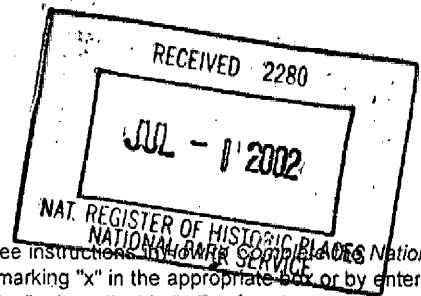


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

261



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Luigi and Aurora Pagani House

Other names/site number PCCC House # 225 [King County HRI #1492]

2. Location

Street & number 32901 Merino Street not for publication

City or town Black Diamond vicinity

State Washington code WA county King code 033 zip code 98010

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

6/26/02
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register.
See continuation sheet
- determined eligible for the National Register.
See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

[Signature]
Signature of the Keeper
Edson H. Beall

Date of Action

8.9.02

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not incl. previously listed resources in the count.)

| Contributing | Non-Contributing | |
|--------------|------------------|------------|
| 2 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 2 | | Total |

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

6. Functions or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC - single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC - single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Vernacular

Materials
(Enter categories from instructions)

foundation Wood

walls Wood

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Ethnic Heritage

Community Planning & Development

Industry

Period of Significance

1885-1951

Significant Dates

c.1885-1896

1909

1944

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Italian-American

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- # _____
- recorded by Historic American Engineering
- Record# _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

King County Office of Cultural Resources
Seattle, WA

10. Geographical Data

Acreeage of Property 1.61 acres

UTM References

(Place additional UTM References on a continuation sheet.)

| | | | | | | | |
|---|---------------------|----------------------------|------------------------------|---|---------------------|------------------------|-------------------------|
| 1 | <u>10</u> Zone | <u>5 75 115</u> Easting | <u>52 39 500</u> Northing | 3 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing |
| 2 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing | 4 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing |

Verbal Boundary Description

(Describe the boundaries of the property.)

The nominated property is located in the SW 1/4 Section 14, Township 21 North, Range 6 East of the Willamette meridian in King County, Washington and is legally described as Tax Lot 84 and Tax Parcel #1421069084.

Boundary Justification

(Explain why the boundaries were selected.)

The nominated property constitutes of the entire legal limits of the land area directly associated with this historic resource.

11. Form Prepared By

name/title Katheryn H. Krafft, Landmark Coordinator

organization King County Office of Cultural Resources date April 1, 2002

street & number 506 2nd Avenue, Roon 200 telephone (206) 296-8636

city or town Seattle state WA zip code 98104

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name Shane Davies

street & number 22217 SE Wax Road, Suite 102 telephone (425) 569-6900

city or town Maple Valley state WA zip code 98038

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7. DESCRIPTION

General Site

The Luigi and Aurora Pagani House is located in the small rural city of Black Diamond, Washington in south-central King County. It is situated within a distinct geographic enclave to the west and downhill from the historic commercial main street, known as Railroad Avenue to the south. The primary access to the site is via a narrow winding road, known as Merino Street, which descends steeply from Railroad Avenue. Railroad Avenue functions as the edge of the platted townsite of Black Diamond; streets within the enclave are irregular, reflecting the fragmented layout and development pattern of both the town and the enclave.

The house is situated at the foot of Merino Street on a deep and narrow 1.61-acre site measuring 124.74' wide by 625.62' deep. This lot configuration is indicative of historic quasi-agrarian uses and is typical of several adjacent land parcels along the western margin of the enclave. To the west and beyond the enclave is an extensive area of wetland that has been long owned by coal mining interests and remains undeveloped.

Historic records and oral information indicate that, in addition to the extant cottage and shed, the site once included several additional sheds and a chicken coop. They were typically constructed with dirt or board floors and had shake or shingle roofing materials and measured from 8' by 8' to 10' by 12' in plan. Only one deteriorated historic shed remains in place. It is plank wall construction and measures approximately 9' by 10' with a board floor resting directly on grade. It exhibits a front gable roof form, a single entry door and one window opening. The roof is clad with cedar shakes and the exterior walls are constructed with rustic, irregular board and batten materials.

The site currently includes several fences of varied types, none of which appear to date from the historic period. Also present are several mature ornamental shrubs, fruit trees, evergreen trees and long-established perennial planting materials. These appear to date from the period of the Pagani family ownership of the property. A narrow concrete walkway leads from the street to the front entry porch; some narrow irregular concrete paths are located to the side and rear of the house. A small gravel parking space is situated off Merino Street to the NE side of the house. [See site sketch plan]

Lawn areas surround the house and the open land area to the rear of the site is grassland and partially wooded with evergreen, alder and fruit trees. Dense foliage covers the westernmost portion of the site, which drops down into the wetland area and is inaccessible.

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House - Exterior

The Pagani House is a distinctive example of a side gable vernacular house, a house type that appears to have been common in coal mining communities across the United States including Black Diamond. This modest and generally well-preserved cottage exhibits several intact standard features; the one-story side gable roof form, a narrow full-width front porch, a central entry door with a window to each side, a massed (two-room deep) simple four-room floor plan and a narrow rear porch.

The Pagani House exhibits a distinctive "plank wall" structural system, which clearly merits additional study and documentation. The foundation system is composed of irregular split cedar posts that rest on stone and/or concrete piers. Many of the posts and piers appear to be original building fabric. A perimeter system of milled girders or plates (measuring approximately 6" x 8") rest directly on or are attached or spiked to the posts. This girder system supports a vertical plank (1" x 11-1/2") wall system. Each plank is attached or spiked to the face of the girder and typical of such "plank wall" construction, there is no evidence of any corner post support or angle braces. It is assumed that a plate system runs horizontally at the top edge of the vertical planks, although it is not visible. This plate functions to tie the plank walls together and to support the roof framing system.

The front and sides of the house are currently clad with deteriorated brick-patterned asphalt siding (installed c.1948) that has been painted. The rear porch is clad with a combination of rustic dropped siding and beveled siding. A variety of wooden and asphalt skirting materials is also present. Originally, the entire exterior finish was board and batten. The vertical boards (or planks) functioned as the structural system as well as the exterior and interior finishes. Currently, portions of the typical 1" x 11-1/2" rough-sawn fir boards are visible where the asphalt cladding has been removed. They are unpainted and exhibit evidence of the batten shadow and nailing pattern.

The medium pitch roof, which was originally clad with cedar shingles, is currently clad with asphalt composition shingles. Rolled composition roofing was also used on the roof after c.1948. The roof is penetrated by a red brick masonry chimney, which is very deteriorated, and several small modern roof vents. The current chimney appears to have replaced a simple metal flue, which is evident in historic photographs.

The principal (East) elevation includes the most intact and important exterior architectural features of the house. Of the three original wooden windows remaining in place, two are on this principal elevation. They are a two-over-two, double-hung, wooden sash constructed with relatively wide muntins and glazed with irregular and somewhat striated original glass panes. The sash members appear to have been once painted a yellow-green

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color. The original front entry door remains in place. It measures 2'-6" x 6'-5 1/2" and is only 1 1/8" thick. It is a raised four-panel door type with a low medial rail and includes the original box lock, hardware and hinges. Original door and window trim surrounds also remain. A narrow full-width front porch with a shed roof is situated along the entire length of the east elevation. The porch roof is supported by a post and beam system with four distinctive original turned posts. An original low porch guardrail also remains in place and includes square porch spindles incised with vertical grooves. The porch posts and rail also appear to have once been painted a yellow-green color.

One other small original multi-pane wooden window remains in place at the cellar level of the rear (West) elevation, the cellar door on the South elevation may also be original. The remainder of the windows and the rear door are not original. In all cases the original window openings are still evident and were reused for the installation of a variety of small aluminum or large fixed windows.

The original rear porch was enclosed and a small addition was added to the west end of the North elevation c.1923. The enclosed porch and small addition provided a kitchen/dining nook, an expanded kitchen space. The kitchen nook addition measures approximately 7' x 8' and includes four original narrow, double-hung windows. The enclosed porch includes a differing fixed window type. The rustic dropped siding corresponds with these alterations. The south end of the West elevation remained a covered porch until c.1948, when it appears to have been enclosed to house a modern bathroom. Until that time, an outhouse would have been in use. The beveled siding corresponds with this most recent alteration.

House - Interior

The original floor plan was a massed (two-room deep) simple four-room cottage with a small rear porch. Each of the four rooms measures approximately 12' x 12'. Upon entering from the porch, there is a front room, off which is a small bedroom at the SE corner of the house. Beyond the front room is the original kitchen space. Adjacent to the kitchen space is a second bedroom at the SW corner of the house. The c. 1923 kitchen/dining nook area is situated on the north side of the original kitchen space. The original rear porch space is accessed via the original rear door opening and has been gradually enclosed to include modern kitchen facilities and a bathroom space. The modern bathroom and current kitchen space do not include distinctive historic building fabric or features.
[See sketch floor plan]

The interior of the Pagani House is distinguished by intact historic building fabric and original architectural features. Two original interior doors remain in place. Like the extant front door, they are also 1-1/8" thick, raised

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four-panel doors with a low medial rail and include the original box lock, hardware and hinges. As noted above, two extant wooden, two-over-two, double-hung windows remain in place. Due to the plank wall construction method the exterior walls are only 1" thick, thus all of the original window frames project 3-1/2" beyond the interior face of the perimeter walls. Windows are trimmed by simple 5" wide wooden surrounds. Some original baseboards measuring 3/4" x 7 1/2" remain in place. Only a small portion of the original narrow fir flooring is visible due to the installation of modern carpet and vinyl floor coverings.

As noted above, the vertical boards (or planks) that function as the structural system also served as the exterior and the interior finishes. Currently, most of the 1" x 11-1/2" vertical boards used at both the exterior perimeter walls and for interior partitions remain unfinished and visible within the interior. These typical rough sawn fir boards are separated by narrow plaster-filled gaps. The original kitchen space includes a simple 3'-0" high vertical board wainscot, a built-in corner cabinet and evidence of the original wood stove flue opening and chimney.

The underside of the Pagani House includes a dug out cellar level that is accessed via a small door on the South elevation. The cellar is entirely unfinished with a dirt floor. A large built-in and lockable cabinet (or food cooler) is situated near the access door. The exterior face of the door to the food cooler has "#225" painted on it. This is the only indication of the company-assigned house number anywhere within or on the house. Within the food cooler, a wall is covered by a large historic blueprint, which shows the extent of the No.11 and No.14 mines. The post and beam foundation system and the base of the brick chimney are also visible within the cellar.

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8. STATEMENT OF SIGNIFICANCE

The Luigi and Aurora Pagani House is situated in the "outskirts" of the original townsite plat of the City of Black Diamond, one of the small towns in south-central King County initially established as mining operations flourished in the late 19th century.¹ While its primary coal mines ceased operation more than 70 years ago, the cultural landscape of Black Diamond continues to reflect a variety of industrial, environmental and social factors that shaped it. The Pagani House is one of the most well-preserved of the archetypal miners' cottages to survive several decades of economic, physical and demographic changes within the community.

The Pagani House is significant under *Criterion A* based on its direct association with the earliest period of settlement during the Black Diamond Coal Company Era (1885-1904), as well as its strong association with the Italian-American immigrant community and the ethnically diverse work force that characterized mining communities. The Pagani House is significant under *Criterion C* as a simple vernacular house type that both embodies the distinctive characteristics of plank wall construction, and exhibits physical characteristics that illustrate historic and cultural patterns indicative of coal mining communities and company towns elsewhere in the American West and the nation.

Community Historic Context

The company town of Black Diamond was established in the mid 1880s after the relocation of the entire Black Diamond Coal Company enterprise from Nortonville in the East Bay area of northern California. The Black Diamond Coal Company was incorporated in 1861 and by 1880, it was held by powerful California-based financiers that owned various diversified companies associated with mining, rail transportation and shipping. An ever-increasing market for bituminous coal, in conjunction with increased East Bay production costs, prompted the company to acquire land where it could establish a new company town and mine high-grade coal.

By the late 1870s, the coal mining potential of the Green River District of King County was well known. Black Diamond Coal Company geologist Victor E. Tull traveled to the area and identified high-grade coal from the McKay seam in July 1880. In June 1882 chief engineer Morgan Morgans and company president Pierre Barlow Cornwall traveled to the site to examine the deposit. The company then acquired land and mineral rights for Sections 11 and 14 of Township 21 (Range 6E). The company used the much-abused Homestead Act to acquire

¹ The term "outskirts" was used in the 1920 U.S. Census records to specifically differentiate this geographic area from the townsite plat.

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the land, paying homesteaders to "prove up" the claim and then turn over the government deed to the company. Between 1882 and 1884, the company relocated its equipment and some personnel from California in order to establish the No. 14 Mine, situated within the eastern portion of Section 14 of Township 21. The company then resettled a large group of former Nortonville employees to the townsite, primarily foreign-born Welsh coal miners and mine managers along with some Italian laborers.

Black Diamond Company officials engaged the Oregon Improvement Company to extend the narrow gauge Columbia & Puget Sound Railroad link from Renton to Black Diamond. Constructed principally by Chinese laborers, this effort also began in 1882 and was completed in late 1884. Completion of the C & PS Railroad line (later known as the Pacific Coast Company Railroad) allowed the necessary heavy mining equipment and machinery to be transported to the coalfields. It also provided a means of shipping coal to the coal dock situated at the foot of King Street in Seattle. Commercial coal production and shipment began as soon as the railroad line was completed in late 1884. Once railroad service became available, wives and family members who had remained behind in Nortonville moved to the new townsite. An estimated 200 to 300 individuals are believed to have migrated to Black Diamond once the railroad line and the initial town were established.

The company town developed in a descending and fragmented pattern along a hillside. The main railroad line and a looped spur line that eventually served four mines, the mine workings, and the principle county road (called the "New Road") defined the basic layout of the town. By 1887, the settlement had developed a distinct physical character and included several essential community institutions. The Black Diamond Railway Depot [WHR 2/24/83] and several nearby wood-frame buildings formed a commercial and social hub along Railroad Avenue and Baker Street. Ethnic enclaves that reflected national waves of immigration and differing mining traditions gradually developed on the periphery of the "Black Diamond Townsite" plat. During this era, the Black Diamond Coal Company mine superintendent, Morgan Morgans, managed the town and four mines in a manner that earned him respect and avoided labor disputes. By 1900, the town included a range of businesses and community facilities that served a diverse population of some 3500 people, making it the largest community in King County outside Seattle.

In 1904, the Pacific Coast Coal Company (PCCC) acquired the entire Black Diamond mining operation, including the entire company town and associated land areas. The PCCC was a subsidiary of the Pacific Coast Company, which controlled large land holdings and a variety of coal-dependent railroad and shipping lines and industrial plants throughout the American West. PCCC operated several coal mines and company towns within the Green River Coal District and initiated more rigid control over the Black Diamond mining operations and the town.

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An explosion at PCCC's nearby Lawson Mine in 1910 killed 16 men and forced the permanent closure of that mine. The original No. 14 Mine was closed in 1917 and the looped spur line that had served it and three other previously closed mines was abandoned. During 1921-1922, a major labor dispute occurred and PCCC forced striking miners to move or sell houses situated on PCCC land. The labor dispute was never resolved and, along with a national downturn in the coal market and continuing safety issues, led to the 1927 closure of the only remaining Black Diamond mine, No. 11.² During the early-1920s, the PCCC began to sell small land parcels on the periphery of the entire townsite. After 1927, company employees continued to reside in Black Diamond and commute to other PCCC mines in the district; however, by the late 1930s many homes were heavily deteriorated or unoccupied.

Mining has traditionally been an industry characterized by an ethnically diverse work force. In the American West, this tradition began with the California Gold Rush (1849-1855) which proved to be one of the largest single mass migrations in the history of the world. Hard rock or subterranean mining in the American West received an initial influx of Welsh and Cornish miners when the Cornish copper industry collapsed in 1866. Germans, with a history of hard rock mining in the Hartz Mountains, also came to the West. The diversity of the coal mining labor force parallels the history of immigration to the United States. Before 1890, the majority of immigrants were Northern and Western European, with a subsequent influx of Eastern and Southern Europeans. The changing ethnicity of this labor force had a significant influence on coal mining and the character of coal mining communities throughout the nation, including Black Diamond.³

Immigrant groups tend to cluster together in ethnic enclaves or neighborhoods for a variety of social, linguistic, economic and familial reasons. This trend was evident in Black Diamond. The English and Welsh, who typically filled higher paid mining and managerial positions, generally lived within the "Black Diamond Townsite" plat. This platted area was a more level area and many of the more elaborate or somewhat larger houses were at the center of town along the New Road (now SR169). Individuals of Italian descent resided in two separate enclaves

² By 1927, the No. 11 mine was the longest and deepest incline slope mine in North America; extending to a depth of 7000 feet. Using the longwall and post-and-pillar extraction method, it contained a particularly dangerous and complex subterranean system of tunnels, air shafts and rooms.

³ A safety warning sign [undated and now located in the Black Diamond Historical Museum] written in 16 languages reflects the diverse work force employed at the Black Diamond mines. The Black Diamond work force was primarily northern, central, and eastern European immigrants, and included individuals of English (Welsh), Finnish, French, Austrian-German, Greek, Italian, Lithuanian, Yugoslavian (Montenegrin), Norwegian, Polish, Russian, and Swedish origin. Welsh and Italian immigrants and their descendants constituted the largest ethnic populations in the town because they were predominant within the original work force relocated from California.

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both situated in hilly areas in the "outskirts" or unplatted areas adjacent to the platted townsite.⁴ The enclaves were commonly known as "lower Dago town" (located on a hillside below Railroad Avenue) and "upper Dago town" (situated on the hillside above No. 14 Mine). A Finnish community that included a Russian-Finn Hall was established at New Lawson, a short distance to the east of the Black Diamond townsite, and German-Austrians settled at Old Lawson, to the south and below the Lawson Hill Mine.

While anecdotal and physical evidence indicates that there were distinct ethnic enclaves in Black Diamond, the community as a whole was close knit and 1920 census records indicate that families from a range of ethnic origins did reside within each enclave. Furthermore, the graves within the Black Diamond Cemetery [NR 4/21/00] are commingled. The fact that the graves are not isolated by ethnicity or ethnic-based fraternal association, may indicate the degree to which individuals of various ethnic origins worked and interacted together within the wider community. It may also indicate the relatively conflict-free approach taken by the Black Diamond Coal Company toward the control of the community.

Early Residential Development and Design

Black Diamond evolved in a fragmented manner with a commercial and social hub along Railroad Avenue and a variety of small four-room cottages distributed in a scattered pattern throughout the platted townsite and the unplatted land areas. Company employees were responsible for the design and construction of their individual dwellings and leased their building sites directly from the company on an annual basis. Thus, there appears to have been little order to the siting of houses or standardization of house plans. Despite this individualist approach and variation in design, there was tremendous continuity within the historic housing stock.⁵

There was some degree of formality to the layout of houses located in relationship to the Mining Office (overlooking the No. 14 Mine) and along the New Road and Bruce Spur. Many of these were also slightly larger side-gable and gable front houses that were typically owned by individuals in higher paid mining and managerial positions. Historic photographs and insurance maps indicate that the great majority of the oldest houses within both the townsite plat and the "outskirts" were simple, one-story, front-gable or side-gable cottages with a full-width front porch and a small rear addition or porch. These houses also exhibited a distinct palette of construction materials and particular site features.

⁴ Dial reported that Nortonville was also laid out in "clusters" of houses, which may have been defined along ethnic lines.

⁵ This fact is difficult to discern due to modern alterations and personalization undertaken since the 1940s, but is evident in the historic photographs and property record cards that document the buildings c.1940.

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Typically, the main house was one story and measured from 16' x 20' to 22' x 24', included four to five rooms and rarely contained indoor plumbing. A limited number of houses had a habitable second floor level with space for one or two additional bedrooms. In very few cases was a larger ground floor level or building form constructed. Nearly every house had a central entry door flanked by single windows. According to the depth of the main house and/or the presence of an enclosed rear shed wing, the side elevations typically included two symmetrically placed windows.

The side-gable cottages that characterized much of Black Diamond followed a floor plan typically found in 19th C. coal mining communities elsewhere in the United States and the region. It is likely that a cultural diffusion model, based on an analysis of housing in mining communities from Britain through the Eastern seaboard and the American West, could be established; however, no such analysis has been undertaken and published to date. Limited research indicates that this house type is known to be prevalent in West Virginia and Pennsylvania. A 1992 folklife study of the New River Gorge region of West Virginia identified a very similar and locally common house type known as "Jinn Linns" and stated that similar houses are located throughout the Appalachian region.⁶ A limited analysis of historic photographs of Nortonville, California, and the nearby community of Somerville, indicates that this basic side-gable cottage was also prevalent there. Additionally, the early King County coal mining community of Newcastle, established c.1869, appears to have included numerous side-gable cottages by 1886. One of those cottages, the Baima House (Company House #75), built c.1880, is a designated City of Newcastle landmark and listed in the National Register of Historic Places (NR 1979).

The two prevalent house types in Black Diamond both exhibited a distinct palette of construction materials and site features. Based on an examination of several hundred historic photographs (c.1940), two standardized wooden window types were used. The most common was a two-over-two, double-hung wooden sash with relatively wide muntins as exhibited by the Pagani House. The second, and less common type, was a six-over-six double-hung sash with narrow mullions and muntins. This latter window type is typical of mid-19th C. construction and was used on buildings in Nortonville and Somerville. Since there is some anecdotal evidence that entire buildings or building parts were dismantled and relocated from Nortonville to Black Diamond, such sash may be indicative of salvage activity. The Pagani House includes one small fixed window at the cellar level that fits this description.

⁶ See Hudson, Karen. "Architecture and Personal Expression in Southwestern West Virginia."

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Another typical feature of both house types is a full-width front porch. Again, based on an examination of historic photographs, common construction materials can be identified. A significant number of front porches exhibited slender turned porch posts most commonly set in groups of four. There appears to have been some variation in the profile of the posts, however the typical posts appear very similar to those exhibited by the Pagani House. In very few cases is there any evidence that additional ornament or fretwork was applied; however, such ornament may have been removed by c.1940. A significant number of houses exhibited a low guardrail with square spindles; very similar to the rail exhibited by the Pagani House. Exterior cladding was either rustic dropped siding or board and batten, with the former being most common by c.1940. Oral informants have stated that historically the exterior of the typical house was neither painted nor stained, but left entirely unfinished.

Insurance maps and c.1940 historic photographs serve to document some of the distinctive site features associated with many of the houses. All of the houses included land area in the immediate vicinity sufficient for a yard and garden. Nearly every house was surrounded by a fence, due to the presence of wandering livestock and the need to protect gardens and outbuildings. Fence types included various picket types, open rail, wire mesh and flush board. Typically, at least one or more small sheds were situated to the rear of the house. Indoor plumbing was uncommon until the 1920s, so outhouses were a necessity. Fruit trees were very common, but ornamental trees and shrubs appear to have been limited. By 1912, there appear to have been several dozen bread ovens situated at various locations within the townsite and the "outskirts." Identified on insurance maps as "Greek oven," none are known to remain today.

PLANK WALL CONSTRUCTION

The Pagani House exhibits a particularly distinctive and unusual structural system that has been insufficiently understood or documented. This "box" or "vertical plank" construction system was obviously inexpensive, expeditious and generally temporary in nature. Precedents can be found in eastern England and New England from the 18th C., as well as Kentucky c.1800. For mining communities, which were often short-lived with employees of limited means and construction skills, this was an ideal method of construction. Such construction techniques are also known to have been used to build residences in the Willamette Valley of Oregon c.1845-1860, portions of Fort Steilacoom (Pierce County, WA) in c. 1858, and coal miners' homes in Newcastle, Washington in the 1880s. Recent scholarship regarding the construction of Port Gamble, Washington indicates

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that a similar but more substantial system of vertical plank construction was used extensively there and elsewhere on Puget Sound to construct mill workers housing during the mid to late 19th C.⁷

Although few interior investigations have been conducted in Black Diamond, an examination of historic property tax records and historic photographs indicates that plank wall construction was used widely to build the company town. It is known that company employees were responsible for the design and construction of their individual dwellings. The subtle variations in size, form and finish material of the houses documented c.1940 serves to verify this fact. It is also known that the Black Diamond Company employed a number of carpenters to construct company-owned buildings directly associated with the mining operation and other community needs. The utilitarian buildings that housed mining operations were typically clad with board and batten materials similar to those exhibited by the Pagani House and other similar residences documented in 1940, thus the plank materials were readily available. It also appears that a palette of standardized construction materials (two-over-two window sash, turned posts, square spindles, rustic siding, cedar shingles in addition to the vertical boards and battens) were made available to the home builders by the company. Company carpenters may also have been available for hire.

The variation in size, form and finishes of the houses in Black Diamond is also related to plank construction. While the size and form of individual houses suggests varied spatial needs and personal preferences, exterior finish is more indicative of varied financial status or economic means. For the least expensive houses, the vertical planks were finished on the exterior with a batten to fill the gap between the boards and the interior face of the boards remained visible, as exhibited by the Pagani House. The more expensive houses included rustic siding laid over the vertical boards (which still provided skirting) while leaving the interior face of the boards visible. The most expensive construction method would be to clad not only the exterior, but also the interior with horizontal boards and possibly wallpaper or oilcloth decorative finishes. The latter method not only made the house more weather tight, but also increased the structural strength of the perimeter wall system and the interior partitions.

COMPANY HOUSE No. 225 AND LUIGI AND AURORA PAGANI

The specific construction date for Company House # 225 has not been identified. Very few records from the Black Diamond Coal Company era are available and most are believed to have been discarded or destroyed. Records from the Pacific Coast Coal Company era are very limited and do not include information relevant to the

⁷ Personal communications with Jan Eakins, Port Gamble, Washington.

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construction of homes or development of the company town, since this occurred prior to acquisition of the enterprise in 1904.

In attempting to date the Pagani House, both facts and reasonable assumptions must be used. A 1912 Sanborn Insurance map recorded the entire platted townsite and most of the unplatted "outskirts" and the mine workings. A notation on the edge of that map and near the foot of Merino Street states "150' to 1-X-FR D No. 225." This notation identifies the subject house as Company House # 225, a one-story, wood-frame, single-family dwelling unit.⁸ Census, school, cemetery and property records along with reliable oral informants clearly identify the fact that Luigi and Aurora Pagani and one of their two daughters, Kate, were living in the house by 1912. However, a variety of factors indicate that the house was constructed well before the Luigi and Aurora Pagani family arrived in Black Diamond and acquired the house.

It is well documented that the Black Diamond Company established a sizable community after the completion of the railway link to Seattle and the relocation of the Nortonville workers and their families in 1885. The great majority of houses within the community were constructed during this initial settlement period and the following 15 years. The height of the town's population appears to have been c.1900, when the community included approximately 3,500 residents and was the largest town in King County outside of Seattle. When the No. 11 Mine opened in 1896 there would have been an influx of additional mine workers and employees, including many immigrants from Southern and Eastern Europe. It can be assumed that additional housing development would have occurred in order to accommodate new employees associated with the expanded enterprise. It is highly unlikely that much, if any, additional housing was constructed after the PCCC acquired the company town in 1904. No additional mines were opened and many of the original Nortonville employees felt the town after the change in ownership.

The Pagani House exhibits architectural features, a building form and extant historic building fabric indicative of the earliest houses known to have been built in the community. Furthermore, the Pagani House utilized the vertical-plank structural system typical of mid to late 19th C. construction found elsewhere in the region. Thus, the construction date is most certainly before 1896 and very likely as early as c.1885.

⁸ House numbers appear to have primarily been assigned geographically and do not correspond to any construction chronology. The Mine Superintendent's house, presumably one of the earliest buildings was No. 195, however the Show Hall, also an early building, was No. 29.

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Luigi (also known as Luici, Louie and Louis) and Aurora (Casini) Regali-Pagani were living in the house along with three boarders at the time of the 1910 census. Luigi and Aurora both immigrated from Sillano, Italy to the United States in 1909, at the ages of 35 and 28 respectively.⁹ Among the boarders noted in the 1910 census records was an individual, Giovanni Regale (age 27), who appears to be one of Aurora's brothers.¹⁰ Another boarder may have been Antonio Gaffi (age 24) who also immigrated to the USA from Sillano in 1909. None of them spoke English. While Louis was listed as a miner, the other men were described as "shovelers."

Aurora and Luigi Pagani were married sometime in 1909, prior to migrating to the United States of America and settling in Black Diamond. Luigi Pagani had been in the United States (including Seattle) for a period between 1906 and 1908 and may have established local contacts and employment before returning from Italy with Aurora in 1909. He identified Giovanni Paolucci as his brother-in-law on immigration papers. It is known that Mr. Paolucci, who first came to America in 1905 and returned in 1909, was already residing in Seattle or possibly Black Diamond, when the Paganis arrived.¹¹ Sometime in 1911, the Pagani's first daughter, Katherine (known as Kate and Katie) was born. On September 21, 1912 a second daughter, Louisa, was born. On October 15, 1912, less than a month later, Luigi Pagani was killed in a mining accident. The death of Mr. Pagani was one of 14 fatal mining accidents reported by the State Inspector of Coal Mines in 1912. The Inspector's report stated:

October 15. - Pacific Coast Coal Co., Morgan Slope, Black Diamond: Louie Pagano (sic.), Italian, age 38, married, occupation miner. After firing a shot near the face which knocked out some props, Pagano rushed to work before the smoke had

⁹ The 1920 census indicates that Aurora Pagani immigrated in 1892, however, this appears to be an error. The Ellis Island immigration database clearly shows that they arrived in NYC together, as a married couple, on August 30, 1909. They were both from the village of Sillano, near Carrara, in Lucca the northernmost region of Tuscany. They were passengers on the La Touraine with the specific destination of Seattle, WA where a brother-in-law Giovanni Paolucci was already residing. Mr. Paolucci was also from Sillano and appears to have been directly related to Luigi, as well as to Aurora by way of marriage to her cousin Maria Casini. Luigi Pagani had previously entered the USA, as a 31 year-old widower on April 9, 1906. He subsequently spent time in Ohio, Canada and Seattle (where he resided c.1908) before returning to Sillano and marrying Aurora C. Regali.

¹⁰ Ellis Island immigration records indicate that several individuals with the sir name Regali immigrated from Sillano, Italy in 1909 and 1910, many with a destination of Cleveland, Ohio. Among them was Ambrogio Regali (age 23), who intended to join his brother Giovanni Regali. Ambrogio listed his father, Pietro Regali of Sillano-Carrara, Italy as his closest kin. Aurora C. Pagani was born in Sillano, Italy and her father was named Peitro Regali (her mother was named Louisa Casini-Regali. Among those traveling on La Touraine (along with Luigi Pagani and Aurora Regali-Pagani) who were also from Sillano and had a Seattle destination were Aurora's brother, Domenico Regali and Maria Casini-Paolucci, who was Giovanni Paolucci's wife.

¹¹ Giovanni Paolucci (1879-1940) and his wife, Maria Casini-Paolucci (1887-1980), also settled in Black Diamond at this same time. They were long time residents of Black Diamond and are both buried in the Black Diamond Cemetery. Their son, James A. [Jim] Paolucci (1909-1994) reported that his father began mining at the age of 22, while still in Italy, and may have first come to Black Diamond c.1906.

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laborers were among the initial group of miners and other workers who relocated from Nortonville, CA.¹² However, it was a significantly smaller group than those with Welsh and English backgrounds. Among the Italians who are known to have migrated from Nortonville was a laborer identified as Frank Marino. It appears that Merino Street is derived from the Marino name and that this individual and his family settled in the immediate vicinity of this narrow winding road, which leads to the Pagani House. Other narrow irregular roads that wound through the enclave were named Favro Street, after Joseph (Joe) Favro, and Plano Street, named after J.M. Plano, both known to have been among the earliest of the Italian settlers from Nortonville.

By the time Stefino Vernarelli arrived in Black Diamond c.1901, both Italian enclaves were well established. The numbers of Italians living in King County had grown from 343 in 1890 to 797 by 1900. A significant portion came from Northern Italy and found employment as laborers or unskilled workers in the booming coal mining industry. The Italian immigrant process fed on itself. As word of opportunity spread, more friends and family from back home felt emboldened to immigrate. By 1910, their numbers in King County had grown to approximately 5000. The Paganis, the Paoluccis and the Vernarellis, just three of the Italian families to settle in this enclave, clearly followed this pattern. The husbands first arrived in America on their own, found employment, earned sufficient funds to return to the old country to marry and/or bring their wives back to an established Italian immigrant community.

Within the enclave, Italian was widely spoken and traditional Italian and religious holidays were celebrated. The company preferred to employ married men with families, so the enclave was full of children. Most families cared for extensive gardens and grew their own fruit. Many kept poultry and raised some livestock, so chicken coops, rabbit hutches and small barns or sheds were an important part of the enclave. Fences were a necessity in order to protect the gardens and yards from wandering livestock. Near the Pagani House, Stefano Vernarelli established a sizable truck farm where he raised produce to sell by horse and wagon in Black Diamond and the surrounding area. Along with outhouses, washhouses were a necessity and were situated so that mine workers could clean up before entering the family home.

The Italian immigrants within the enclave brought regional culinary traditions and skills to Black Diamond, making traditional cheeses, desserts and pasta dishes. Within the enclave, there were at least five "Greek" ovens where the women would regularly bake bread and cakes. The bread ovens were constructed with brick in a

¹² See Dial, Jacqueline Byer. *The Move of Coal Miners from Nortonville, California to Black Diamond, Washington Territory, 1885.*

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beehive shape (measuring 5-6 feet in diameter and approximately four feet high) and large enough to bake up to 15 loaves of bread. Residents regularly congregated around the ovens to socialize and gossip. Winemaking was common and there was active exchange with California-based Italians who shipped wine by the barrel to their Black Diamond friends and family members. Giovanni Minaglia, one of the original Nortonville employees, established a bocci ball court at his home very near the Pagani House.

Due to the long period of ownership in one family, the Luigi and Aurora Pagani House is one of the best-preserved of the standard miners' cottages to survive the physical and demographic changes that have occurred in Black Diamond. The house is situated in an ethnic enclave that is directly associated with the earliest period of settlement of the company town and indicative of an ethnically diverse work force. The location and physical characteristics of this simple vernacular house serve to illustrate important historic and cultural patterns of coal mining communities and company towns within the American West, and throughout the nation.

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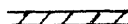

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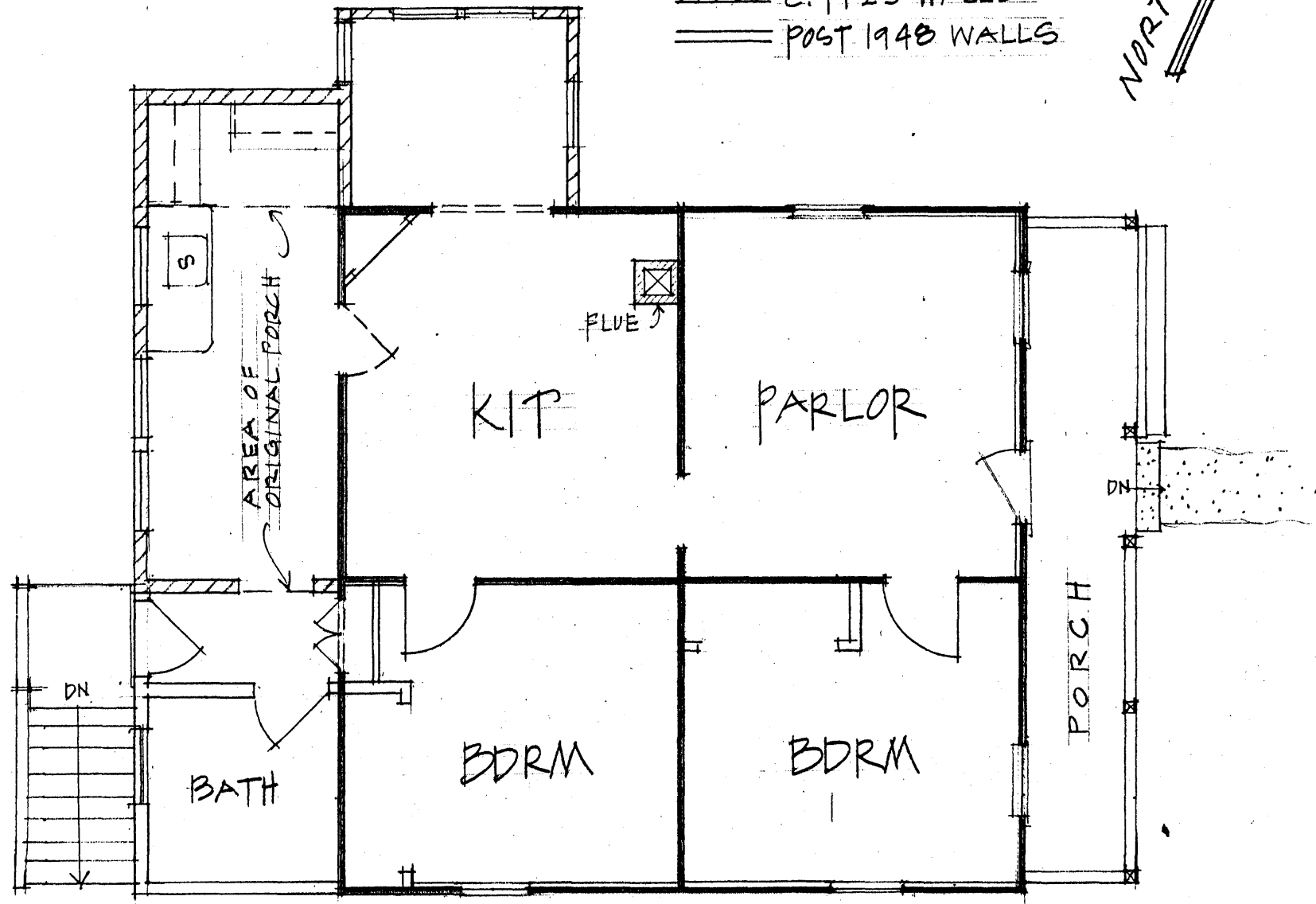
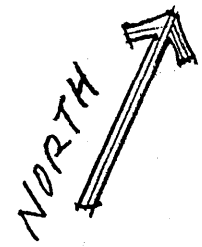
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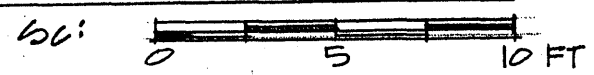
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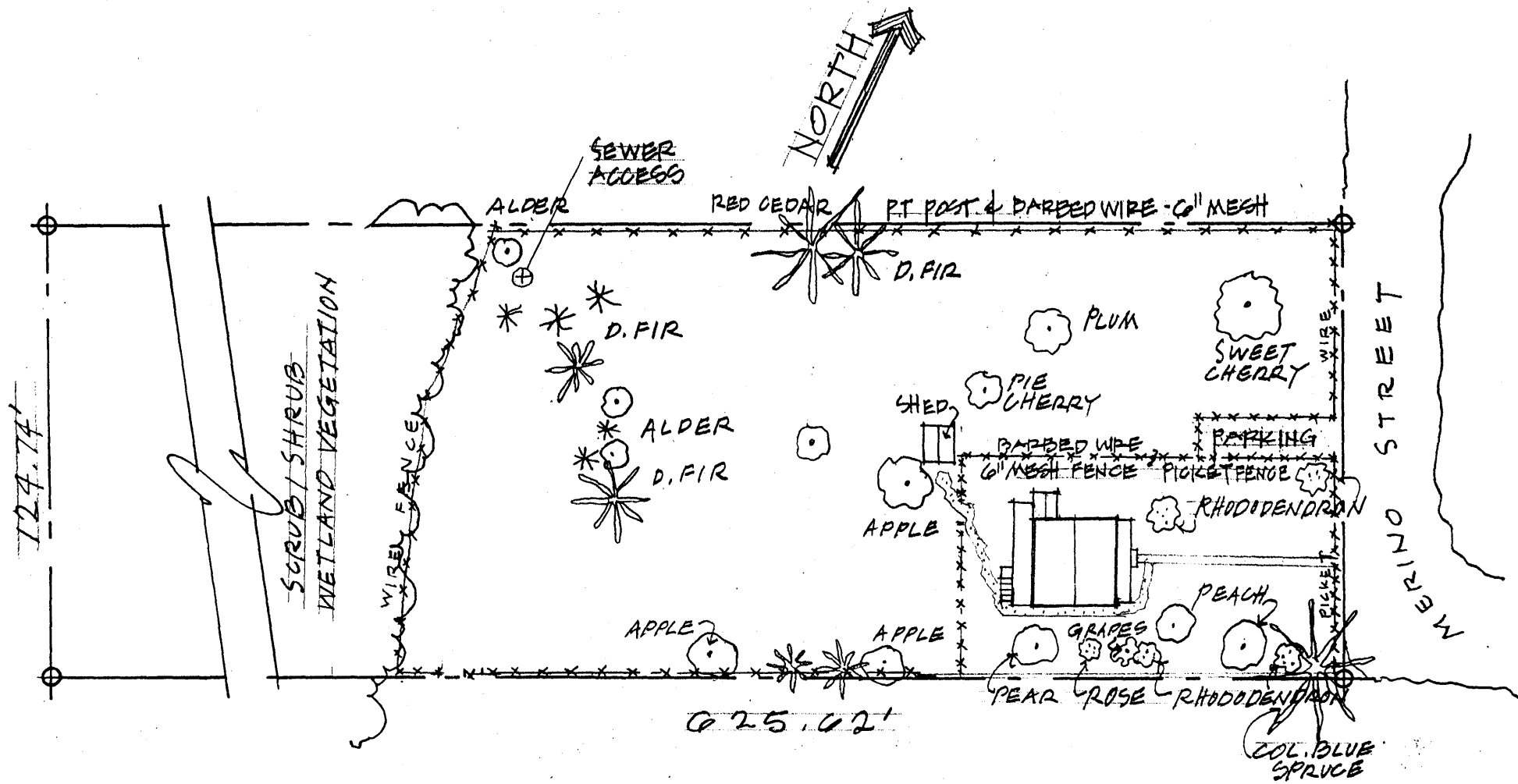
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-  PLANK WALLS
-  C. 1923 WALLS
-  POST 1948 WALLS



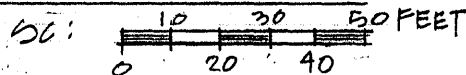
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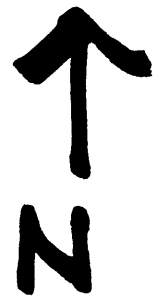
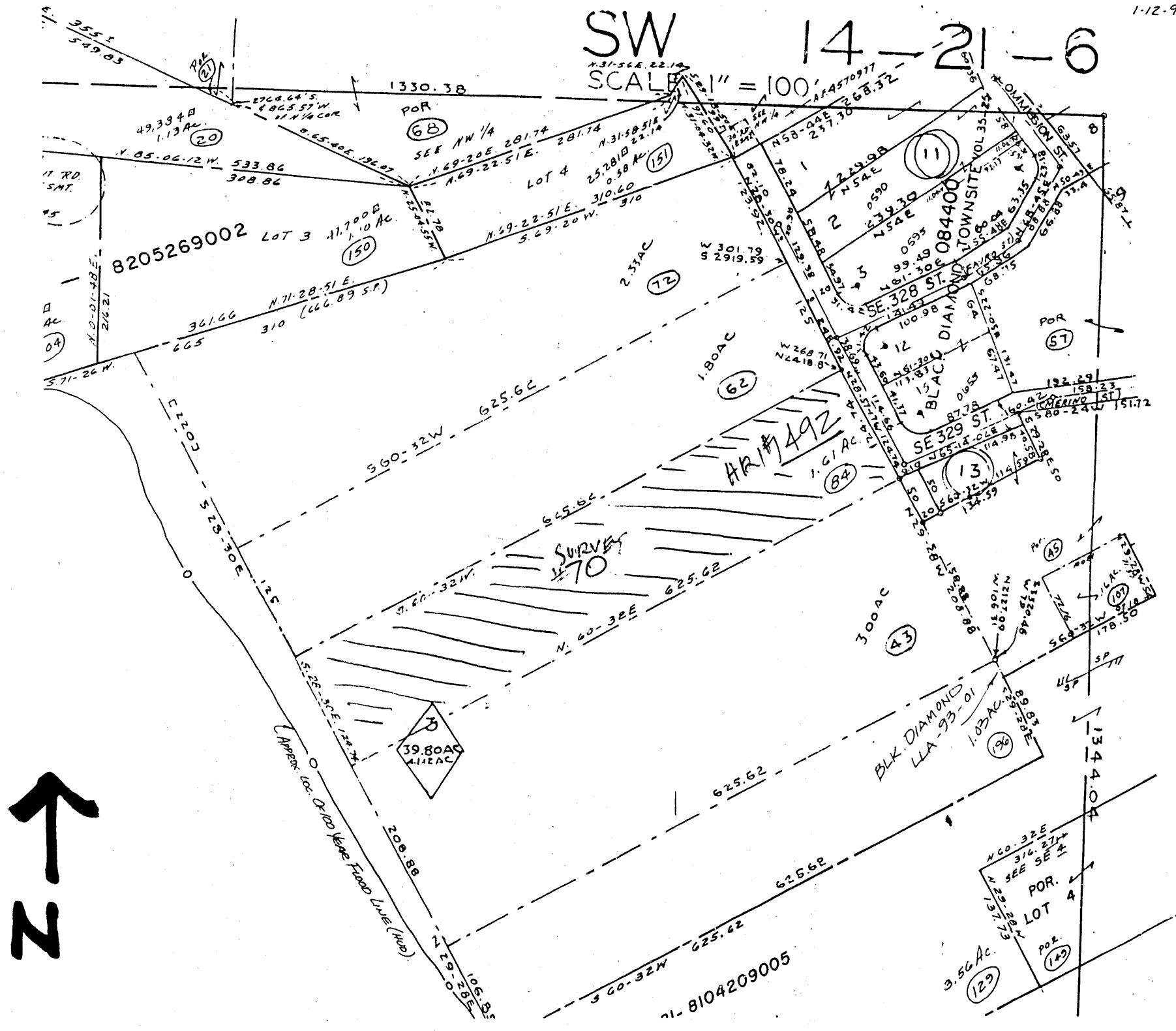
SITE SKETCH PLAN

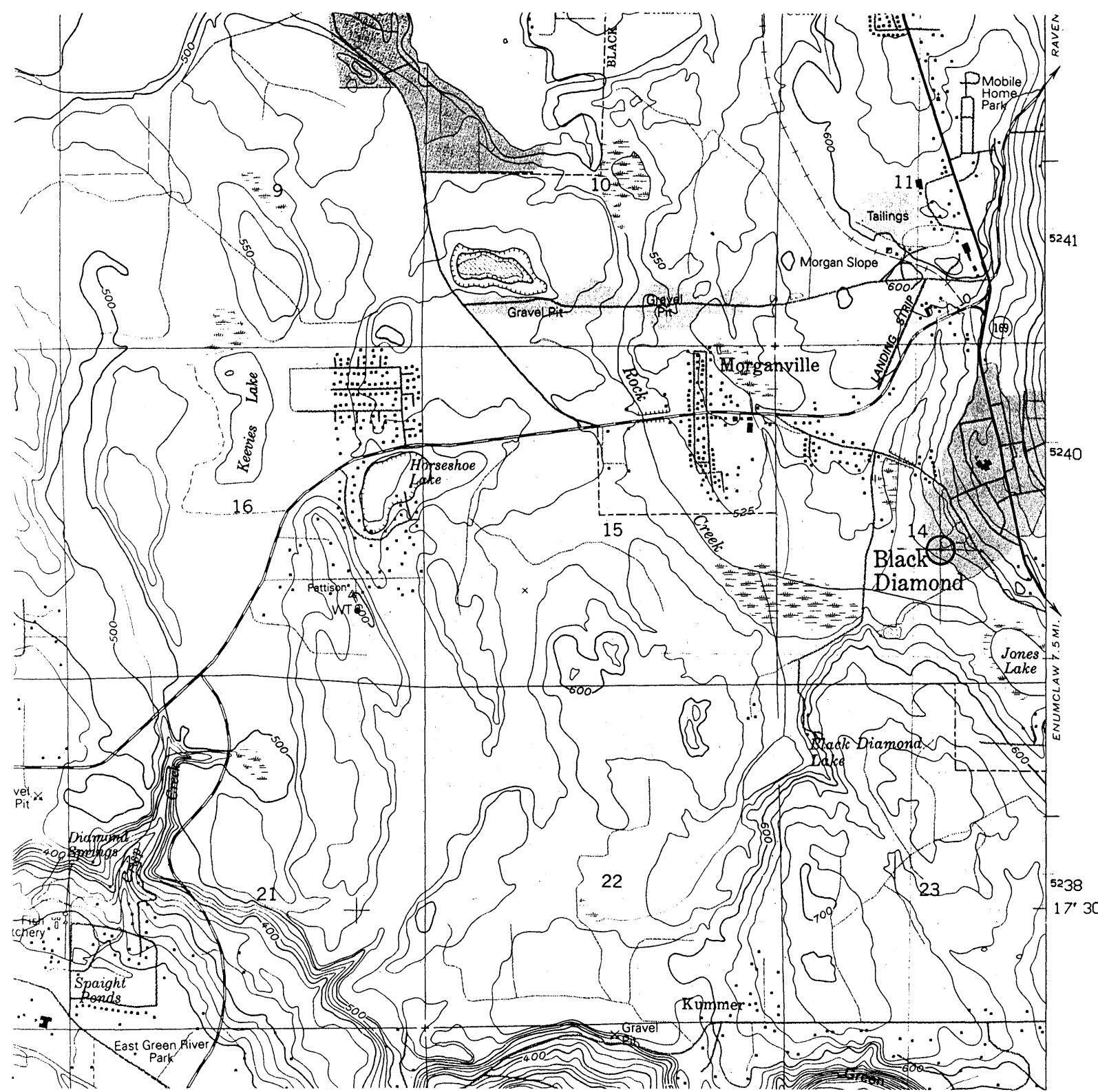
PAGANI HOUSE



SW 14-21-6

SCALE 1" = 100'





PAGANI HOUSE
 BLACK DIAMOND, WA
 50: 1:24,000

575115 Easting
 5239500 Northing
 Zone 10

ENUMCLAW 7.5 MI.

5238
 17' 30"