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\*NRHP Status Code 5S3

\*Resource Name or # (Assigned by recorder)

East Napa Historic District

D1. Historic Name East Napa

D2. Common Name: East Napa

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

As its name implies, the East Napa Historic District is located on the eastern side of the City of Napa. It is situated on the east side of the Napa River near a bend in the river known as the Oxbow. The terrain in the area is generally flat, as is typical of a river-adjacent alluvial area, with hills rising to the east. The East Napa Historic District includes the residential neighborhood historically and commonly referred to as East Napa, and is part of the larger Soscol Gateway/East Napa Redevelopment Area. The Soscol Gateway portion of the Redevelopment Area lies to the south of the East Napa Historic District, comprising the wedge-shaped area created by Soscol Avenue and Silverado Trail. The Soscol Gateway area is commercial and light industrial in nature, but has historic associations in common with the East Napa neighborhood. Other nearby neighborhoods include Alta Heights and Montecito in the hills to the east, and Downtown, which lies across the river to the west. The East Napa Historic District is loosely bordered on the east by Silverado Trail, a major north-south traffic artery, the Napa River on the northwest, and the Napa Valley Wine Train railroad tracks on the west. Much of the East Napa Historic District's southern boundary is abutted by the Napa Valley Expo, which is a large state-owned fairground property. (continued, page 2)

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The East Napa Historic District boundary encompasses properties generally grouped along the corridors of Third and Juarez streets, on the eastern bank of the Napa River. The northwestern boundary consists of the Napa River at the point where the Oxbow is located. At the point where First Street crosses the river, the northern boundary of the district turns east to run along First Street to the northeastern corner of parcel 006-073-013. (continued, page 4)

**\*D5. Boundary Justification**

The East Napa Historic District boundary includes a concentration of properties associated with the working-class residential development and Italian settlement of East Napa. The contributing properties within the district represent a cohesive grouping of properties that are thematically related by their associations to historic patterns of development and occupancy of the local Italian community. (continued, page 5)

D6. **Significance: Theme** Residential development/ cultural community **Area** East Napa/Soscol Gateway  
**Period of Significance** 1868 - 1940 **Applicable Criteria** A/1, C/3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The East Napa Historic District is significant under National Register of Historic Places/California Register of Historical Resources Criteria A/1 and C/3 and eligible for local listing because it represents important trends in development patterns in the City of Napa – namely working-class residential development influenced by local business and industry and settlement by a prominent Italian community – and because it provides a coherent example of a grouping of modest, working-class, vernacular residences.

Victorian Era Residential Development in East Napa

East Napa first developed as a working-class residential neighborhood during the Victorian era (1860 – 1899). H. Thompson's tract in Tulocay Rancho was purchased from Cayetano Juarez and laid out in April 1867; it was recorded in 1873 as the East Napa subdivision. Sproul's Addition to East Napa was recorded in December 1874, and included the area north of Third Street running east from the Napa River into what is now Alta Heights.<sup>1</sup>

(continued, page 6)

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See Continuation Sheet, page 11)

**\*D8. Evaluator:** Caitlin Harvey **Date:** 13 November 2009

**Affiliation and Address** Page & Turnbull, Inc.  
724 Pine Street, San Francisco, CA. 94108

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**D3. Detailed Description** (continued)

The East Napa Historic District comprises a residential neighborhood, but contains a few commercial and institutional properties. These non-residential properties do not contribute to the district, which derives its significance from residential development patterns and uses. One exception is the Oxbow School property (APN: 006-144-011-000). This large parcel has an institutional use and features a number of modern school buildings. However, it also features four adaptively re-used historic houses. For this reason, the property has been included as a contributor to the district, even though the modern buildings on the lot are considered non-contributing.

Houses within the East Napa Historic District are typically small-scale, one to two story buildings. Many of the one-story houses feature raised basement levels. Wood frame construction is universal and most houses are clad with wood siding. Late nineteenth century and early twentieth century architectural styles are most widely represented and typically found in simple vernacular iterations. Simple bungalows are ubiquitous and sometimes have applied Queen Anne ornamentation. About a dozen more elaborate Queen Anne cottages and Craftsman style bungalows are also present. Houses constructed late in the Period of Significance include small Minimal Traditional style residences typical of the pre-World War II era.

A number of the properties include ancillary buildings, such as garages and sheds, in addition to the primary dwelling. These ancillary buildings enrich the historic context of the neighborhood, but are not considered to be contributors to the District as their use is not residential. In some cases, garages and even a water tower have been converted for use as dwellings, but these buildings are also considered to be non-contributors because their original and intended use was not residential and was typically auxiliary to a nearby house.

The East Napa Historic District includes a total of seventy (70) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Fifty-five (55) of those parcels are considered contributors to the East Napa Historic District, because they include a historic building that contributes to the significance of the District. Some of these parcels contain more than one building, though, and thus there are sixty-one (61) individual buildings that are considered significant and contributing.

The spreadsheet below features a column listing the contributory status of properties within the East Napa Historic District boundaries. "C" stands for "Contributor," a building that conforms to the historic themes and time period that give the district significance. "NC" stands for "Non-Contributor" and denotes properties that do not contribute to the district's significance. After "NC" a reason for the property's non-contributing status is given, including:

- **Vacant** – the parcel is vacant or is a parking lot
- **POS** – the building was not constructed within the District's period of significance (i.e. constructed 1941 or later).
- **Use** – the building does not have, or did not originally have, a residential use and thus does not conform to the significant historic themes of the district

The "APN" column provides the Assessor's Parcel Number for the property. In cases where there are multiple historic buildings on a parcel, the APN may be repeated. The address will specify the exact building on each parcel. Construction dates are provided and are exact in cases where the precise date was provided by the Napa County Assessor's Office or was identified through archival research. Approximate dates, identified with "ca." (circa), are educated guesses based on sources like Sanborn Fire Insurance Maps, visual observation of architectural styles and forms, and other approximate sources.

Contributory Status	APN	Address	Construction Date	Notes
NC - vacant	006-071-001-000	N/A	N/A	
C	006-071-002-000	419 First Street	ca. 1895	
C	006-071-003-000	411 First Street	ca. 1895	
C	006-071-004-000	403 First Street	ca. 1895	
C	006-071-005-000	1139 Juarez Street	1900	
NC - POS	006-071-010-000	1129 Juarez Street	ca. 1975	
C	006-071-012-000	1105 Juarez Street	1868	J.B. Newman House
C	006-071-014-000	1117 Juarez Street	ca. 1890	
C	006-072-002-000	1037 Juarez Street	1895	

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**D3. Detailed Description** (continued)

Contributory Status	APN	Address	Construction Date	Notes
NC - POS	006-072-003-000	1017 Juarez Street	ca. 1980	
C	006-072-004-000	1015 Juarez Street	ca. 1905	
C	006-072-005-000	1003 Juarez Street	1905	
NC - POS	006-072-007-000	419 Second Street	ca. 1980	
NC - vacant	006-072-008-000	N/A	N/A	
C	006-072-010-000	442 Post Street	1925	
NC - vacant	006-073-007-000	N/A	N/A	
C	006-073-009-000	1104 Juarez Street	1900	
NC - use	006-073-013-000	359 First Street	ca. 1925	
C	006-073-014-000	1134-1140 Juarez Street	1925	4-plex
C	006-074-005-000	1004 Juarez Street	ca. 1910	
NC - POS	006-074-009-000	1030 Juarez Street	ca. 1975	
C	006-132-003-000	726 Third Street	1925	On same lot as 728 Third Street
C	006-132-003-000	728 Third Street	1925	On same lot as 726 Third Street
C	006-132-004-000	702 Third Street	1920	
NC - vacant	006-132-008-000	N/A	N/A	
C	006-142-002-000	619 Third Street	1898	
C	006-142-003-000	607 Third Street	1898	
C	006-142-004-000	727 Bailey Street	1918	
C	006-142-007-000	706 Burnell Street	1900	
C	006-142-008-000	720 Burnell Street	1939	
NC - POS	006-142-009-000	600 Fourth Street	ca. 1980	
NC - use	006-142-010-000	719 Bailey Street	1915	Water tower converted to residence, originally auxiliary to 727 Bailey Street
C	006-142-011-000	623 Third Street	ca. 1895	Dave Cavagnero House
C	006-142-012-000	643 Third Street	ca. 1895	Dominic Cavagnero House
C	006-143-002-000	427 Post Street	ca. 1905	
C	006-143-003-000	437 Post Street	ca. 1905	
C	006-143-004-000	943 Juarez Street	ca. 1915	
C	006-143-005-000	931 Juarez Street	1900	
C	006-143-006-000	915 Juarez Street	1900	
C	006-143-007-000	905 Juarez Street	1910	
C	006-143-008-000	426 Taylor Street	1910	
C	006-143-009-000	434 Taylor Street	1910	
C	006-143-010-000	444 Taylor Street	1928	Garlik House
C	006-143-011-000	456 Taylor Street	ca.1910	Casale House, moved to site between 1924 and 1949
C	006-143-013-000	443 Post Street	ca. 1905	
NC - POS	006-144-002-000	431 Taylor Street	ca. 1975	
C	006-144-003-000	843 Juarez Street	1910	
C	006-144-004-000	831 Juarez Street	1900	
C	006-144-005-000	406 Third Street	1900	
C	006-144-006-000	420 Third Street	1900	
C	006-144-007-000	432 Third Street	1900	
C	006-144-011-000	440 Third Street	ca. 1900	Traves House, Oxbow School property

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**D3. Detailed Description** (continued)

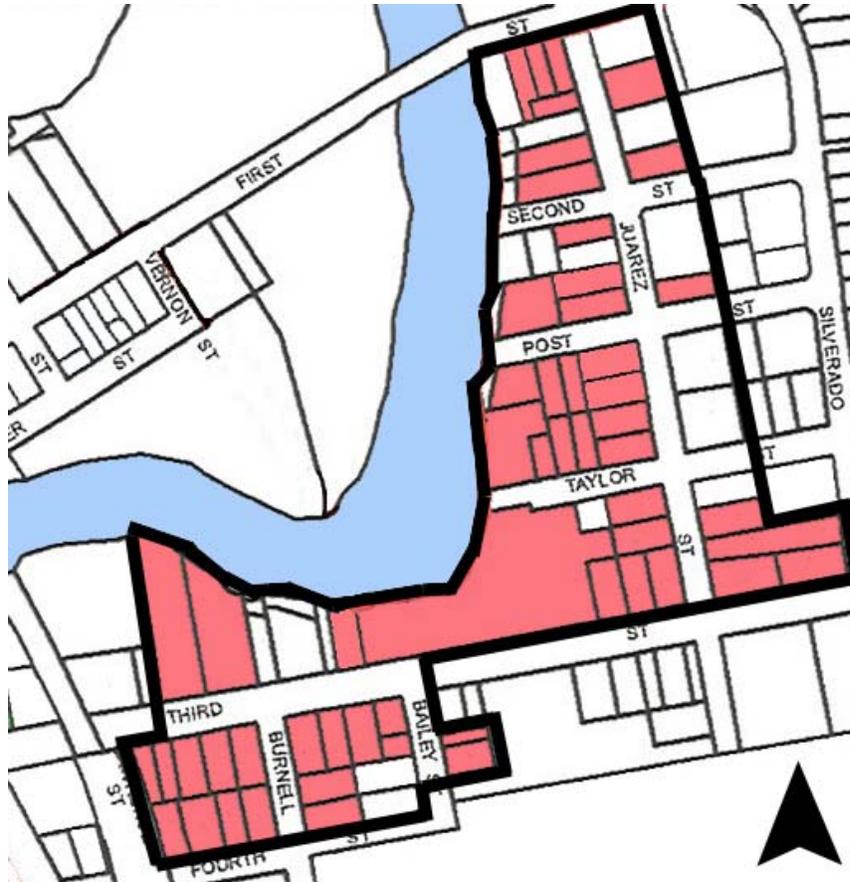
Contributory Status	APN	Address	Construction Date	Notes
NC – POS/use	006-144-011-000	520 Third Street	1999	Oxbow School (5 modern buildings)
C	006-144-011-000	530 Third Street	1881	Scaruffi House, Oxbow School property
C	006-144-011-000	(No address)	ca. 1905	Darbo House, Oxbow School property. Originally 842 DeWoody Street.
C	006-144-001-000	(No address)	ca. 1870	Originally 834 De Woody Street.
NC - POS/use	006-144-016-000	640 Third Street	ca. 1975	
C	006-144-018-000	618 Third Street	ca. 1900	
C	006-145-010-000	718 Bailey Street	1910	Moved to site between 1924 and 1949
C	006-145-011-000	724 Bailey Street	ca. 1915	Moved to site between 1924 and 1949
NC - POS/use	006-146-005-000	390 Taylor Street	ca. 1970	
NC - POS/use	006-146-007-000	391 Post Street	ca. 1980	
C	006-147-003-000	820 Juarez Street	1900	
C	006-147-004-000	801 Silverado Trail	1939	
C	006-147-005-000	802 Juarez Street	1905	
NC - POS	006-147-006-000	840 Juarez Street	ca. 1915	Moved to site after 1995
C	006-147-007-000	828 Juarez Street	1907	
C	006-193-001-000	747 Third Street	1895	
C	006-193-002-000	741 Third Street	ca. 1900	Front façade altered?
C	006-193-003-000	733 Third Street	1889	
C	006-193-004-000	719 Third Street	1897	
C	006-193-005-000	707 Third Street	1899	
C	006-193-006-000	708 Fourth Street	ca. 1905	On same lot as 721 Burnell Street
C	006-193-006-000	721 Burnell Street	1940	On same lot as 708 Fourth Street
C	006-193-007-000	718 Fourth Street	1908	
C	006-193-008-000	726 Fourth Street	ca. 1910	Moved to site between 1924 and 1949, on same lot as 734 Fourth Street
C	006-193-008-000	734 Fourth Street	ca. 1910	Moved to site between 1924 and 1949, on same lot as 726 Fourth Street
C	006-193-009-000	744 Fourth Street/702 Lawrence Street	ca. 1905	

**D4. Boundary Description** (continued)

Here, the boundary turns south and runs along the eastern sides of those properties fronting on Juarez Street. Near the southern end of Juarez Street, however, the boundary jogs to include a through-lot (006-147-003) and the lot at the northwest corner of Third Street and Silverado Trail (006-147-004). At that corner, the boundary turns west and runs along Third Street to the intersection of Bailey Street. Here it turns south again, running down Bailey Street with a slight jog to include two properties (006-145-011 and 006-145-010) on the eastern side of the street. Where Bailey Street intersects with Fourth Street, the boundary turns to run west along Fourth Street for two blocks to Lawrence Street. The boundary runs north on Lawrence Street for one block, then crosses Third Street to meet the southwestern corner of lot 006-132-003. It follows the western edge of this lot until it meets the Napa River, which as stated earlier, forms the northwestern boundary of the district area.

(see map on next page)

**D4. Boundary Description** (continued)



East Napa Historic District map.

Outline indicates Historic District boundaries. Shaded parcels indicate District Contributors.

**D5. Boundary Justification** (continued)

The boundary of the East Napa Historic District is inclusive of contributing properties that have proximity to one another, and is exclusive of non-contributing properties that lack association to the historic themes or the period of significance, while maintaining a coherent, regular boundary.

The boundary coincides with the extent of the East Napa/Soscol Gateway Redevelopment Area boundary and the boundary of the East Napa/Soscol Gateway Historic Resources Survey. For this reason, the district area does not extend north of First Street or west of the Napa River, which creates an extremely effective physical boundary. On the east, the boundary includes those properties that front on Juarez Street, but excludes those that front on Silverado Trail because they are generally commercial in nature and oriented away from the core residential area along Juarez Street. One exception to this trend is the property at the northwest corner of Silverado Trail and Third Street, which is residential. The Napa Valley Expo property dominates the south side of Third Street between Silverado Trail and Bailey Street and has therefore been excluded from the district.

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**D5. Boundary Justification** (continued)

However, the boundary jogs southward at Bailey Street to include approximately two blocks south of Third Street that possess concentrations of residential properties that fit the district's historic themes and period of significance. Two houses on the east side of Bailey Street that are otherwise surrounded by the Napa Valley Expo have been included within the boundaries for the same reason.

Properties south of Fourth Street were excluded because development patterns generally shift toward large-parcel, industrial and commercial properties in that area. The western boundary of the district is located along Lawrence Street because the Napa Valley Wine Train railroad tracks create a physical boundary on its western side, and properties located west of the tracks have commercial and light industrial uses. Similarly, the boundary is established along the western edge of parcel 006-132-003, because a few vacant lots and the railroad tracks create an effective boundary at that edge of the district.

**D6. Significance** (continued)

The subsequent development of East Napa was influenced by the commercial and industrial growth of Downtown and the areas along the banks of the Napa River. East Napa was a working-class area, and it obtained a reputation for being the "wrong side of the tracks" because of the nearby factories and railroad industries. Its proximity to industrial uses made it a logical place to construct housing for local industrial workers, though. Many of the workers in these industries were single males, often recent Italian immigrants. Many lived in residential hotels, such as the Palace, Colombo, and Brooklyn hotels, all located on Third Street just west of the District.<sup>2</sup> Others lived in workers' cottages in the East Napa Historic District area, which were small, simple houses, primarily built between 1890 and 1920.<sup>3</sup> Most workers' cottages were vernacular in style, constructed with little or no decoration, and were likely designed by local builders either using pattern books or simply based on previous experience.

At the end of the nineteenth century, development in East Napa was sparse: there were only a few houses per block, and the area was not incorporated within city limits. Most houses in the area were built as independent units, although the cluster of identical Queen Anne cottages at the corner of First and Juarez streets (403, 411, and 419 First Street) is an example of the type of speculative development that sometimes occurred in Napa during this era. The oldest house still extant within the East Napa Historic District is the James B. Newman House at 1105 Juarez Street, which was built in 1868 and correspondingly dates to this earliest era of East Napa's development. Newman was the owner of Napa Marble & Granite Works at Third and Brown streets, just across the river from East Napa. A total of sixteen (16) contributing resources within the District date to the Victorian era.

Early Twentieth Century Residential Development in East Napa

The East Napa neighborhood continued to develop slowly but steadily in the first two decades of the twentieth century. The beginning of interurban electric railroad service in 1905 spurred residential development in East Napa by connecting the residential neighborhood to businesses and industries in other areas of the city and the valley. This allowed workers from Vallejo and Mare Island to live in the quiet East Napa neighborhood. The train ran along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route.<sup>4</sup> In East Napa, residential development was concentrated along Juarez Street and Third Street; by 1910, there were five to ten small, one-story houses per block in these areas, while south of Fourth Street, the blocks were still undeveloped.<sup>5</sup>

At this time, East Napa did not have any schools, and residents relied on the development in Alta Heights and surrounding neighborhoods to provide educational facilities and other social services. East Napa Park was located nearby: a block of land at the southeast corner of Burnell and Fourth streets covered with tall shade trees and a large pavilion.<sup>6</sup> The strong Italian community continued to dominate the social life of East Napa, and for entertainment, residents would gather to play bocce ball or socialize at the Brooklyn Hotel or Depot Restaurant.<sup>7</sup>

On April 18, 1906, at 5:12 a.m., a large earthquake was caused by a rupture of the San Andreas Fault, and is remembered as one of the worst disasters in California history. San Francisco was closest to the epicenter and sustained the most damage from the earthquake and the three-day fire that followed, but all Bay Area cities were affected by the disaster to some degree.<sup>8</sup> Napa sustained relatively minor damage, and mobilized quickly to aid fire and earthquake victims in San Francisco, sending supplies and volunteers. Many San Francisco refugees moved to Napa after the disaster; there was a notable influx of Italians from San Francisco's devastated North Beach neighborhood. Dave Cavagnaro, owner of the Brooklyn Hotel in East Napa, invited refugees

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**D6. Significance** (continued)

of Italian descent to stay free of charge. Many of the Italians who took advantage of Cavagnaro's offer remained in Napa, increasing the East Napa Italian enclave in numbers and prominence, and becoming important members of the community.<sup>9</sup>

By 1907, the Napa city limits were expanded to include East Napa and after the close of World War I, a building boom resulted in further development in the area. Thirty-eight (38) contributing resources within the Historic District date to the early twentieth century era, indicating that this was the period of greatest growth and vitality in East Napa.

Prohibition and Depression in East Napa

Houses constructed during the Roaring Twenties began to reflect the California bungalow fashion and newer architectural trends. They often featured stucco cladding instead of wood, became longer and lower, abandoned front porches, and featured garages (often detached). Bungalow courts also developed during this era as a compromise between affordable apartments and expensive single family homes, with individual units clustered around a central communal garden or courtyard. Popular architectural styles included Craftsman, Spanish Eclectic, and Mediterranean Revival.<sup>10</sup>

During the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.<sup>11</sup> This era saw steady construction of single-family homes throughout the city and the establishment of more factories in the survey area, but Prohibition and the Great Depression greatly curbed the city's economic development. The Soscol Gateway area to the south of the District thrived as the city's industrial core, and residential East Napa had been largely built out with modest working-class homes by the late 1920s.<sup>12</sup> East Napa remained the center of Napa's Italian American community, and had a number of famous (or infamous) residents.

Before World War I, prohibition of alcohol had become an important political issue spearheaded by religious groups and the temperance movement. Congress responded by drafting the Volstead Act in 1917, which was ratified as the 18<sup>th</sup> Amendment to the U.S. Constitution. By 1920, many of the wineries and breweries nationwide were shut down. Grapes and wine had been a mainstay of the Napa County economy for decades and Prohibition had an enormous impact on farmers and vintners throughout Napa Valley, and the city of Napa shared in the hard economic times. Despite Prohibition, some Napa vintners still produced wine to satisfy the steadily climbing, albeit illegal, demand for liquor. Some obtained permits to make sacramental wine, some sold grapes for home wine-making, and others sold their products to bootleggers.<sup>13</sup>

Illegal liquor production and distribution was quite common in East Napa. At the onset of Prohibition, the Saxon Cider Works on Soscol Avenue switched from brewing beer to making cider, but soon thereafter owner George Blaufuss revived the beer brewing operation. Hoping to take advantage of a loophole saying doctors could prescribe alcoholic beverages for medicinal purposes, Blaufuss partnered with Dave Cavagnaro to put beer back on the menu at the Brooklyn Hotel. Hundreds of Napers lined up at the brewery every day, and local law enforcement—namely Dave's brother, patrolman Henry "Punch" Cavagnaro—looked the other way. East Napa's hotel owners were notorious: Dave Cavagnaro continued to operate his saloon well into Prohibition, selling liquor out the back door of the Brooklyn Hotel to his wine-loving Italian neighbors; G. Bertolini, the proprietor of the Colombo Hotel on Third Street (no longer extant), served six months in jail for bootlegging and was ordered to close his hotel for a year; and the Roma Hotel on First Street and the Depot Restaurant on Soscol Avenue were both raided in 1926.

When the stock market crashed in 1929, the nation's economy was in shambles, and California was hit hard by the Great Depression. However, the success of the city's industries, especially the Rough Rider plant on Soscol Avenue, and nearby Mare Island, spared Napa from some of the worst hardships of the Depression. The onset of the Great Depression and the decline of interurban rail service by the late 1930s slowed building in residential neighborhoods like East Napa. Within the East Napa Historic District, no extant buildings appear to have been constructed between 1928 and 1939; a clear indicator of the financial hardships resulting from the Great Depression. However, in the recovery period after the Depression and before the onset of World War II, four houses in the District were constructed. A total of ten (10) contributing resources within the East Napa Historic District date to the Prohibition and Depression era.

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**D6. Significance** (continued)World War II and the End of the Period of Significance

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater, and nearly half a million people from all over the country flocked to the Bay Area for employment. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.<sup>14</sup>

Because of the large influx of people, infrastructure improvements and rapid suburban development occurred during the war and continued well into the postwar era. The construction of seventy-one new subdivisions throughout the city were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the city council to incorporate these new developments.<sup>15</sup> Already largely built out, however, East Napa was not directly associated with these physical changes. The proximity of the East Napa residential neighborhood to major war-industry employers like Mare Island and Basalt Rock Company made the older working-class houses in the area desirable for defense workers, but no new construction took place. Funds for defense housing were directed elsewhere and although East Napa played a role in housing war workers, its physical growth stagnated.

After 1940, no new buildings appear to have been constructed in East Napa until the 1970s, and only ten (10) buildings have been erected since. These buildings are not age-eligible (older than 45 years) and are not considered to be contributors to the District. The physical fabric of the East Napa Historic District dates almost entirely to the time prior to World War II. The year 1940, the construction date of the last contributing resource in the District, marks the end of the East Napa Historic District's period of significance.

The Italian Community in East Napa

In addition to its status as a working-class neighborhood, East Napa was also home to a vital Italian community, as is mentioned above. Because Italian settlement in Napa exceeded that of most other cultural and ethnic groups, and the activities of the Italian community were so strong in East Napa particularly, the existence of this cultural enclave within the East Napa Historic District is a significant historic theme.

As Napa County developed in the late nineteenth century, the need for agricultural, mining, and infrastructure labor soon exceeded the available supply of local manpower, and business owners depended on immigrants from a variety of backgrounds to provide inexpensive labor. Because of its reputation as the industrial fringe of Napa City, the East Napa survey area attracted these early working-class immigrant groups as a place to reside.

Italian immigrants arrived in Napa looking for employment beginning in the 1860s. Most of the first Italians were from northern Italy, and as with all early arrivals to Napa, they were attracted by the promise of opportunity and land. Napa County's first Italian immigrants were three brothers from Genoa—Nicola, Lorenzo and Antonio Carbone—who arrived in 1863 and established the first Italian produce garden on Coombsville Road in 1870. Other Italian pioneers included Giovanni and Antonio Rossi, who established the second and longest-operating Italian produce garden in Napa around 1872, and Guiseppe Migliavacca, who opened one of Napa's first large capacity wineries in 1874. Most Italian immigrants were laborers, though, and worked in the manufacturing, agricultural, or construction industries. Many Italians were employed at the local marble works or wineries because of their previous experience with these trades in Italy. Due to cultural and linguistic barriers, the Italian community established neighborhoods comprised of their fellow countrymen, including the St. John's neighborhood, clustered around St. John's Catholic Church at Main and Caymus streets, and the most prominent being in East Napa.<sup>16</sup>

Beginning in the late nineteenth century, East Napa was known as "Little Italy," and the contributions of this close-knit Italian immigrant enclave greatly shaped the development of the neighborhood. Newcomers freshly arrived from Italy gathered in East Napa where they could get cheap rooms and industrial jobs, and meet others who spoke their language. Many of these immigrants were single men whose aim was to secure a job and live frugally until they earned enough money to send for their families. Among the early Italian-owned businesses in East Napa were the Brooklyn Hotel, an eight-room hotel on Third Street established in 1872 by Dominic Cavagnaro and operated by the Cavagnaro family for nearly a century; the Colombo Hotel,

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**D6. Significance** (continued)

established near the railroad tracks on Third Street in the early 1880s and later converted into the Buonaventura Italian Grocery; and the Depot Saloon (now the Depot Restaurant), established near Soscol Avenue by Giani Baptista Ferroggiaro in 1881. Many Italians in East Napa purchased land and houses in the neighborhood, cultivated vegetable gardens, and participated in cultural and social activities.<sup>17</sup>

From the 1870s through the 1940s, most of the residents of East Napa were of Italian descent: the 1918 city directory showed 33 names on First Street east of the Napa River, half of them Italian; a majority of the 18 names on Juarez Street were Italian; and more than half the households on Third Street had Italian names, including at least two belonging to members of the Cavagnero family.<sup>18</sup> Italians continued to play a prominent role in East Napa throughout the 1920s and 1930s. As mentioned previously, many wine-loving Italians were openly opposed to Prohibition, and many gained notoriety as bootleggers.

Dave Cavagnaro was fondly regarded as the unofficial "mayor" of East Napa; his Brooklyn Hotel was a popular gathering place for the Italian community, and he organized numerous parades and social events for the town. The Depot Restaurant was another long-standing Italian-American establishment; owner Therese Tamburelli was renowned for creating "malfatti," tiny dumplings of ravioli filling she created when she ran out of pasta dough while cooking for a visiting San Francisco baseball team in 1930. Many other Italian-American residents in East Napa worked as grocers, shopkeepers, or factory workers and brought Italian cultural influences to the area.<sup>19</sup> However, the ethnic composition of East Napa changed after World War II as subsequent generations of Italian-Americans moved out of the neighborhood to more affluent areas, and the neighborhood was no longer the stronghold of Italian culture it once was.<sup>20</sup> This egress of the Italian community from East Napa is yet another reason that the period of significance for the East Napa Historic District ends at the beginning of World War II.

Integrity of Contributing Resources

Of the seven aspects of integrity, those most applicable to contributing properties within the East Napa Historic District are location, setting, feeling, and association. These aspects are most important to conveying the significant themes of residential neighborhood development and the occupancy of a working-class/ethnic community. Retention of design, workmanship, and materials, which characterize the modest working-class houses typical of East Napa, also lends to the District's ability to convey cohesive architectural character and association with significant historic themes.

The majority of properties within the Historic District retain a high degree of integrity. Because the District area itself is so intact, integrity of setting for individual properties is excellent. Most properties within the District retain integrity of location, with only six houses appearing to have been moved into the area, and up to five of those possibly moved within the period of significance. (These five do not appear on the 1924 Sanborn Fire Insurance map, but appear on the 1949 map, indicating that they were moved into the area sometime between those dates. Only one house, at 840 Juarez Street, is not present in 1995 aerial photos, indicating that it was moved into the area relatively recently.) Some buildings within the District have been altered, but typically in minor ways. Integrity of design, workmanship and materials is thus considered good, as none of the contributors have undergone such drastic alterations or additions that their original character as modest, working-class houses is no longer evident. Because individual buildings within the District possess integrity, the overall integrity of the East Napa Historic District is also retained.

Evaluation

The East Napa Historic District is a strong example of a residential neighborhood whose development was influenced by trends in commerce, industry and culture. The small neighborhood of modest, working-class houses developed as a direct response to Napa's city-wide boom in business and industry during the late nineteenth and early twentieth centuries. Industrial activities, which were located at the riverside and in the Soscol Gateway area, adjacent to East Napa, particularly influenced the development of the East Napa Historic District, which provided housing for laborers. The types and quality of the resources present in the District effectively illustrate the socio-economic factors that influenced their construction, and the architectural character and construction dates of the resources are effective indicators of the range of historic periods over which the neighborhood developed and the historic events that influenced both building booms and stagnation in the area at various times.

Additionally, East Napa is significant as a cultural enclave for Italians in Napa. This was one of the most prominent immigrant groups in the city and East Napa was the nexus of their community. Commonly referred to as "Little Italy", East Napa contained the

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**D6. Significance** (continued)

residences of many Italian families and was surrounded by Italian-owned and operated businesses that served as social venues for the community. While the resources in the District do not physically or visually account for Italian ownership or occupancy, archival sources document the historic presence of the Italian community in the area and serve to substantiate the neighborhood's long-standing character as an Italian enclave. The settlement of Italians in the neighborhood also reflects broader historic trends and events. The initial arrival of the Italian immigrant community is directly tied to the events of Napa's industrial boom and the connection many Italians had to the agricultural and wine industries that were so prevalent in the region. Their settlement in East Napa is related to the establishment of industrial facilities in nearby areas. Growth of the Italian community in East Napa is also tied to the events of the 1906 earthquake, because refugees from San Francisco's North Beach were specifically invited to come to East Napa by existing residents. The community was also intricately involved with the events of Prohibition and contributed to the persistence of brewing and wine-making industry and culture in Napa.

Because the District is so cohesive in the types and quality of resources present it is an outstanding example of all the development trends and associated historic events identified above. Therefore, the East Napa Historic District is significant under Criterion A/1 (Events) for association with important development patterns and the settlement of an ethnic/cultural community.

East Napa boasted many prominent residents, particularly members of the Italian community, like members of the Cavagnero and Tamburelli families. While many of these people are well-known and their activities and accomplishments recounted in numerous anecdotes, their significance to the East Napa Historic District relies more on their cumulative importance as members of a cultural community than as significant persons with individually outstanding accomplishments. In this case, as recommended in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Criterion A/1 is more appropriately applied to address significance "based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this group of citizens."<sup>21</sup> Subsequently, East Napa Historic District is not significant under Criterion B/2 (Persons), for association with individually significant historic figures.

The East Napa Historic District is significant under Criterion C/3 (Architecture) because it exhibits characteristics of types, periods, and methods of construction that all relate to a modest, working-class, residential property type. The District is primarily made up of small, single-family residences that date to the late nineteenth and early twentieth centuries. Most have bungalow or cottage forms and exhibit vernacular iterations of architectural styles popular during the time in which they were built. The majority are of wood frame construction with wood siding and other vernacular materials and details. Although few of the houses within the East Napa Historic District stand out as individual examples of high architectural merit, together they represent a cohesive class and type of architecture. A range of styles and forms from the 1860s to 1940 are represented, but ultimately they all provide a coherent grouping of buildings that illustrate the concept and evolution of "modest, working-class, vernacular dwellings." The fact that the physical integrity of buildings within the neighborhood is high lends additional significance to the District and allows the character of a working-class neighborhood to be conveyed. Therefore, the East Napa Historic District is significant under Criterion C/3 (Architecture) as a good example of a working-class neighborhood characterized by modest vernacular bungalows and cottages.

The East Napa Historic District was not fully assessed under Criterion D/4 (Information Potential) for its potential to yield information important to prehistory or history in the form of archeological deposits or other features.

The California Historic Resource Status Code of "5S3" assigned to the East Napa Historic District means that it appears to be eligible for local listing or designation based on the documentation undertaken by the Soscol Gateway/East Napa Historic Resources Survey.

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**D7. References**Notes:<sup>1</sup> Napa County Historical Society Archives. Bloomfield, 5.<sup>2</sup> Ibid, 55.<sup>3</sup> Ibid.<sup>4</sup> Ibid., 32-33.<sup>5</sup> Sanborn Fire Insurance Maps (1910).<sup>6</sup> Gregory, 163. "History of Napa Valley Expo," in Napa Valley Expo archives.<sup>7</sup> Coodley and Schmitt, 55.<sup>8</sup> Weber, *Roots of the Present: 1900 to 1950*, 58-63. Weber, *Napa*, 64-66. Kernberger, *Mark Strong's Napa Valley*, 33.<sup>9</sup> Weber, *Napa*, 86. Weber, *Roots of the Present: 1900 to 1950*, 64.<sup>10</sup> Bloomfield, 13. Napoli, "Napa Abajo/Fuller Park Historic District", 108.<sup>11</sup> Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).<sup>12</sup> Sanborn Fire Insurance Maps (1924).<sup>13</sup> Heintz, 245-284. *Napa, the Valley of Legends*, 87-88<sup>14</sup> Bloomfield, 9-10<sup>15</sup> Weber, *Roots of the Present: 1900 to 1950*, 252.<sup>16</sup> Weber, *Old Napa Valley: The History to 1900*, 204. *Napa, the Valley of Legends*, 34-35. Weber, *Napa*, 86-87.<sup>17</sup> Weber, *Napa*, 86-87. *Napa, the Valley of Legends*, 39-40. Sabrina Buell, "A Local History of East Napa," (Oxbow School, Summer 1998).<sup>18</sup> Bloomfield, 55.<sup>19</sup> Coodley and Schmitt, 55-69, 123. Buell, "A Local History of East Napa."<sup>20</sup> Buell, "A Local History of East Napa."<sup>21</sup> National Park Service, 15.Sources:Bloomfield, Anne. *A Residential Context for the Cultural Resources of the City of Napa*. Prepared for Planning Department, City of Napa, January 1996.

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