of the Real Estate Property
Municipality
Caption

Real Estate Complex of Villa Carmignani
COLLESALVETTI
Bell tower of the Noble Chapel.jpg



21 Sept. 2017

Ministero

dei beni e delle attività culturali e del turismo

Regional Secretariat of the Ministry of the Cultural Heritage and Activities and of Tourism for Tuscany

Cassa Nazionale di Previdenza e Assistenza Forense
Via Ennio Quirino Visconti,
8 00193 ROME

Prot. n. 10286 Allegati 1

Classifica: 34.07.01/1 MS

Prot. No. 10286 Annexes 1 Classification 34.07.01/1115

Risposta al foglio del _____

Div. Sez. n. _____

SUBJECT: **MUNICIPALITY OF COLLESALVETTI (LI)** - Real Estate Property called “**Real Estate Complex of Villa Carmignani**”, located in Via Giuseppe Garibaldi, 75 - distinguished in the Land Registry at Sheet no. 53 parcel 94 subs. 7, 8 and 9 and parcel 96 and at the N.C.T. at Sheet 53 parcels 90, 92, 93, 498 and 505- Declaration of interest pursuant to Legislative Decree no. 42 of 22/01/2004 and subsequent amendments and additions. **NOTIFICATION OF PROTECTION PROVISION**

To the Municipality of Collesalveti (LI)

In accordance with and in application of art. 15 of Legislative Decree no. 42 of 22/01/2004 and subsequent amendments and additions, this Institution, as the owner of the property in question, is notified through a certified copy of the original provision of declaration of cultural interest pursuant to art. 10, paragraph 1, issued pursuant to art. 13 of Legislative Decree no. 151/2017 on 13/09/2017, following a verification procedure pursuant to art. 12 of the same Legislative Decree.

A copy is transmitted to the Municipality of Collesalveti (LI), in whose territory the property is located, in accordance with the original protection provision.

It is also pointed out that the mobile cultural assets referred to in art. 10, paragraph 1, of Legislative Decree no. 42/2004 and subsequent amendments and additions, that may be conserved within the property in question, remain subject to all the provisions contained in Part Two of the aforementioned Legislative Decree no. 42/2004 and subsequent amendments and additions and, in particular, with regard to possible removal of them, to the protection measures dictated by arts. 20 and 21.

THE REGIONAL SECRETARIAT

Dr. Giorgia Muratori [signature]

MT/dd



Ministry of the
Cultural
Heritage and
Activities and
of Tourism

Via dei Castellani, 3

Florence Office V.R Casella Penale 136 - 50123 Florence

Tel. 055287189750 - email: sr-tos@beniculturali.it - PEC: mbac-sr-tos@mailcert.beniculturali.it



DECREE 151/2017

Ministero dei beni e delle attività culturali e del turismo

Segretariato Regional Secretariat of the Ministry of the Cultural Heritage and Activities and

Commissione

Simonio

**THE PRESIDENT OF THE REGIONAL
COMMISSION THE REGIONAL SECRETARIAT**

Considering Legislative Decree no. 165 of 30 March 2001, “General rules on the laws concerning the work of civil servants in the public administration” and subsequent amendments and additions;

Considering Legislative Decree no. 368 of 20 October 1998, “Institution of the Ministry for the Cultural Heritage and Activities, under art. 11 of Law no. 59 of 15 March 1997”, as amended by Legislative Decree no. 3 of 8 January 2004, “Reorganisation of the Ministry for the Cultural Heritage and Activities, under art. 1 of Law no. 137 of 6 July 2002”,

Considering Law no. 71 of 24 June 2013 “Conversion into law, with modifications, of Decree-Law no. 43 of 26 April 2013, bearing urgent provisions for the release of the industrial area of Piombino, to contrast environmental emergencies, in favour of the earthquake zones of May 2012 and to accelerate the reconstruction in Abruzzo and the implementation of the interventions for Expo 2015. Transfer of tourism functions and provisions on the composition of the CIPE (Inter-ministerial Committee on Economic Planning).”;

Considering Legislative Decree no. 42 of 22 January 2004, “Code for the Cultural Heritage and Landscape, under art. 10 of Law no. 137 of 6 July 2002, and subsequent changes and additions”;

Considering Prime Minister’s Decree no. 171 of 29 August 2014 “Regulation for the Organisation of the Ministry of the Cultural Heritage and Activities and Tourism, the offices of the direct collaboration of the Minister and the Independent Body for Performance Assessment, under art. 16, paragraph 4, of Decree-Law no. 66 of 24 April 2014, converted, with modifications, into Law no. 89 of 23 June 2014.”;

Considering the Ministerial Decree of 25 January 2005, laying down the procedures for verifying the cultural interest of real estate property owned by private non-profit legal persons;

Considering the DDG of 17/05/2017, with which the Director-General for the Budget has assigned to Dr. Giorgia Muratori the position of non-general management of the Regional Secretariat of the Ministry of the Cultural Heritage and Activities and Tourism for Tuscany;

Considering the note prot. 35412 of 03/03/2016 and subsequent integration with note 47052 of 23/03/2016 with which the Institution, Cassa Nazionale di Previdenza e Assistenza Forense has transmitted a list of assets to be subject to the verification of cultural interest pursuant to art. 12 of Legislative Decree no. 42 of 22 January 2004, and subsequent amendments and additions, including the property hereinafter described (starting proceedings on 02/05/2016);

Considering the opinion of the former Archaeological Superintendent of Tuscany, expressed with note prot. 8154 of 30/05/2016, received on 31/05/2016;

Considering the opinion of the Archaeology, Fine Arts and Landscape Superintendent for the provinces of Pisa and Livorno, expressed with note prot. 9243 of 08/08/2017, received on 16/08/2017;

Considering the decision of declaration of cultural interest taken by the Regional Commission for the Cultural Heritage, pursuant to art. 39 of Prime Minister’s Decree no. 171 of 29 August 2014 in the session of 13/09/2017, as per the minutes of the office records;



Regional Secretariat of the Ministry of the Cultural Heritage and Activities and Tourism for Tuscany

Considered that the real estate property

Name	Real Estate Complex of Villa Carmignani
Province of	Livorno
Municipality of	Collesalveti
Located in	Via Giuseppe Garibaldi
Civic Number	75

Distinguished at the N.C.E.U. (New Urban Building Register) at Sheet no. 53 parcel 94 subs. 7, 8 and 9 (excluding 1 elevation) e parcel 96; at the Land Registry 7. At Sheet 53, parcels 90, 92, 93, 498 and 505;

bordering with Sheet 53, parcels 51, 52, 187, 379, 384, 666, 248, 603, 272, 273, 274, 275, 276, 277 and with Via Giuseppe Garibaldi, as from the attached cadastral planimetry, it presents an interest pursuant to art. 10, paragraph 1 of Legislative Decree no. 42 of 22 January 2004, and subsequent amendments and additions, as it has the requirements of historical and artistic interest for the reasons contained in the attached historical-artistic report;

DECLARES

the property called “Real Estate Complex of Villa Carmignani”, better identified in the preamble and described in the attachments, of interest pursuant to art. 10, paragraph 1 of Legislative Decree no. 42 of 22 January 2004, and subsequent amendments and additions, as it has the requirements of historical and artistic interest and therefore remains subject to all the protection provisions contained in the aforesaid Legislative Decree.

The cadastral planimetries and the historical-artistic report are an integral part of this declaration that will be notified to the owners, occupants or holders under any title of the asset that constitutes its object.

This declaration is transcribed with the relevant Revenue Agency - Real Estate Notification Service and will be effective toward any subsequent owner, occupant or holder of the property under any title.

In accordance with this declaration, the Ministry of the Cultural Heritage and Activities and Tourism is allowed to appeal against this declaration pursuant to art. 16 of Legislative Decree no. 42 of 22 January 2004 and subsequent amendments and additions. Admitted, furthermore, are propositions of jurisdictional appeal pursuant to Legislative Decree no. 104 of 2 July 2010.

THE PRESIDENT OF THE REGIONAL COMMISSION

THE REGIONAL SECRETARIAT
dott.ssa Giorgia Miratori

Firenze,

13 SET 2017

Florence, 13 Sept. 2017



Regional Secretariat of the Ministry of the Cultural Heritage and Activities and Tourism
for Tuscany

Attached Report

Identification of asset

Name	Real Estate Complex of Villa Carmignani
Region	Tuscany
Province	Livorno
Municipality	Collesalveti
Street name	Via Giuseppe Garibaldi
Civic number	75



Historical-Artistic Report

Morphological Description

The Manor house

The complex of “Villa Carmignani” is located in Collesalveti and consists of the nineteenth-century Manor house located in the immediate vicinity of the entrance gate, an annexed building detached from the main body called the Limonaia, which is located to the east of the Manor house, a Noble chapel to the south of the Limonaia, a Farmhouse located north of the chapel and land of more than ten hectares, distributed between coppice forest, arable land and lawn. The origin of the complex can be attributed to the first half of the nineteenth century, since the Manor house is indicated in a cadastral map of 1817: it represented a kind of “country house” for the Carmignani family until the Second World War, when the dramatic events the family underwent forced them to move there permanently.

The Manor house is the main building among the four constituting the complex and it is already on a cadastral map of 1817: its construction therefore can be attributed to the first half of the nineteenth century. The construction consists of a three-storey main body with a rectangular floor plan and five axes of apertures, with a marked symmetrical system, and a two-storey secondary body on the left side, with a much less formal compositional system.

The building, although actually unique, is composed in such a way that the three-storey portion constitutes itself as the front façade, symmetrical and decorated with string-courses in bands, cornices and plinth; while the two-storey portion, separated by a slight retreat from the external baseline, presents itself as an annex, with a smooth façade and has no elevations and cornices.

Similarly, on the back façade, even if the three-storey portion is still devoid of any decorative elements, the two-storey one is an appendix for the fact that it goes past the baseline of the façade of the rest of the building.

In 2002, under the supervision of the Superintendent, the Manor house underwent a radical restoration, with the recovery on the façades of the original apertures, restoration of the original colours and the enhancement of the interior environments through the rationalisation of the spaces and the repositioning and recovery of the materials of the Tuscan tradition.

In the course of the preliminary survey of the restoration project of the Manor house, the foundations of an original body of the building were found, symmetrical to the left wing of the main body of the villa, subsequently demolished.

To date, the entire building presents in full the style of the classic country residence of the wealthy families of the nineteenth century: the vertical structures are in supporting masonry, consolidated and restored to counter the phenomenon of moisture from capillary rising damp during the works of restoration.

The vaults, also consolidated during restoration, are mainly cross-vaults and the original exposed brickwork has been brought back to light; the floor slabs that were originally made of wood were demolished and rebuilt using metal profiles and moulded sheet metal, while the others were renovated and consolidated by the use of a reinforced slab.

The roof, originally made up of wooden beams, was completely dismantled to create a new concrete and brick structure connected to the supporting masonry by a crowning seam.

With regard to the finishes, it is pointed out that they were made in the original style: for the roof covering the original tiles were preserved, replacing the deteriorated ones with antique elements in better condition; the floors in the hallway of the ground floor



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are in marble in a checkerboard pattern, while in the rest of the Manor house they are in terracotta; the shutters and doors are, in regard to their shapes and colours, similar to the original Tuscan ones.

The building has also been equipped with a lift that complies with the rules for the transport of the disabled; in addition, during the restoration work, the electrical and water systems have been made compliant, a heating system with thermal power plant has been built and the entire complex is equipped with suitable sewage with connection to the public sewers.

Internally there are restored 18th-century and 19th-century furniture that today constitute the décor of the Manor house; numerous texts of French literature French in the original language, a vast library of jurisprudence, books of fiction and non-fiction are also preserved.

The Limonaia

The Limonaia stands between the Manor house and the Noble chapel: it is considered the most characteristic of the four buildings included in the entire property and marks the boundary between the noble area and the agricultural area of the real estate complex. Like many “*orangeries*” annexed to the aristocratic villas and residences of the time, it is of refined workmanship and elegant formal appearance, with decorative motifs and stylistic citations that strongly hark to the style of the time.

This small building was supposedly built around the middle of the 19th century and underwent a major restoration in 2007 that valorised it and transformed it into a conference hall.

Before the restoration, the main façade, strictly symmetrical, consisted of a central body with semi-circular layout and two side wings in a slightly retracted position; the central body was characterised by three broad full arches, closed by French doors; the latent wings also reprised the same compositional sign, with smaller openings. The French doors of the central body were framed by pilasters embellished with mouldings and culminate with capitals in support of the cornice; on the sides of the façade, instead, the pilasters were devoid of decorations and had the function of marking the ends of the prospectus.

An elegant string-course placed at the height of the frames of the arches of the windows and French doors interrupted the vertical pattern of the façade; on the pilasters, at the same height of the string-course, there were circular decorations that gave further richness of detail to the prospectus. The vertical motifs of the pilasters continued on the pediment of the building and the façade, at the central French door, were topped by a modest tympanum devoid of decorative elements.

The back façade was totally devoid of decorative elements, except for two circular openings: this sharp contrast between the two sides of the building suggests first of all a scenic role of Limonaia, rich and decorated in the part that overlooks at the Manor house and unadorned on the back; Moreover, the unadorned back façade seems to align itself with the style of the agricultural part of the estate.



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The internal distribution involved three distinct environments, separated by two load-bearing walls. The vertical structures were in supporting masonry, with a terrace roof, slightly inclined, in metal beams and brick vaults laid in stretcher bond; the pavement was in tamped cement. There was also a side door at the back, leading to a masonry staircase and stone steps, which allowed access to the roof.

With the restoration of 2007, the Limonaia once again assumed its antique charm and it was improved in terms of functionality: a single large interior environment with the function of a meeting room was created, through the demolition of the load-bearing walls and the construction of an autonomous structure consisting of a reinforced concrete spatial frame, all realised within the thickness of the original masonry; in this way, it was possible to preserve and restore them, even if they no longer serve any structural functions. Even the roofing slab in metal beams and brick vaults has been maintained and consolidated with a reinforced concrete slab: like the masonry, it has lost its supporting function, absolved by the roofing structure above it, consisting of a floor slab in concrete brick with pre-compressed reinforced concrete joists.

The back part of the building has been expanded by the construction of a glazed hemicycle, with five windows marked by six columns; above these columns, a cornice encloses the prospectus continuously with the main façade; it is evident that this additional body has greatly enriched the back prospectus.

During the work, the original stuccoes were restored, returning the original colouration to the building; the vaulted brick ceilings were recovered and terracotta flooring was laid; the fixtures were replaced, bathrooms were added and a cast-iron spiral staircase was installed for access to the terraced roof.

The Farmhouse

The Farmhouse of Villa Carmignani represents a typical building with a purely agricultural intended use: it has simple and essential lines and stands at the east of the built part, an agricultural area of its own. In 1999 this property had undergone a renovation that has made it possible to recover and make various portions of the building accessible, which were previously unusable.

The rectangular building develops over two floors: the ground floor, before the renovation, housed a cellar and a wine cellar that were used for the preservation and processing of agricultural products, a garage for the storage of tools and equipment and a stable for the shelter of livestock; the first floor, in which the rooms used as the dwelling of the farmer's family were located, was divided into two apartments, one of four rooms and one of two rooms, in addition to the respective kitchens and bathrooms. The structures are in load-bearing masonry, the roof is gabled with terracotta tiles. The main façade presents itself like the classic Tuscan country farmhouses, equipped with five apertures on the ground floor and as many on the first floor, with wooden shutters on the first floor and large wooden door on the ground floor. On one of the two side elevations there is a masonry staircase leading to the first floor. All the external façades are yellow; a red string-course at the height of the inter-floor floor slab marks the division between the two floors of the building.



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With the renovations, the original brick vaults have been recovered in the ground floor and a terracotta floor has been laid, giving the rooms a very elegant appearance, so much so, that the three contiguous rooms on the ground floor today host events and exhibits.

On the first floor there are currently two offices - one of two rooms and one of three - and bathrooms. The interventions have allowed the recovery, even in an urban planning context, of large portions that are not accessible, legitimising and expanding at the same time the overall volume of the property.

The building, characterised by simple materials but of undoubted quality, has acquired a new functionality, certainly more prestigious than the initial one: in fact, today the former farmhouse is host to exhibitions and seminars, workshops and cultural events.

The Noble Chapel

The church attached to the complex of Villa Carmignani, named after St. John the Evangelist and known as the Noble Chapel of Villa Carmignani, dates back to the mid-19th century, when the Carmignani family decided to create a site for the burial of their relatives, consecrating it in 1851. The Latin cross plan consists of a single nave, an apse and transepts; there are two corridors on the side of the nave that allow access to the transepts; between the right transept and the apse is the square-plan bell tower, built ten years after the church.

Internally, the walls of the nave are cadenced by the presence of four pilasters on each side, with Corinthian capitals, placed on high plinths. The pilasters at the cemetery, only in the area contained with the apse, are flanked by a column, it too on a high plinth, with the smooth shaft and Corinthian capital. These vertical elements support an overhanging cornice, containing a wealth of mouldings and friezes, that develops for the full extent of the inner perimeter. Above the cornice, at each vertical element, rounded arches start that divide the space into four zones. These elements allow the placement of two barrel vaults in the area reserved for the faithful, of a cap vault in the area of intersection between the nave and transept and a cul-de-four vault in the apse. In the two arms of the transept there are no vaults but a simple roof covering with wooden joists and terracotta tiles, while in the two side corridors there are barrel vaults. The interior surfaces related to the nave and the apse are frescoed with floral motifs that adorn and enclose a series of depictions and symbols related, presumably, to the saint to whom the chapel is dedicated, as revealed by some samples taken on the plasters; along the walls, probably due to the interventions of demolition of old plasters, there is evidence of the presence of only the most recent decorations, however, greatly deteriorated. The surfaces of the side corridors are plastered.

The structure of the building is in mixed plastered masonry, except for decorative elements such as cornices, pilasters and columns. The shaft of the columns of the nave is made of plaster, the plinths of the columns and pilasters are made of marble, while the stylobates are made of faux marble as well as the base, band of union between the plinths of the pedestals of the pilasters. The roof of the nave is gabled, while that of the side bodies is single-pitch, both covered in flat and curved tiles.



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The main façade consists of a central part, of greater height, and two lateral buttresses: the central part is made of stone ashlar, excluding the summit, consisting of a plastered tympanum, decorated with a small rose window. The continuity of the stone in the central portion of the façade is interrupted by the presence of the entrance portal and the decorations above it. The wooden portal, in fact, is boxed by a frame from whose upper ends develop two acanthus leaves that support a small frieze and an overhang with moulding, all flanked by the coat of arms of the Carmignani family. Above the coat of arms develops a cornice, also with moulding, topped by a semi-circular window. The two lateral buttresses are plastered. The side façades are plastered and enriched with cornices and semi-circular windows, some of which are decorated in wrought iron or flanges.

The only flooring currently fully functional is that of the area of the altar and the presbytery that is in marble chip tiles, in white and bardiglio marble, placed in a checkerboard pattern. The flooring of the area reserved for the faithful as well as the two side spaces, parts of the transept and corridors, are completely ripped apart.

The bell tower, placed to the southeast, is clad up to the height of the transept in faux-ashlar; at the top a small balcony develops with an iron railing. Inside the bell tower there is a wooden staircase that allows access to the roof-terrace, covered by a cap vault and having four arched single-lancet windows, of which the one facing towards the main façade houses the bell.

Due to the deterioration of the building, it was necessary to carry out an intervention to drain the rainwater and other ordinary maintenance, but the church has never been subject to renovations.

Historical Description

The complex of “Villa Carmignani”, in Collesalveti, in the province of Livorno, consists of a Manor House, a Limonaia, a Farmhouse and a Noble Chapel. The origin of the real estate complex can presumably be traced back to the first half of the nineteenth century, as can be seen from the building and material characteristics; this construction represented a kind of “country house” for the Carmignani family until the Second World War, when the dramatic events of the family forced them to move there permanently. Until 1944, in fact, the Carmignani family lived in a building on the banks of the Arno in Pisa; with the retreat of the Germans in May of that year, the palace was destroyed. By that time, the family had been living in Collesalveti for about a year: during the war the Villa had changed possession numerous times. On 19 June 1943, the Fascist regime transferred to the Villa the Royal Conservatory of Livorno mortgages “in order to subtract that office from any destruction at the hands of enemy incursions”. Later, on 23 November 1943, the Germans took over Villa Carmignani, using it as a station for



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military mail and they installed a workshop in the centre of the park. Then, from 18 July 1944 the property was occupied by the Allies for more than a year: they used Villa Carmignani as lodging for the troops. At the end of the war the complex came back into the possession of the Carmignani family, but it turns out that the property had been heavily affected by the numerous occupations: all the windows were without glass, the electrical systems had disappeared, a large part of the trees were been cut to facilitate communication in the park.

The Villa became the home of Giuliana Carmignani, direct descendant and sole heir to Giovanni Carmignani; she had, in fact, lost the family's building on the banks of the Arno in Pisa under the bombardment. Giuliana, who had graduated in Law during the Second World War and practised the profession of lawyer in Livorno since the 1950s, tried to restore the property to its former glory. With her death in 1979, she left all of the Collesalveti property to the Cassa Nazionale di Previdenza e Assistenza Forense, along with land on the island of Elba. This generosity was motivated by her last will to use the family home as a retirement home for lawyers.

Over time, the four properties of the complex have undergone changes, both functional and structural: the **Manor house** was originally symmetrical, as is evidenced by a layout found in the house, signed by the a land registry expert Filippo Filippi, part of the family archive and certainly after 1851; today, however, this building is asymmetrical, with a main body and a secondary body on the left. During the preparatory surveying for the 2002 restoration, traces of the second right wing (foundations and traces of apertures at different levels in the right façade of the main body) were found. It is assumed that the demolition of this wing took place around the 1920s: this hypothesis is based on a sketch of a floor plan dating back to 1934, preserved in the Manor house and part of the family archive, in which the anonymous writer represented the villa with a single wing to the left of the main body, indicating it as "red house".



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The **Limonaia** first appeared on the map of the New Urban Building Register in 1939, but its stylistic characteristics suggest that it was built around the middle of the 19th century, perhaps after the Manor house, as can be seen from the layout by Filippo Filippi (after 1851), which does not represent it together with the villa. The definition of the Limonaia, delineated in the cadastral map of 1939 is that of “*orangerie*”, that is, citrus greenhouse. In a land registry dated 9 April 1968, kept in the archive of the Cassa Forense, the building is represented together with the layout of the first floor of the farmhouse; on that data sheet the Limonaia, which appears to have lost its original function, is mentioned with the destination of “*Marked*” for the central environment and “*clearing*” for the two side rooms. It should be noted that in recent times a volume of space intended for a small garage had been added to the Limonaia, demolished during the 2007 restoration work, to restore the structure to the correct balance and original symmetry. Today, the Limonaia has been converted from its original intended use to one having a social and cultural use, suitable to hosting conferences and cultural activities.

The **Farmhouse**, whose period of construction is probably identifiable in the first thirty years of the 1900s, given the characteristics of the materials used and the type of construction, included on the ground floor all the rooms for the preservation and processing of agricultural products, as well as for the storage of tools and shelter of livestock, while the first floor was divided into two apartments. This property had an agricultural intended use and had modest functions. The renovations of 1999 have changed the use of the building: today the former farmhouse, reconfigured with elegance, hosts exhibitions, seminars and events on the ground floor; the first floor is intended for offices.

The Carmignani family decided to build the **Noble Chapel** after the revocation of the right to bury their dead in the Oratory of San Pietro in Castello, a small complex of the Pisan countryside where Vincenzo’s parents and three children had been buried. The two brothers Giovanni and Vincenzo therefore decided to build a new church to allow for the burial of the relatives already buried in the oratory, of the future descendants and to satisfy their desire to have eternal rest beside their loved ones. The foundations of the church were laid in October 1845 and already in 1848 the building was completed. On 6 June of the same year, the church was blessed and dedicated to St. John the Evangelist, while the consecration took place on 11 May 1851. Ten years later, the square-plan bell tower was built. Since then, no changes have been made to the church.

Motivation

The real estate complex is deserving of protection because it constitutes an important historical testimony relating to the events of the Second World War and preserves the morphological elements of the nineteenth-century architecture of the Manor house.

Rapporteur the appointed official Signed Arch. Maria Grazia Tampieri, approved by the Superintendent Signed Dr. Andrea Muzzi.

The President of the Regional Secretariat [stamp and signature]

THE ION

SEGRETARIO REGIONALE
dott.ssa Giorgia Muratori



Florence, 13 Sept. 2017



Regional Secretariat of the Ministry of the Cultural Heritage and Activities and Tourism for Tuscany

Attached Planimetry

Identification of asset

Name	Real Estate Complex of Villa Carmignani
Province	Livorno
Municipality	Collesalveti
Name	Via Giuseppe Garibaldi
Address	75

Cadastral planimetry sheet 53, parcels 90, 92, 93, 94, 96, 498 and 505



THE PRESIDENT OF THE REGIONAL COMMISSION
THE REGIONAL SECRETARIATE

Dr. Giorgia

Muratori

Florence, 13 Sept 2017

[stamp and signature]

It is certified that that this
copy, consisting of no. 09
pages conforms to the
original document. [STAMP
AND SIGNATURE MARIA
DI MARCO]
FIRENZE, 19 SFT 2017

THE ASSISTANT MISTR
GE TION AND
MARIA DI MARCO





Ministero dei beni e delle attività culturali e del turismo

Regional Secretariat of the Ministry of the Cultural Heritage and Activities and Tourism for
Tuscany

**THE PRESIDENT OF THE REGIONAL
COMMISSION THE REGIONAL SECRETARIAT**

Considering Legislative Decree no. 165 of 30 March 2001, “*General rules on the laws concerning the work of civil servants in the public administration*” and subsequent amendments and additions;

Considering Legislative Decree no. 368 of 20 October 1998, “*Institution of the Ministry for the Cultural Heritage and Activities, under art. 11 of Law no. 59 of 15 March 1997*”, as amended by Legislative Decree no. 3 of 8 January 2004, “*Reorganisation of the Ministry for the Cultural Heritage and Activities, under art. 1 of Law no. 137 of 6 July 2002*”;

Considering Law no. 71 of 24 June 2013 “*Conversion into law, with modifications, of Decree-Law no. 43 of 26 April 2013, bearing urgent provisions for the release of the industrial area of Piombino, to contrast environmental emergencies, in favour of the earthquake zones of May 2012 and to accelerate the reconstruction in Abruzzo and the implementation of the interventions for Expo 2015. Transfer of tourism functions and provisions on the composition of the CIPE (Inter-ministerial Committee on Economic Planning.*”;

Considering Legislative Decree no. 42 of 22 January 2004, “*Code for the Cultural Heritage and Landscape, under art. 10 of Law no. 13 of 6 July 2002*”, and subsequent changes and additions;

Considering Prime Minister’s Decree no. 171 of 29 August 2014 “*Regulation for the Organisation of the Ministry of the Cultural Heritage and Activities and Tourism, the offices of the direct collaboration of the Minister and the Independent Body for Performance Assessment, under the art. 16, paragraph 4, of Decree-Law no. 66 of 24 April 2014, converted, with modifications, into Law no. 89 of 23 June 2014.*”;

Considering the DDG of 17/05/2017, with which the Director-General for the Budget has assigned to Dr. Giorgia Muratori the position of non-general management of the Regional Secretariat of the Ministry of the Cultural Heritage and Activities and Tourism for Tuscany;

Considering the authorisation request for the transfer presented by the Institution “Cassa Nazionale di Previdenza e Assistenza Forense”, owner of the real estate property called “**Real Estate Complex of Villa Carmignani**” located in the Province of Livorno, Municipality of Collesalveti, Via Giuseppe Garibaldi no. 75 - distinguished at the N.C.E.U. at Sheet no. 53 parcel 94 subs. 7, 8 and 9 and parcel 96; at the N.C.E.U. (New Urban Planning Buildings Register) at Sheet no. 53 parcels 90, 92, 93, 498 and 505, request received by the Superintendent per Archaeology, the Fine Arts and Landscape for the provinces of Pisa and Livorno on 12/11/2017 and taken in protocol on 12/12/2017 at no. 14454 and subsequent additions on 19/01/2018, taken in protocol on 19/01/2018 at no. 867;

Considering the opinion expressed by the Archaeology, Fine Arts and Landscape Superintendent for the provinces of Pisa and Livorno, expressed with note prot. no. 1554 of 05/02/2018, with prescriptions and conditions indicated;

Considering that the aforesaid real estate property has been subject to verification of cultural interest pursuant to art. 12 of Legislative Decree no. 42/2004 and subsequent amendments and additions.



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Ascertained that the aforesaid real estate property is subject in its entirety to all the protection provisions of cultural heritage contained in the aforesaid Legislative Decree no. 42/2004 and subsequent amendments and additions for effect of provision no. 151/2017 issued on 13/09/2017, pursuant to art. 10, paragraph 1, of the aforesaid Legislative Decree;

Considering that the aforesaid provision no. 151/2017 has been transcribed with the relevant Revenue Agency - Real Estate Notification Service on the date 08/11/2017, Gen. Reg. 17419, Gen. Reg. part. 11647, so that it may be effective also toward any subsequent owner, occupant or holder of the property under any title;

Considering the legal form of the Institution that owns the real estate property for which the same is included among the cultural heritage indicated in art. 10 paragraph 1 of Legislative Decree no. 42/2004 and subsequent amendments and additions;

Considering art. 56, paragraph 1, letter b) of Legislative Decree no. 42/2004 and subsequent amendments and additions;

Considering that the transfer of the real estate property, according to the conditions and procedures contained in the request presented, will cause no damage to the conservation and the public use of the cultural heritage;

Considering the resolution of authorisation to the transfer taken by the Regional Commission for the Cultural Heritage, pursuant to art. 39 of Prime Minister's Decree no. 171 of 29 August 2014, in the session of 28/02/2018, as per the minutes of the office records;

RESOLVES

The authorisation pursuant to art. 56 of Legislative Decree no. 42/2004 and subsequent amendments and additions, of the Real Estate Property named **“Real Estate Complex of Villa Carmignani”** located in the Province of Livorno, Municipality of Collesalveti, Via Giuseppe Garibaldi no. 75 - Distinguished at the N.C.E.U. (New Urban Buildings Register) at Sheet no. 53 parcel 94 subs. 7, 8 and 9 and parcel 96, at the Land Register at Sheet no. 53 parcels 90, 92, 93, 498 and 505, with the following prescriptions and conditions, pursuant to art. 56, paragraph 4-ter, of the cited Legislative Decree, will have to be included in the deed of transfer:

1. The execution of works of any kind on the real estate property is subject to preventive authorisation from the relative Superintendent pursuant to art. 21, paragraphs 4 and 5 of Legislative Decree no. 42/2004 and subsequent amendments and additions.
2. In relation to the condition of public use of the real estate property, there should be no modifications to the situation relating to the previous intended use.
3. The real estate property should not, therefore, have intended used, even of a temporary nature, that are susceptible to being detrimental to its conservation and public use or however are incompatible with the historical and artistic character of the asset itself. In this regard, any variation of intended use, even if it would not bring about modifications of the architectural consistency of the real estate property, will have to be preventively communicated to the relative Superintendent pursuant to art. 21, paragraph 4 of Legislative Decree no. 42/2004 and subsequent amendments and additions;



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The cadastral planimetries are an integral part of this provision, that will be notified, through administrative avenues, to the interested parties.

The prescriptions and conditions contained in this provision will be transcribed in the real estate registers in the relevant Revenue Agency - Real Estate Notification Service.

In accordance with this authorisation, the Ministry of the Cultural Heritage and Activities and Tourism is allowed to appeal against this authorisation pursuant to art. 16 of Legislative Decree no. 42 of 22 January 2004 and subsequent amendments and additions.

Admitted, furthermore, are propositions of jurisdictional appeal pursuant to Legislative Decree no. 104 of 2 July 2010.

THE REGIONAL
SECRETARIAT OF THE
COMMISSION
Dr. Giorgia Muratori



Firenze, 28 FEB. 2018

Florence 28 Feb. 2018

[stamp and signature]



Ministero dei beni e delle attività culturali e del turismo

Regional Secretariat of the Ministry of the Cultural Heritage and Activities and Tourism for Tuscany

Attached Planimetry

Identification of the
asset Name Province
Municipality
Name
Address

Real Estate Complex of Villa Carmignani
Livorno
Collesalveti
Via Giuseppe Garibaldi, 75

Cadastral planimetry sheet 53, parcels 90, 92, 93, 94, 96, 498 and 505



THE PRESIDENT OF THE REGIONAL
COMMISSION

Dr. Giorgia Muratori

Giorgia Muratori

Florence, 28
Feb. 2018





**CERTIFICATE OF URBAN PLANNING
INTENDED USE**

No. 44/2018

**THE PERSON IN CHARGE OF THE URBAN
PLANNING SERVICE**

Considering the request presented by Mr. Marco di Gregorio in the acts at prot. 10688 on 31/05/2018, in his role as Delegate of the Cassa Nazionale di Previdenza e Assistenza Forense, with which is requested the issuing of the certificate of Urban Planning Intended Use pursuant to art. 18 of Law no. 47/85, relative to the terrains located in the Municipality of Collesalveti.

Land Registry

Sheet	Parcels	Sub.
53	-94-	-8-9-

53 -90-92-93-96-498-505-

Considering the Structural Plan adopted with Resolution no. 103 of the Municipal Council, approved with Resolution no. 176 of the Municipal Council of 28/11/2005, published in the Tuscany Region Official Bulletin no. 51 of 21/12/2005 and successive variants;

Considering the Urban Planning Regulation adopted with Resolution no. 81 of the Municipal Council, approved with Resolution no. 20 of the Municipal Council of 08/04/2009 and published in the Tuscany Region Official Bulletin no. 15 with final approval of Resolution no. 90 of the Municipal Council of 29/09/2005 and successive variants;

Considering the general normative Variant of monitoring the Urban Planning Regulation adopted with Resolution no. 65 of the Municipal Council of 13/07/2012, approved with Resolution no. 38 of the Municipal Council of 30/04/2013, published in the Tuscany Region Official Bulletin no. 24 of 12/06/2013;

Considering the Urban Planning variant of the renewed planning of the provisions subject to loss of efficacy pursuant to paragraphs 4, 5 and 6 of art. 55 of Regional Law 1/2005 adopted with Municipal Council Resolution no. 20 of 04/04/2014 and approved with Municipal Council Resolution no. 21 of 14/04/2015, published in the Tuscany Region Official Bulletin no. 28 of 12/07/2015;

Considering the documentation submitted by the interested party consisting in:
- Extract of Cadastral map.

CERTIFIES

That the Urban Planning Intended Use concerning the aforesaid terrains:

Land Register SHEET	MAP	SUB.	STRUCTURAL PLAN
53	-94-	-8-9-	Settlement pattern UTOE (Elementary Organic Territorial Units) 12 for entirety
53	-90-92-93-96-505-		Settlement pattern UTOE (Elementary Organic Territorial Units) 12 for entirety
53	-498-		Settlement pattern UTOE (Elementary Organic Territorial Units) 12 in part section -498-
53	-498-		Rural system on the rural system area with rural and environmental landscape function UTOE 12 in part Area with prevalent rural function UTOE (Elementary Organic Territorial Units) 12 in part

URBAN PLANNING DISCIPLINE OF U.P. REGULATIONS IN FORCE:

SHEET	MAP	SUB	NORMATIVE AREAS:
53	-94-	-8-9-	Area not entirely planned for entirety
53	-90-92-93-96-498-505-		Area not entirely planned for entirety In part

DISCIPLINE OF THE FUNCTIONS: Ordinary functions of the urban system:

Land Register	MAP	SUB	
53	-94-	-8-9-	Urban functions for the entirety
53	-90-92-93-96-498-505-		Urban functions for the entirety

DISCIPLINE OF THE LIMITATIONS:

Land Register	MAP	SUB	
53	-94-	-8-9-	Feasibility1-Networks present: water, gas, complete public sewage systems for the entirety
53	-90-92 -93-96-505-		Feasibility1-Networks present: water, gas, complete public sewage systems for the entirety
53	-498-		Feasibility1-Networks present: water, gas, complete public sewage systems in part Feasibility6-Networks present: no networks present in part

Acoustic classification of the territory:

Land Register	MAP	SUB.	
53	-94-	-8-9-	Class 3 for the entirety
S3	-92-93-96-		Class 3 for the entirety
53	-90-498-505-		Class 3 in part Class 4 in part

Restrictions:

Land Register	MAP	SUB	
53	-94-	-8-9-	Hydrogeological in part Wooded areas in part
53	-498-		Band of respect of the ridge in part
53	-93-96-498-505-		Band of respect of the viability in part
53	-90-93-498-505-		Hydrogeological in part Wooded areas in part

Notes:

1. The parcels of this certificate, for the sole geomorphological characteristics, are subject to the norms of P.A.I. Arno Basin approved with the Civil Protection Department on 6/5/2005 published in the Gazzetta Ufficiale no. 230 of 3/10/2005 and modified with the Decree of the Secretary General of the Authority of the Arno River Basin no. 42 of 25/6/2008 and of the Tuscan Coastal Basin approved with Deliberation of the Regional Council no. 13 of 25/01/2005.
2. The parcels of this certificate are subject to the norms of the Management Plan of Flood Risk of the Northern Apennines District, approved with Resolution no. 235 of the Institutional Committee on 03/03/2016.
3. Pursuant to art. 15 of Law no 183 of 12/11/2011, this certificate cannot be presented to Public Administrative organisations or private providers of Public Services.
4. The parcels of this certificate are subject to the dispositions of the Territorial Plan with Management Plan of Flood Risk of the Northern Apennines District, approved value of Landscape Plan approved by the Resolutions of the Regional Council no. 37.03 of 03/03/2015;
5. The parcels of this certificate can be subject to landscape protection pursuant to art. 142 of Legislative Decree no. 42/2004, their actual existence and consistency have to be verified in loco.

This document is valid for one year from its date of issue, provided that, for declarations of the transferor or of one of those transferring with him, no modifications of the urban planning instruments have intervened.

THE PERSON IN
CHARGE OF THE
URBAN PLANNING
SERVICE
Dr. Arch. Leonardo Zinna



[stamp and signature]

Collesalveti, 05/06/2018