

PH 0505838

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED OCT 18 1977  
DATE ENTERED MAR 30 1978  
RECEIVED JUL 20 1977  
OHP

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Migliavacca House

AND/OR COMMON  
Migliavacca House

**2 LOCATION**

STREET & NUMBER  
Division Street

CITY, TOWN Napa VICINITY OF Second District NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT

STATE California COUNTY Napa CODE 055  
94558 06

**3 CLASSIFICATION**

| CATEGORY  | OWNERSHIP                                   | STATUS   | PRESENT USE  |
|---|---|--|--|
| <input type="checkbox"/> DISTRICT               | <input type="checkbox"/> PUBLIC             | <input type="checkbox"/> OCCUPIED                    | <input type="checkbox"/> AGRICULTURE                         |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input checked="" type="checkbox"/> UNOCCUPIED       | <input type="checkbox"/> MUSEUM                              |
| <input type="checkbox"/> STRUCTURE              | <input type="checkbox"/> BOTH               | <input checked="" type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> COMMERCIAL                          |
| <input type="checkbox"/> SITE                   | <b>PUBLIC ACQUISITION</b>                   | <b>ACCESSIBLE</b>                                    | <input type="checkbox"/> EDUCATIONAL                         |
| <input type="checkbox"/> OBJECT                 | <input type="checkbox"/> IN PROCESS         | <input checked="" type="checkbox"/> YES: RESTRICTED  | <input type="checkbox"/> ENTERTAINMENT                       |
|   | <input type="checkbox"/> BEING CONSIDERED   | <input type="checkbox"/> YES: UNRESTRICTED           | <input type="checkbox"/> GOVERNMENT                          |
|   |   | <input type="checkbox"/> NO                          | <input type="checkbox"/> INDUSTRIAL                          |
|   |   |  | <input type="checkbox"/> MILITARY                            |
|   |   |  | <input checked="" type="checkbox"/> OTHER: <u>unoccupied</u> |

**4 OWNER OF PROPERTY**

NAME Tom Connell

STREET & NUMBER  
811 Jefferson Street

CITY, TOWN Napa VICINITY OF California STATE 94558

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Napa County Courthouse; County Clerk

STREET & NUMBER  
Brown Street

CITY, TOWN Napa STATE California 94558

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Historic - Architectural Preservation Study

DATE  
January 1971 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS  
Napa Community Redevelopment Agency

CITY, TOWN 1600 First Street STATE California 94558  
Napa

# 7 DESCRIPTION

| CONDITION                                     |                                       | CHECK ONE                                   | CHECK ONE                                  |
|---|---------------------------------------|---|--|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED          | <input type="checkbox"/> ORIGINAL SITE     |
| <input type="checkbox"/> GOOD                 | <input type="checkbox"/> RUINS        | <input checked="" type="checkbox"/> ALTERED | <input checked="" type="checkbox"/> MOVED  |
| <input type="checkbox"/> FAIR                 | <input type="checkbox"/> UNEXPOSED    |   | DATE <u>1973 &amp;</u><br><u>Oct. 1975</u> |

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Migliavacca House is an extremely unusual Queen Anne Style. The Queen Anne Style was developed by Richard Norman Shaw, an Englishman during the early 19th century, as a rebellion against the gloomy buildings of the Victorian era in England. The essential elements of the style are the round tower, steep gabled roof and varied texture, all of which are demonstrated in the Migliavacca House.

The House was constructed of the finest material available at the time; most of the wood used in the House was the finest select redwood. The exterior wall finish on the lower level is horizontal redwood siding. The upper two stories are of imported Italian slate shingles over redwood sheeting. There are porches on three sides of the House on the first level, one on the second level and one on the third level. The prominent corner turret has a slate roof and curved glass windows. Stained glass windows are also contained in the home.

The House has many decorative elements. The turned wood porch railings on the first level are designed in a wagon wheel pattern. The second and third level porches carry this design by having circular openings. Applied wooden scroll designs are found on each of the three gables of the high multiple roof, as well as between the windows on the turret. The turret is topped with plaster castings of grape vines. Elaborate dentil work is found in the cornice of the home, as well as encircling the house at the second floor division level. Other decorative elements include the variations in window shape, the turned columns, arches, and lattice work of the porches, and the applied stick ornamentation at the base of the bay windows.

The original first floor plan consists of a front parlor, a sitting room, and a reception hall, complete with a "coachmen's corner", where visitor's coachmen were to await their employees. The second floor has a center hallway, five bedrooms, and a full Victorian bath. The third floor was designed to be used as a ballroom. The original staircase throughout the house is oak. The trim throughout the house is handcarved redwood, except in the reception area which is handcarved oak. The three story, free standing structure is approximately 60 feet deep and 36 feet wide in overall dimension.

The Migliavacca House has been moved two times. In 1970 the lot it was on was purchased by the County of Napa. Demolition of the house was scheduled, so that the site could be used for a new City/County library. Community protest gave birth to a seemingly futile effort to save the house. Trost Moving Co. bought the house, with plans to float it down the Napa River and relocate it in Benicia. The house was moved to a small lot adjacent to the river in January of 1973. These plans failed, and the house again seemed destined for the wrecker's ball.

At this point the Napa Community Redevelopment Agency began to study the possibilities of acquiring the building and using community volunteers to rehabilitate it. The plan was not deemed feasible, so the Agency began to aggressively seek a private owner. By this time the house had become the prey to vandals, and community officials viewed it as a fire and safety hazard. At this time the present owner acquired it and relocated it in November, 1975, to a properly sized lot only blocks away from the original one.

# 8 SIGNIFICANCE

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |  |   |  |
|---|--|--|---|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input checked="" type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION            |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION                  | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE             |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS                     | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE           |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION                     | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING                   | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER             |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE                | <input type="checkbox"/> EXPLORATION/SETTLEMENT        | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION      |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY                      | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input type="checkbox"/> OTHER (SPECIFY)     |
|   |  | <input type="checkbox"/> INVENTION                     |   |  |

SPECIFIC DATES 1890-1893

BUILDER/ARCHITECT W.H. CORLETT

## STATEMENT OF SIGNIFICANCE

The Migliavacca home is one of the largest, most ornate, and beautiful homes in the City of Napa. It is of Queen Anne Style, but has many variations that make it extremely unusual. Among these are the Italian slate side shingling and roof, the circular porch openings, and the unusual wagon wheel design porch railing. The details and quality of materials (slate, oak, and redwood) would make modern architectural duplication unlikely.

W. H. Corlett, the architect, was a local man that designed and constructed many Napa residences. He was also owner of the Enterprise Planing Mill, a lumber and contracting company. Victorian homes in Napa designed by Corlett include the Manasse and Noyes Mansions. Many years later Corlett designed the impressive art deco style downtown Post Office. All these structures are local landmarks.

G. Migliavacca, the original owner of the home was born in Italy in 1833 and eventually settled in Napa in 1866. He originally owned and operated a small grocery store, selling many local wines. In the early 1870's Migliavacca began to manufacture wines, purchasing grapes from various local vineyards. His first winery was located in a 40' x 100' building on the same property as the house, and produced 25,000 gallons of wine a year. By 1887 he made additions to the winery, ultimately producing over 1,000,000 gallons of wine each year. The business also produced brandy, and beer, but its specialty seemed to be in dry red wines. Migliavacca won early recognition for his wines by receiving a gold medal at a San Francisco exposition. In 1889 the winery won one of three gold medals awarded to California wineries at the Paris exposition. Migliavacca wines were also rewarded high honors at the Dublin Exposition in 1892 and the Chicago World's Fair in 1893.

One of the Migliavacca's ten children, James, born in 1879 became a director of the Bank of Italy, which later became the Bank of America. The home was sold by the Migliavacca family in 1925. It had three more owners before its purchase by the County of Napa in 1970.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Darms, H.A. Napa City & County Portfolio & Director. Napa, 1908, pp. 68.  
 James, Marguis and Bessie Rowland. Biography of a Bank - The Story of Bank of America. New York; Harper & Bros. 1954.

Napa Register, December 16, 1970.

Slocum, Bowens, & Co. History of Napa and Lake Counties. 1881.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.000284 *234 6 corners*

UTM REFERENCES

|   |      |         |          |         |       |   |      |         |          |  |  |
|---|------|---------|----------|---------|-------|---|------|---------|----------|--|--|
| A | 1,0  | 5,6,2   | 3,2,0    | 4,2,3,8 | 5,7,0 | B |      |         |          |  |  |
|   | ZONE | EASTING | NORTHING |         |       |   | ZONE | EASTING | NORTHING |  |  |
| C |      |         |          |         |       | D |      |         |          |  |  |
|   |      |         |          |         |       |   |      |         |          |  |  |

VERBAL BOUNDARY DESCRIPTION

The Migliavacca House is on the lot located at ~~the~~ northwest corner of the block bounded by 4th Street to the North, Even Street to the West, Oak Street to the South, and Franklin Street to the East.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

# 11 FORM PREPARED BY

NAME / TITLE

Tom Connell

12/76

ORGANIZATION

DATE

Napa Landmarks, Inc.

STREET & NUMBER

TELEPHONE

811 Jefferson Street

252-0770

CITY OR TOWN

STATE

Napa, CA 94558

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Knox Mellon

TITLE

SHPO

DATE

9/30/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. M. ...

DATE

3.30.78

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Walter ...

DATE

3.14.78

KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET

ITEM NUMBER 6 PAGE 2

2. Historic District Study -- Architectural Styles Survey.  
September 1976 -- Local  
Napa Community Redevelopment Agency  
1600 First Street, Napa, CA 94558
  
3. Historic District Study -- Architecturally Significant Buildings.  
August 1976 -- Local  
Napa Community Redevelopment Agency  
1600 First Street, Napa, CA 94558

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

When the home was moved from its original lot, a brick addition containing the kitchen, bath, and dining area was not moved. A new foundation of poured concrete had to be prepared at the present site. The restoration of the home will keep the rooms as close as possible to their original state, while converting it to office uses and bringing it up to current building code standards. Changes have included new plumbing, new electrical wiring, forced air heating, air conditioning, and interior and exterior painting.

The new location of the home is at one end of a block that contains several homes of historic and architectural significance. The area around the home is currently being studied for possible designation as an historic district. The site is a corner lot making the home a focal point for motorists. Large trees on the site give a feeling of maturity to the setting. The move has had some effect on the structure's historical integrity, namely the separation of the home from the brick addition, wine cellar, and original landscaping (all of which have been demolished) and the setting closer to the river transport upon which the winery was dependent. However, the home would have been demolished if it had not been relocated, and the present site definitely provides the home with a significant location in Napa's "old Town" area.