

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Trower, Charles, House **DRAFT**

Other names/site number: 1042 Seminary Street

Name of related multiple property listing: N/A

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

2. Location

Street & number: 1042 Seminary Street

City or town: Napa State: California County: Napa County

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

| | |
|--|-------------|
| <hr/> | <hr/> |
| Signature of certifying official/Title: | Date |
| <hr/> | |
| State or Federal agency/bureau or Tribal Government | |

| | |
|--|--|
| <p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p> | |
| <hr/> | <hr/> |
| Signature of commenting official: | Date |
| <hr/> | |
| Title : | State or Federal agency/bureau or Tribal Government |

1042 Seminary Street _____

Napa, California _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

1042 Seminary Street _____

Napa, California _____

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| _____ | _____ | buildings |
| _____ | _____ | sites |
| _____ | _____ | structures |
| _____ | _____ | objects |
| _____ | _____ | Total |

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

1042 Seminary Street

Napa, California

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

LATE 19TH AND EARLY 20TH CENTURY AMERICAN: Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

1042 Seminary Street is located on a corner lot in downtown Napa, on a mixed-use block at a transition between commercial and residential neighborhoods. The house is set back roughly 20 feet from the sidewalk and is surrounded by redwood trees, with a garage behind the house to the east and a tall board fence enclosing the rear yard. The transitional house exhibits elements of both late Queen Anne and early Craftsman architecture. It is two stories with its main façade on the west facing Seminary Street, a small one-story wing to the south, and an irregular plan. It has a moderate-pitch gable-on-hip roof. The house is clad in wood clapboard with molding visually separating the first and second floors. The small two-car garage has a gabled roof and double wooden vehicle doors, accessed via Clay Street. It is clad primarily in wood clapboard with wider wood drop siding at the south end of the building. Late Queen Anne architecture is expressed through boxed eaves with decorative shaped purlins, ornamental shingle cladding at the gable end, tall window openings, and classical entablature at the roof-wall junction. Craftsman architectural elements include porch with heavy plain square posts, heavy beams elaborated with decorative pointed ends, and balustrade with a simple diagonal cross pattern. The

1042 Seminary Street

Napa, California

residence retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Detailed Description

The property is located in downtown Napa where the commercial/municipal district meets the residential neighborhood to its north. The immediate vicinity is characterized by a variety of uses: nearby buildings are city or business offices (some in converted historic-era houses). A surface parking lot is located to the east of the property, with a multi-story parking structure and five-story hotel beyond it. The property is a 66' x 110' corner lot; the house is set back roughly 20 feet from the sidewalk along both Clay and Seminary streets, while the garage is just a few feet from Clay Street and the eastern property boundary. There are concrete paths encircling the house and the front yard is landscaped with tall redwood trees and overgrown shrubs adjacent to the house. The rear yard is enclosed by a tall board fence between the rear section of the house and the garage. The back yard is untended, with weeds, a few overgrown shrubs, and one mature spreading tree.

The transitional house exhibits elements of both late Queen Anne and early Craftsman architecture. It is two stories with its main façade on the west facing Seminary Street, a small one-story wing to the south, and an irregular plan. Its moderate-pitch gable-on-hip roof and asymmetrical two-story massing are typical elements of late (post-1905) Queen Anne architecture. Decorative shaped purlins and shingle cladding at the gable end, boxed eaves, tall window openings, and classical entablature at the roof-wall junction are all elements consistent with Victorian-era architectural styles such as Queen Anne. Porch details, meanwhile, are more typical of the emerging Craftsman style. Primary fenestration is narrow double-hung wood sash with tall lower lights that contrast with nearly square upper lights. Windows are trimmed in narrow strips of decorative molding and lack crowns; there is decorative molding beneath their small sills. The house is clad in wood clapboard with molding visually separating the first and second floors. A simple wooden water table at floor level is set at a downward angle with decorative quarter-round trim beneath it.

The deep partial-width two-story porch/veranda on the main (west) façade is sheltered by the projecting front gable, which is supported by heavy plain square posts. Heavy beams are elaborated with decorative pointed ends. The porch is accessed by a set of wooden steps. Its balustrade features a simple diagonal cross pattern, while the upstairs veranda is enclosed in narrowly spaced vertical balusters topped with vertical pickets. There are adjacent front doors on the ground floor, both of which are fitted with modern security screen doors. The left entrance, which accesses the second floor has a modern replacement door while the right has a Craftsman-style partially-glazed paneled wood door. It is flanked by two sidelights fitted with pebbled plexiglass. The second-floor veranda has its original wooden screen door and paneled wooden door, and also features a decorative original hanging porch light. A projecting single-story volume at the south end of the main façade (an addition to the living room constructed about 1920) has a picture window flanked by two narrow double hung wood sash windows. There is a similar window assemblage at the south elevation of this volume.

Although the north elevation faces Clay Street, it lacks an entrance or ornamental features beyond a decorative leaded-glass window at the second floor and cornice/molding details found throughout the house. The rear section of the elevation projects a few feet. The location of the original chimney is unpainted and partially covered with boards and insulation fabric. Just left of the outline of the former chimney, a rectangular second-floor window is fitted with a single-hung replacement window with plain casing. Decorative corbelled molding between the first and second floors becomes a plain board trim at the junction between the main volume of the house and the rear section. The second floor of this rear section is an enclosed porch with a continuous band of fixed wood-frame windows wrapping around its three elevations.

The east (rear) elevation of the house exhibits the results of many alterations over the decades, and original siding is deteriorating. The 1959 bathroom addition is in a small single-story volume with shed roof that projects from the south elevation of the two-story enclosed porch. Its east elevation has a short double-hung wood-sash window that lacks the decorative details of primary fenestration. Its south elevation is blank, and there is a void several feet wide between it and the east (rear) elevation of the house that leads to a slanted cellar door, above which an original window looks out onto the west elevation of the bathroom addition, which is clad in vertical-groove plywood. The south end of the rear elevation has a single-story enclosed porch with shed roof; it has vinyl replacement windows in vertical openings and its entrance is fitted with a modern fully-glazed door and steel security screen door. This entrance is sheltered by a simple shed-roof porch and accessed via a set of wooden steps.

The south elevation of the house is in poor condition and has also been altered. A contemporary vinyl bay window has been installed on the south wall of the kitchen. Wood cladding shows evidence of deterioration in some locations, and there are two large holes near the junction with the projecting living room addition. The decorative water table has fallen away, as has a large section of siding at the crawlspace level. A second chimney was originally located on the east elevation of the projecting volume, and there is a section cut out of the eaves here that originally accommodated the chimney. There is unpainted siding and patches of insulation fabric in the location of the chimney.

To the east of the house is a small two-car garage with gabled roof and double wooden vehicle doors that open outward onto Clay Street. A shed roof of corrugated metal covers the small space between its east elevation and the board fence at the east property line. Much of the building is engulfed in ivy. Primary cladding is wood clapboard with wider wood drop siding at the south end of the building. There is a single double-hung wood sash window on its west elevation. A smaller window on the south elevation has been boarded up.

Primary interior spaces feature historic fabric including: original windows, original exterior and interior doors, baseboards, oak strip floors, picture molding, wainscoting, and coved plaster ceilings. All woodwork has been painted; plaster ceilings exhibit some cracking. The small entrance hall has been somewhat altered with the addition of the sidelights and installation of carpet. What appears to have been an original door leading to the staircase has been enclosed,

apparently when the house was converted to use as a duplex. The entry leads to a foyer that appears to have retained its original fabric, which includes the character-defining features listed above as well as a small ell under the staircase with a small storage closet and a diminutive window that brings natural light into the foyer. Foyer wainscoting is about two feet tall. The foyer leads to the living room on its south, which lacks wainscoting. It retains coved plaster ceilings (which are damaged on the east wall), picture molding, and baseboard. The original fireplace has been removed. The dining room, which is at the east end of the foyer, is the most elaborately decorative part of the interior: it has tall wainscoting with bracketed crowns and similar crowns atop its windows and built-in cabinetry on its east wall. Its fireplace has also been lost.

The rooms at the rear of the first floor, including the kitchen, bedroom, bathroom, and mud room/ breakfast room, have been remodeled or were added to the house outside the period of significance and lack the character-defining features exhibited by the primary spaces. The kitchen in particular has been heavily altered with installation of modern cabinetry and a bay window around the 1990s. It retains a coved plaster ceiling that exhibits water damage.

The second floor of the building is a separate unit with a ground floor front door that leads directly from the porch to a staircase. The staircase retains most of its original floors, coved ceiling, and wood balustrade, as does the upstairs hall, which also has a decorative leaded glass window. The front bedroom has picture molding and original floors but lacks a coved ceiling. Other areas of the upstairs lack original decorative features except for doors and windows. The upstairs kitchen was added in 1959-60 (apparently installed within an original bedroom) and has subsequently been remodeled. The back upstairs bedroom features a sloped floor and nearly continuous windows, suggesting that its original use was as a sleeping porch. By 1910, however, it was apparently enclosed (according to Sanborn maps).

Integrity

Integrity is the ability of a property to convey its significance. Loss of integrity, if sufficiently great, would overwhelm significance and render a property ineligible for historic listing. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. 1042 Seminary Street has not been moved, and therefore retains integrity of location.

Extensive research has not revealed a photograph of the house taken before c1956. By this time, the house had been converted to a duplex and the second front door added. The entrance at the center of the porch is fitted with a Craftsman-style door that appears to be original to the house (sidelights are not original and appear to have been added about 1970). By 1956, a door had been installed adjacent to the original door at the north end of the porch, creating a private entrance that led directly to the stairs. It is likely that this volume was an addition and that there was a window in this location. The original staircase is likely to have been open to the foyer, and apparently curved toward the original doorway. By about 1970, the door had been replaced with a window; it was replaced again with a door at some point in the 1990s.

1042 Seminary Street

Napa, California

Some additional minor elements of the exterior design are known to have been altered (such as the extension on the second-floor veranda railing and removal of chimneys and fireplaces), primary elements of original design are apparently unaltered or only slightly altered. The extension to the south elevation of the living room was performed within the period of significance (prior to 1924) and in kind with the original house. Plan, massing, and fenestration pattern display the original design. The building retains important decorative details such as double-hung windows with small upper lights, decorative porch/veranda, elaborate shaped purlins, and entablature at the roofline as well as original doors on both the ground and second floors and a decorative exterior lantern on the second floor. Therefore, the property retains integrity of design.

Likewise, primary interior spaces retain their historic character. Oak strip floors, original baseboards, wainscoting, window casings, crown moldings, and coved ceilings are evident throughout the entryway, foyer, living room, dining room, and stairs as well as in the upstairs hall and front bedroom. Fireplaces in the living room and dining room were removed after being damaged in an earthquake. Secondary interior spaces such as rear bedrooms, bathrooms, and both kitchens have been altered multiple times over the decades, and do not convey the character of the period of significance.

The property's setting has been altered over time with the gradual encroachment of civic and commercial buildings into the residential neighborhood, but extant historic-era houses adjacent and across the street allow the setting to partially convey the character of the period of significance.

The house retains most of its original materials including original siding, decorative elements, and windows. Therefore, the building retains integrity of materials, despite minor alterations. The building's integrity of workmanship is evident in its unaltered form and details.

The house strongly evokes the feeling of an early-twentieth century transitional residential building.

Although vacant, the building's original use remains apparent and therefore allows it to retain integrity of association.

1042 Seminary Street retains sufficient integrity to convey its identity as a transitional house designed c1905 as a residence for a prosperous merchant or professional.

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.)

1042 Seminary Street

Napa, California

- 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.)

- 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

1042 Seminary Street

Napa, California

Period of Significance

1905-1945

Significant Dates

1905

1907

c1920

1941

1945

Significant Person

(Complete only if Criterion B is marked above.)

Trower, Charles E.

Cultural Affiliation

Architect/Builder

Doty, Charles E.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

1042 Seminary Street is significant under Criterion B for its association with Charles E. Trower as well as under Criterion C for its architecture. Charles E. Trower was an important business and civic leader in early twentieth century Napa; he was an attorney, bank president, and Mayor. His decade as mayor was an era of infrastructure improvement and was especially notable for his role in securing Napa's municipal water supply and with saving an important local manufacturer (California Glove Factory) from bankruptcy. The mixed nature of his legacy (Trower spearheaded the effort to demolish Napa's historic Chinatown in the 1930s) does not detract from his local importance. His downtown office in the Migliavacca Building is no longer extant, making the property at 1042 Seminary Street, where Trower lived with his wife for over two decades during an era that included his most significant contributions to Napa history, the surviving property most closely associated with his productive life. The house is also eligible

under Criterion C for its architecture as an example of a transitional house constructed at the turn of the century that exhibits elements of Queen Anne as well as Craftsman architecture. Notable character-defining features that include two-story gable-on-hip massing and form, roofline entablature, main façade gable end with ornamental purlins and shingles, original wood-sash windows with tall lower lights that contrast with nearly square upper lights, unusual narrow molding window casings, and porch/veranda with simple decorative balustrade as well as heavy square columns and beams.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Architectural Context, City of Napa

Prior to the 1840s, the Napa area was occupied primarily by Native Americans along with a handful of Spanish/Mexican colonists. American Nathan Coombs laid out Napa City (originally just a few blocks on the west side of the Napa River) in early 1848, and the town soon boasted a general store, grist mill, and saloon. A transitional period of military rule followed, but California's prospects of statehood were cemented after the Gold Rush in 1849 brought tens of thousands of American citizens to California. By 1850 steamships were navigating the Napa River and Napa County was established as one of the original California counties. American farmers in Napa and Sonoma first focused on grain production before shifting to fruit-growing. The climate and soil were ideal for grapes and wineries proliferated in the Napa and Sonoma areas. Phylloxera decimated the wine business late in the nineteenth century, but by the turn of the century the pest had been contained. However, during much of the early twentieth century fruit orchards were the most important crop in the region.¹

In the early twentieth century, the viticulture industry in Napa faced more challenges. The Volstead Act, passed in 1920, led to prohibition of alcohol and the abandonment of wineries. Many winery owners turned to growing other fruit crops, such as prunes, apples, and walnuts. In 1933, Prohibition ended and many vintners returned to growing wine grapes, while also keeping some orchards. In the 1960s, about twenty wineries were established in Napa Valley. Wine grapes began to be the sole agricultural product, and the 1976 Judgement of Paris solidified Napa as a wine-growing region. Today, there are around five hundred wineries dotting the Napa Valley landscape.²

World War II/Postwar Historic Context

In 1940, the City of Napa had a population of under 8,000. Although the effects of the Great Depression were not as severe as in many places, growth was slow, and the population grew less than 20% between 1930 and 1940. After the U.S. entered World War II in 1941, the San Francisco Bay Area rapidly transformed into an engine for production of war goods as well as the embarkation point for the Pacific Theater. As hundreds of thousands of newcomers flooded

¹ Bancroft, 670; Lynch, 186.

² Lilly Bianco, "Historic Resource Evaluation: 2125 Silverado Trail," Feb. 7, 2020, 4.

the Bay Area in search of work, Napa's population exploded, and in 1942 it was one of the fastest-growing towns in the entire western United States. Although no war industries were located within city limits, Basalt Rock Company was on the outskirts of town and thousands of Napa residents commuted to Mare Island Naval Shipyard during the war. By 1950, Napa's population had nearly doubled to 13,579.³

Population growth during the war meant that families had to find housing by any means necessary: renting rooms, doubling up, and living in warehouses or garages. Shipyard Acres near Basalt Rock, Westwood, and other wartime subdivisions met only a portion of local demand for housing. Between 1946 and 1950, developers constructed nearly 2,000 houses in and near Napa, and city limits were expanded several times to annex new subdivisions. New residents meant a need for new local schools, and like other communities across California in the postwar period Napa added gymnasiums and auditoriums to existing schools to accommodate more students. New schools were also constructed: by the end of 1948 Alta Heights and Westwood elementary schools were nearly complete and a third was planned, and several more were built over the next decade. Although some of this new development was infill, most was on former agricultural land miles from Napa's historic core.⁴

The pattern of economic and population growth established during the war continued through the end of the 1950s. Blue-collar union jobs supported the local economy: by 1960, nearly 2,600 people were employed at Basalt Rock/Kaiser Steel and Napa's smaller manufacturing plants. Thousands of Napans still worked at Mare Island Naval Shipyard, and Napa State Hospital also had over 1,000 employees. Residential construction remained strong: between 1950 and 1957 nearly 5,000 dwelling units were constructed in Napa County, most of which were single-family houses in or near Napa city limits. Downtown remained the seat of county/city government and the commercial center of Napa during the postwar period through the mid-1960s. Commercial development in Downtown was limited to relatively small infill projects during this period. The City's gradual development of a new City Hall, Police Station, and Fire Station at the Downtown Civic Center between 1950 and 1961 represented the most significant change to Downtown's built environment during this era.⁵

In the 1960s, the local economy began a gradual shift away from its industrial roots. Napa County's wine business finally began to recover from decades of Prohibition, depression, and war as it shifted to production of premium varietal wines. Tourism began to replace manufacturing as an engine of the local economy, but the City of Napa was a place tourists passed through en route to wineries rather than a destination. Highway 29, which historically passed through Downtown on Third Street, was rerouted to the east when a section became a

³ City of Napa, City-Wide Historic Context Statement, Prepared by Page & Turnbull, Inc., 1 September 2009, 111; James M. Campbell, Planning Consultant, "Economic Survey of Napa County," 1960, 70.

⁴ City of Napa, 2009, 112-113; Napa Register, "With Near Completion of Alta Heights and Westwood Schools Plans Laid for Third Primary School," 24 December 1948, 1.

⁵ Campbell, 1960, 17, 38.

freeway in the late 1960s, exacerbating Downtown Napa's commercial decline due to competition with malls and strip development. The City Council established a Redevelopment Agency in 1968, which was responsible for the destruction of many of Napa's historic commercial buildings in the early 1970s. A citizen backlash slowed the process in the late 1970s, but not before several landmark buildings were replaced with parking structures or new commercial development. The late twentieth century redevelopment efforts failed to re-establish the City of Napa as the commercial heart of the Napa County, and Downtown continued to suffer high turnover vacancy rates through the 1990s. This trend was finally reversed after 2005 when successful flood control measures made investment in Downtown more attractive, and by 2017 Downtown Napa was a hub of the local hospitality industry featuring a concentration of hotels, restaurants, and wine-tasting rooms.⁶

Prior to the arrival of Europeans, the Napa area was occupied by the Mayakmah of the Wappo people. The first permanent buildings in the vicinity of the city of Napa were adobes constructed by Mexican colonists who began occupying the region in the 1820s. In 1847, Nathan Coombs laid out the American town of Napa, which consisted of just a few blocks near the head of navigation of the Napa River. After the treaty of Guadalupe Hidalgo gave the US control of California in 1848, Americans began settling in the area, especially after the gold rush began in 1849. Temporary wood-frame residential buildings as well as saloons, stores, and hotels followed, most of which were soon replaced. The first brick building was constructed in 1855. There are no surviving commercial or residential buildings from Napa's first decade.

As stock operations, wheat farms, and vineyards were established by American settlers, the tiny village grew into a small city. The navigable Napa River (the only practical means of travel in and out of Napa County during the nineteenth century) allowed agricultural products to be shipped to San Francisco and Sacramento. Wineries, lumber yards, and leather tanneries were established adjacent to the river beginning in the late 1860s. Newly arrived transplants from the East Coast and Europe began to build Greek Revival and Gothic Revival houses in the Napa Abajo/Fuller Park neighborhood south of downtown and west of the river during the late 1850s and 1860s. These wood-frame houses, a handful of which have survived, are modest in size and were designed by builders rather than architects. Proximity to the river and creek meant that flooding was always a danger in winter, and a residential typology developed in which the main level of most houses was several feet above grade, with a basement intended to accommodate water during the rainy season. Houses from the era typically feature simple symmetrical forms, steeply-pitched roofs, and restrained classical- or Gothic-inspired decorative features executed in wood.

Over the ensuing decades, Italianate, Stick-Eastlake, Queen Anne, and Second Empire residences were constructed as these new styles came into fashion. The prosperity of the

⁶ USGS Maps, Napa, California, 1958, 1963, 1969; City of Napa, Downtown Historic Context Statement & Survey Report, Prepared by Page & Turnbull, Inc., 29 July 2011, 88 – 90; Napa Valley Welcome Center, 2017, <https://www.visitnapavalley.com/blog/post/napa-valley-town-guide-napa/> accessed 25 October 2017.

surrounding agricultural region was transforming Napa into an entrepôt and a wealthy town. Substantial brick-and stone-masonry banks, hotels, storefront buildings were constructed in downtown Napa during the Victorian era. Two prolific local architects, Luther M. Turton (1862-1925) and William H. Corlett (1856-1937), dominated the high-end residential design market during this era. A handful of stylish residences, meanwhile, were designed by San Francisco-based architects during the Victorian period. Successful bankers, business owners, and professionals hired architects to execute grand mansions; more modest houses were designed by builders based on pattern books. Fashionable residences and simple hall-and-parlor dwellings were frequently sited on the same block, resulting in economically diverse neighborhoods. Many residential buildings have survived from the late Victorian era. Concentrated in the Abajo/Fuller Park neighborhood and along First Street west of Jefferson Avenue, these buildings feature the exuberant detail typical of the period and reflect Napa's new prosperity. Like the earliest houses in Napa, most surviving examples from the late Victorian era are wood frame, although by contrast many are large and highly decorative. Two-to three-story massing, decorative turrets, wraparound porches, and elaborate stick work, corbels, and window casings characterize these buildings.

The turn of the twentieth century brought additional commercial and residential growth to Napa, as surrounding agricultural areas (by this time dominated by fruit orchards) continued to prosper. With the establishment of interurban railroad service in 1905, Napa was connected to other cities in the Bay Area, spurring residential growth. Extensive infill construction brought new architectural styles to Abajo/Fuller Park. Residential neighborhoods also spread into formerly agricultural areas east and west of the original town plat as well as north of First Street (on the opposite side of downtown).

As the population grew, the need for smaller houses became more acute, and most of the houses constructed during this era were intended for working-and middle-class residents. These buildings tended to be rectangular in plan with one story and steeply-pitched hipped roofs; ornament was typically limited to Tuscan columns on a partial width porch. Shingle was the most popular style for architect-designed residences of the first decade of the twentieth century. Notable examples include the Corlett House (1908) at Jefferson and Oak and the Francis House (1905) at 1926 First Street, and there were many others. High-style Craftsman houses were much less common: the NRHP-listed E.G. Manasse House (c1906) on Coombs Street is the first known strong local example of the style. Craftsman gained local popularity slowly, with a handful of outstanding examples constructed in Abajo/Fuller Park and on W. First Street during the 1910s and 1920s. Most Craftsman-style houses constructed in Napa were small bungalows or modest-sized houses with minimal decorative detail.

Few large, architect-designed houses were built in Napa after the end of World War I in 1918. During the 1920s, the Tudor and Spanish Revival styles became popular for smaller houses along with the already established Craftsman style. Minimal Traditional was virtually the only residential style constructed locally during the economically difficult times of the 1930s. During this era, there were still infill lots available in Napa's oldest neighborhoods and residential development was most intense in the adjacent neighborhoods that had been subdivided around

the turn of the twentieth century. Although residential construction remained suppressed throughout California during World War II, an influx of war workers to Napa meant construction of Ranch-style infill housing in central Napa. By the end of World War II in 1945, neighborhoods near downtown Napa were completely built out, and large postwar subdivisions were constructed well outside the early-twentieth century city limits.

Criterion B

Charles E. Trower was born in 1872 in New York and came to California as a child. After attending the local Oak Mound School in Napa, he studied law and set up a local practice in 1899, opening his offices in Downtown Napa's prominent Migliavacca Building on First Street. In 1901, he married May Cobblestick of Oakland. Charles Trower was extraordinarily active in community affairs, serving as a school trustee, on the Presbyterian Church board, and on the board of Napa's Goodman Library. He was a Mason, an Elk, and a member of Rotary Club as well as several more lodges. Trower was elected mayor of Napa in 1920 and served in that position for a decade. As mayor, he worked to complete the Conn Valley municipal water project in 1923 and was later credited with securing Napa's water supply by negotiating a reasonable rate from its builder (his brother-in-law). Mayor was a part-time position, and he retired from his law practice in 1923 to become vice-president of the First National Bank. A leader of the local business community, Trower took over management of the California Glove Factory (an important Napa employer) in 1927 after the business began to struggle, while he was also serving as mayor and vice president of the bank. Trower was also responsible for the 1930 demolition of Napa's old Chinatown as part of what was promoted as an initiative to clean up the Napa River. When he became president of the bank in 1930, Trower did not run for reelection. Charles Trower died in 1941, and his wife May a few years later.⁷

Criterion C

This neighborhood around Clay and Seminary streets was part of Hill's Addition, one of the mid-nineteenth century additions to the small original downtown Napa. The west half of the block was divided into four lots, which held houses that faced Seminary Street and a church on Polk Street until the middle of the twentieth century. By the late nineteenth century, the area around the intersection of Clay and Seminary was residential, boasting grand houses constructed by Napa's business leaders. The house at 1042 Seminary Street was constructed about 1905 by real estate broker and general contractor Charles E. Doty. Doty was an important local builder and developer who subdivided the Alta Heights neighborhood east of downtown Napa and constructed many houses and commercial buildings around the turn of the century. His best-known project is perhaps the architectural landmark Alexandria Hotel (designed by famed local architect W. H. Corlett) and constructed by Doty in 1914. In August 1905, Doty purchased the lot at the southeast corner of Clay and Seminary streets and announced plans to build and sell a \$4000 residence on the property. The garage at the rear of the house along Clay Street was

⁷ California, Death Index, 1940 – 1997; United States Federal Census, 1910, 1920, 1930; *Napa Journal*, 25 January 1927, "Funeral Services Set Tomorrow for Charles E. Trower," 18 May 1941; "Napa's Past & Present," *Napa Register*, 24 July 1971; *Press Democrat* (Santa Rosa), 5 May 1920; Coodley, 67.

apparently constructed at the same time. It appears to have been purpose-built as a garage for storing a personal automobile; it was labeled "auto" on the 1910 Sanborn Map. Doty sold the property to P.E. Newman in July 1906.

Philip E. Newman and his wife Pauline moved into the house with their daughter and son-in-law in 1906. Philip Newman was a Russian/Jewish immigrant who grew up in Michigan and became a successful retailer in Hanford, California before relocating to Napa. He operated a mercantile store in Napa with his son-in-law Lewis Abrams for a few years before relocating again, this time to San Francisco, and selling the house to the Trowers. Charles E. and May Trower moved into the house in 1907 and bought the property from the Newmans in 1908. Its original address was 22 Seminary and was changed to 1042 Seminary in the 1920s.⁸

Charles E. Trower came to California from New York as a child. After attending the local Oak Mound School in Napa, he studied law and set up a local practice in 1899, opening his offices in Downtown Napa's prominent Migliavacca Building on First Street. In 1901, he married May Cobbledick of Oakland. Charles Trower was extraordinarily active in community affairs, serving as a school trustee, on the Presbyterian Church board, and on the board of Napa's Goodman Library. He was a Mason, an Elk, and a member of Rotary Club as well as several more lodges. Trower was elected mayor of Napa in 1920 and served in that position for a decade. As mayor, he worked to complete the \$600,000 Conn Valley municipal water project in 1923 and after it was complete the community credited him with securing Napa's water supply by negotiating a reasonable rate from its builder (his brother-in-law). Mayor was a part-time position, and Trower retired from his law practice in 1923 to become vice-president of the First National Bank. A leader of the local business community, Trower took over management of the California Glove Factory (an important Napa employer) in 1927 after the business began to struggle, while he was also serving as mayor and vice president of the bank. Trower was also one of the main proponents of the 1930 demolition of Napa's historic Chinatown as part of what was promoted as an initiative to clean up the Napa River. The yacht club that was supposed to replace Chinatown was never completed. When Trower became president of the bank in 1930, he did not run for reelection. At that time, the Napa Register summed up his career as mayor, crediting him with having the roads paved, new police and fire stations construction, and developing an electrolier (electric streetlight) system without raising taxes. May Trower was active in the charities and social clubs that prominent women typically led during that era. For decades, she frequently hosted the Napa Study Club at their home, performing musically or presenting on a political or academic topic. The Trowers enlarged the house at Seminary and Clay with the one-story addition to the south elevation about 1920. This addition roughly doubled the size of the living room and the project is likely to have been undertaken in order to accommodate the large groups the couple frequently hosted. Charles Trower died in 1941. After May Trower's death a few years later, her siblings Margaret Trower and A. Kempkey were the executors of her will.

⁸ Deeds on file with the Napa County Recorder's Office; "The Study Club," *Napa Register*, 24 October 1907.

1042 Seminary Street

Napa, California

They sold the property to William R. and Myrtle M. Hamblin in 1945. The Hamblins sold it to Myron B. and Minnie S. Heston within the year.⁹

Chronology of Development

1905, C. E. Doty purchases lot and constructs house

July 1906, Newman family purchases house from C. E. Doty

1907, May and Charles Trower move into house

July 1908, Trowers purchase house

circa 1920, one-story 11' x 15' living room expansion at south of house constructed

unknown date, screen porch at rear enclosed

1956, 5' x 8' bathroom addition to southeast corner of house

1959 - 1960, 4' x 14' enclosed portion of porch removed, sidelights installed flanking front door, fixed window installed north of front door, kitchen added upstairs for conversion to duplex

after 1974, south chimney removed

circa 2000, tall railing added to upstairs veranda

2014, north chimney damaged and removed

⁹ California, Death Index, 1940 – 1997; United States Federal Census, 1910, 1920, 1930; *Napa Journal*, 25 January 1927; *Napa Register*, "Charles E. Trower won't run for Reelection," 17 February 1930; *Napa Journal*, "Funeral Services Set Tomorrow for Charles E. Trower," 18 May 1941; *Napa Register*, "Napa's Past & Present," 24 July 1971; *Press Democrat* (Santa Rosa), 5 May 1920; Coodley, 67.

9. Major Bibliographical References

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

Books

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September 2009.

City of Napa. Downtown Historic Context Statement & Survey Report. Prepared by Page &
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Campbell, James M., Planning Consultant. "Economic Survey of Napa County." 1960.

Deeds on file with the Napa County Recorder's Office.

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 Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

1042 Seminary Street

Napa, California

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.16

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

38.297914, -122.290869

38.297876, -122.290492

38.297708, -122.290521

38.297740, -122.290899

Verbal Boundary Description (Describe the boundaries of the property.)

The limits of the property are the parcel boundaries of 1042 Seminary Street.

Boundary Justification (Explain why the boundaries were selected.)

The property boundaries are the limits of the parcel as defined by the Napa County Assessor and the legal description of the parcel.

11. Form Prepared By

name/title: Kara Brunzell

organization: Brunzell Historical

street & number: 1613 B Street

city or town: Napa state: California zip code: 94559

e-mail: kara.brunzell@yahoo.com

telephone: 707-290-2918

date: June 25, 2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

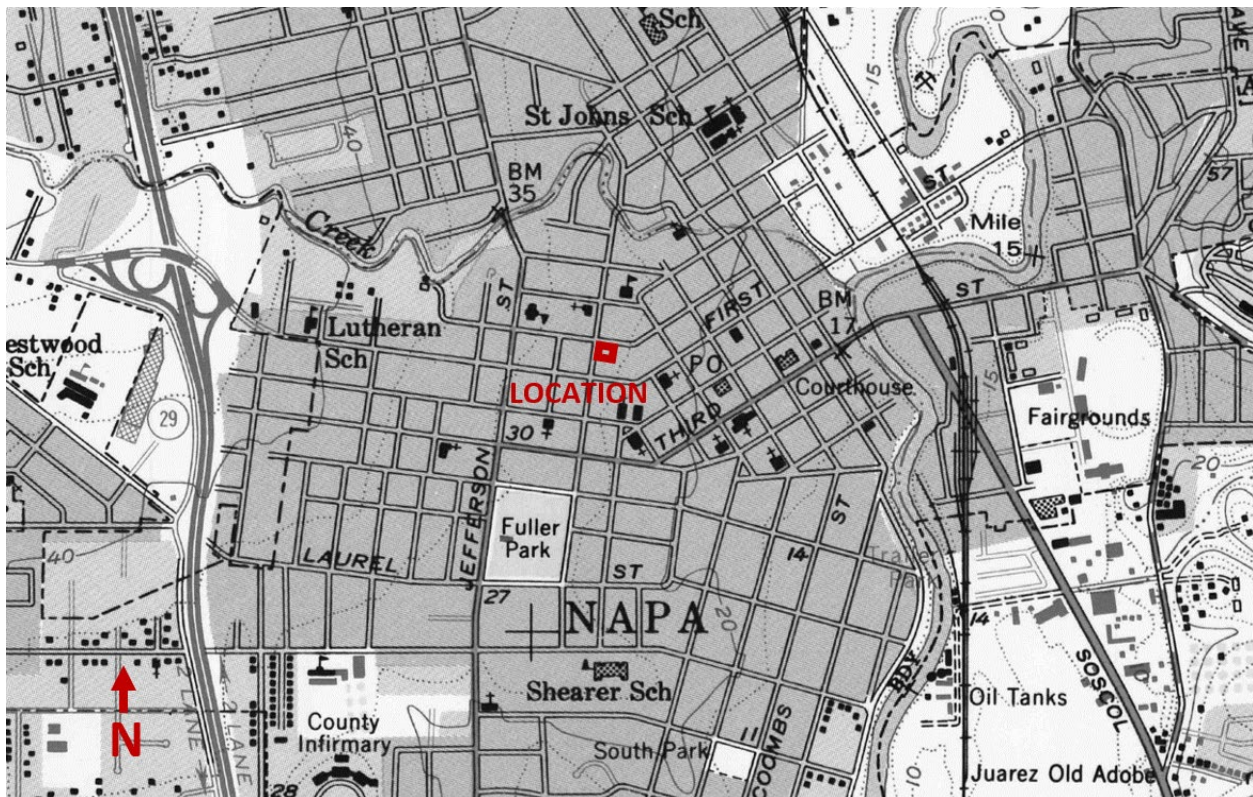


Figure 1: Location map.

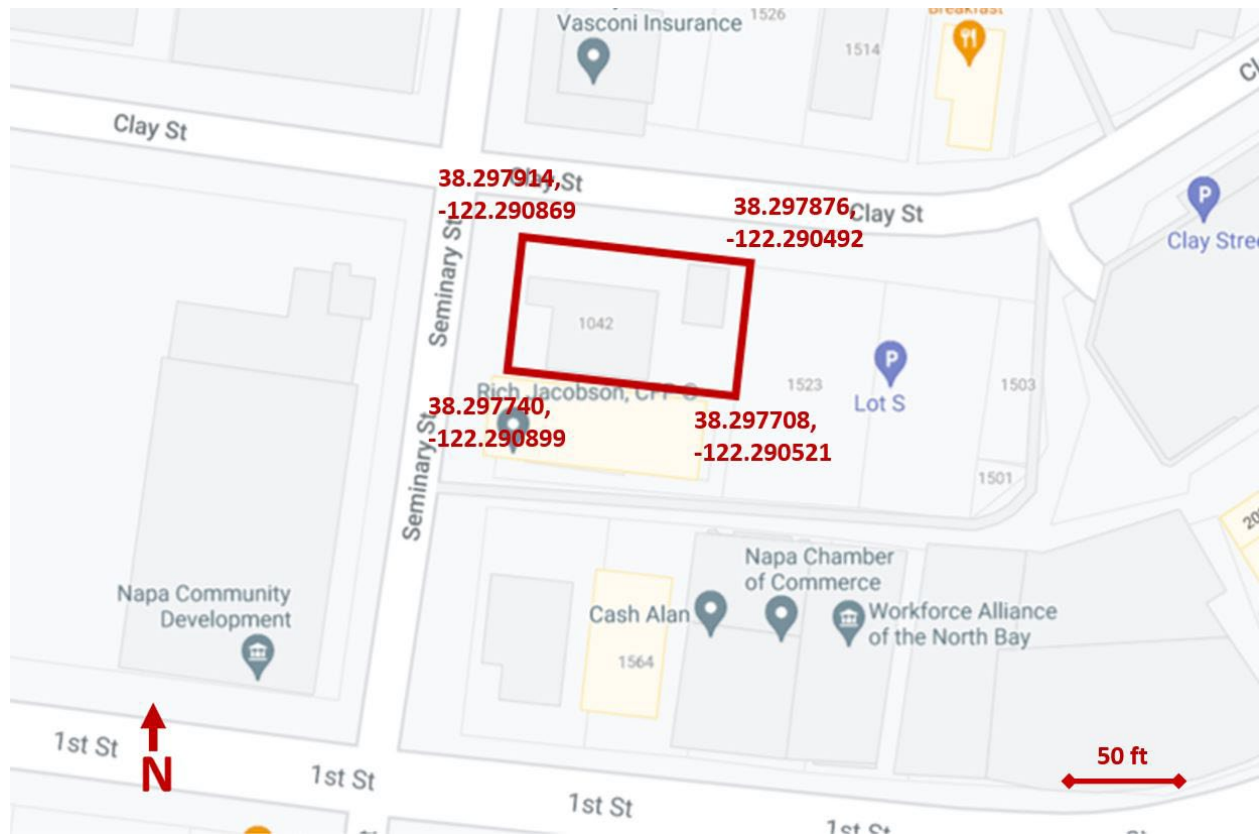


Figure 2: Location map.

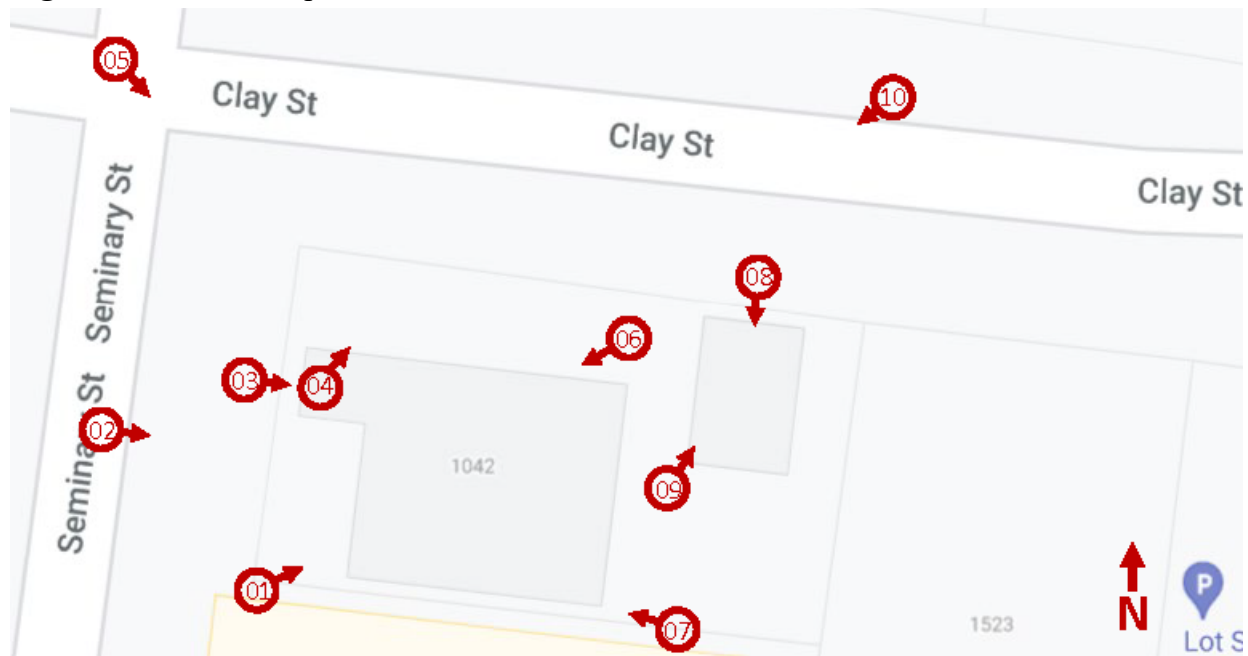


Figure 3: Photo key, exterior.

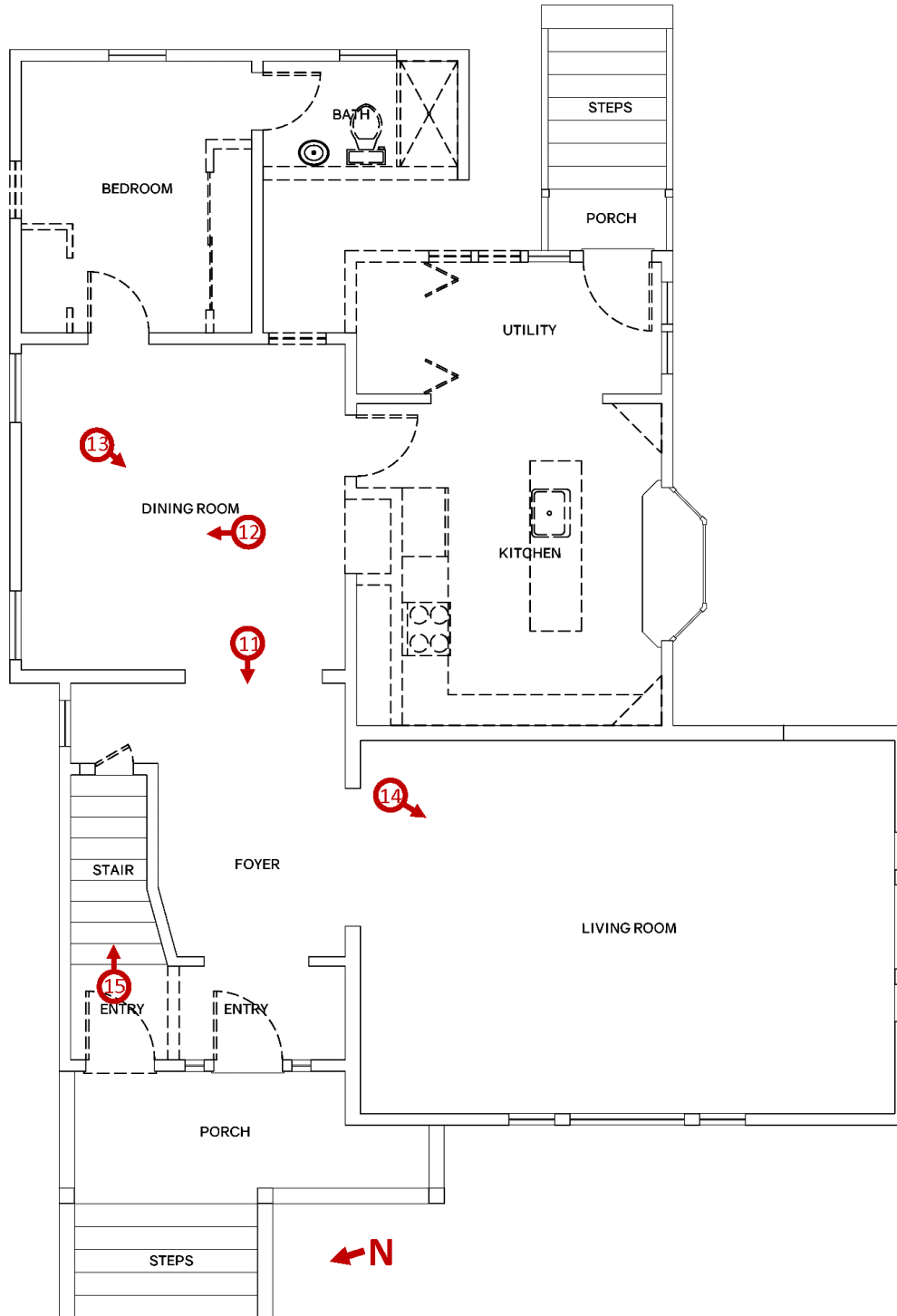


Figure 4: Photo key, interior.

1042 Seminary Street

Napa, California

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: 1042 Seminary Street
City or Vicinity: Napa
County: Napa
State: California
Photographer: Kara Brunzell
Date Photographed: August 25, 2021 and September 2, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 15 West and south elevations, camera facing northeast
- 2 of 15 West elevation, camera facing east
- 3 of 15 Detail, main entrance and porch, west elevation, camera facing east
- 4 of 15 Detail, second-floor balcony, west elevation, camera facing northeast
- 5 of 15 North and west elevations, camera facing southeast
- 6 of 15 North elevation, camera facing southwest
- 7 of 15 East and north elevations, camera facing southwest
- 8 of 15 Garage, north elevation, camera facing south
- 9 of 15 Garage, west and south elevations, camera facing northeast
- 10 of 15 Garage and house in context from Clay Street, camera facing southwest
- 11 of 15 Interior, front door viewed through foyer from dining room, camera facing west
- 12 of 15 Interior, dining room fireplace, camera facing north
- 13 of 15 Interior, dining room and foyer, camera facing southwest
- 14 of 15 Interior, living room, camera facing southwest
- 15 of 15 Interior, entry stairs, camera facing east

1042 Seminary Street

Napa, California



Photograph 1: West and south elevations, camera facing northeast



Photograph 2: West elevation, camera facing east

1042 Seminary Street

Napa, California



Photograph 3: Detail, main entrance and porch, west elevation, camera facing east



Photograph 4: Detail, second-floor balcony, west elevation, camera facing northeast

1042 Seminary Street

Napa, California



Photograph 5: North and west elevations, camera facing southeast



Photograph 6: North elevation, camera facing southwest

1042 Seminary Street

Napa, California



Photograph 7: East and north elevations, camera facing southwest



Photograph 8: Garage, north elevation, camera facing south

1042 Seminary Street

Napa, California



Photograph 9: Garage, west and south elevations, camera facing northeast



Photograph 10: Garage and house in context from Clay Street, camera facing southwest

1042 Seminary Street

Napa, California



Photograph 11: Interior, front door viewed through foyer from dining room, camera facing west



Photograph 12: Interior, dining room fireplace, camera facing north

1042 Seminary Street

Napa, California



Photograph 13: Interior, dining room and foyer, camera facing southwest



Photograph 14: Interior, living room, camera facing southwest

1042 Seminary Street

Napa, California



Photograph 15: Interior, entry stairs, camera facing east

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.