

**CITY OF ST. HELENA  
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574  
PLANNING COMMISSION**

**AUGUST 16, 2016**

**AGENDA ITEM:** 5

**FILE NUMBER:** PL16-027

**SUBJECT:** The applicant requests Design Review approval to make minor exterior modifications including the replacement of a rear porch to the historic home located at 681 McCorkle Avenue in the MR: Medium Density Residential district.

**PREPARED BY:** Aaron Hecock, Senior Planner

**REVIEWED BY:** Noah Housh, Planning Director

**APPLICATION FILED:** 05/27/16

**ACCEPTED AS COMPLETE:** 07/26/16

**LOCATION OF PROPERTY:** 681 McCorkle Avenue

**APN:** 009-100-018

**GENERAL PLAN/ZONING:** MR: Medium Density Residential

**APPLICANT:** Anne Fisher & Lynn Howell

**PHONE:** (206) 384-1255

**PROJECT DESCRIPTION**

The existing 10,966-sf parcel at 681 McCorkle Avenue is currently developed with a 1,500-sf single-family residence, a 575-sf detached garage and 392-sf barn that has been converted into a pool house. The applicant is seeking design review approval to remove and replace the existing shed roof over the back porch to accommodate a new, more appropriate roof. The new rear roof line and porch railings would be identical to the existing front façade. All exterior changes will be finished with materials that match or complement those on the existing home. An interior remodel of the home will require the rearrangement of several exterior windows, however the front of the house facing McCorkle Avenue will remain unchanged. The height of the existing home will remain unchanged at approximately 20'. No changes are proposed to the existing garage or barn/pool house.

**ANALYSIS**

**CEQA**

As the home is listed on the City of St. Helena Historic Resources Master List (discussed below), it could be subject to the California Environmental Quality Act (CEQA) if the project caused a substantial adverse change in the significance of a

historical resource. However, projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties or the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Structures are generally not considered to have a significant effect on the environment. The City of St. Helena relies on recognized historic preservation architects and historians to make the determination that the project is or is not consistent with the Secretary of the Interior's Standards, and whether proposed changes will have a significant impact on the historic integrity of this building. If a project meets the Secretary of Interior's Standards according to the recognized historic preservationist it can be considered categorically exempt from CEQA pursuant to Section 15331. The project is also exempt from the requirements of CEQA pursuant to Section 15301 which exempts the minor alteration of existing private structures and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

### **GENERAL PLAN/ZONING**

The property has a General Plan and Zoning designation of Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and other compatible uses. The remodeling of a single-family home is a permitted use in the MR district.

As far as the Floor Area Ratio (F.A.R.) is concerned, a 10,966-sf parcel has a maximum F.A.R. of .30. This allows up to 3,290-sf of building space (excluding 200-sf of F.A.R. exempt garage space or 3,490-sf total). The applicant is not proposing an increase in floor area and is well below the maximum floor area permitted (see below).

#### **EXISTING NET FLOOR AREA:**

RESIDENCE	1500 SF
GARAGE	575 SF
BARN/POOL HOUSE	392 SF
COVERED PARKING EXEMPTION	-200 SF

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**TOTAL 2,267 SF**

**FLOOR AREA RATIO: 2,267 / 10,966 = .21**

The project as proposed is well below the maximum gross floor area permitted and meets all the requirements of the MR district including lot size, building size, setbacks, etc.

### **HISTORIC RESOURCES**

The existing home was constructed in approximately 1907 and is listed on the City's Historical Resources Master List. According to the 2006 Historic Resources Inventory, 681 McCorkle Avenue is significant for its connection to the residential development of St. Helena during the early 1900s and also for its architecture. The building is an example of a vernacular rural residence and exhibits many vernacular elements including its small scale, low-pitched hipped roof with dormer, wood cladding and wide porch supported by simple wood posts. The home retains integrity of location, design, setting, materials, workmanship, feeling, and association. The applicant consulted with Kara Brunzell, an architectural historian who meets the Secretary of the Interior's

Professional Qualifications Standards in Architecture and Historic Architecture to evaluate the historical status of the home and the effect the proposed changes would have on that status. Ms. Brunzell determined that *“the current back porch (at the southeast corner of the building) is not original to the house, and has an ad hoc appearance that indicates multiple alterations (likely over a period of decades) to meet changing needs”*. Ms. Brunzell concluded that this project will retain and preserve the historic character and all the distinctive historic features of the property, including dormer, front porch, siding, windows, and door; and that the project will benefit the property’s historic status by updating interior layout and services, providing seismic and structural strengthening, and creating a back porch more harmonious with the house than the current porch. Per Ms. Brunzell’s recommendations, the following conditions of approval have been added:

- *Existing windows on the main façade of the home shall remain as is.*
- *Existing windows should be repaired rather than replaced. If elements of certain windows are beyond repair, deteriorated members should be replaced and their other components should be salvaged and repaired.*

## **DESIGN REVIEW**

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The following design criteria should be considered by the Planning Commission in review of this application (Zoning Ordinance Section 17.164.030):

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project’s design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

*Staff believes that the proposed project is consistent with the required design review criteria listed above.*

### **CORRESPONDENCE**

At the time of packet distribution staff had received no letters in support or opposition to this application.

### **STAFF RECOMMENDATION**

Staff finds that the proposed configuration of the site, the overall design elements and proposed materials/finishes are in character with the neighborhood and the community in general. Furthermore, the proposed work will improve the architectural appropriateness of the historical home. For these reasons, staff concludes that design review findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15331, which exempts project's that conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties or the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Structures; Section 15301, which exempts the minor alteration of existing private structures; and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
2. Accept the required findings and approve design review for the proposed changes to the residence located at 681 McCorkle Avenue.

### **ATTACHMENTS**

1. Resolution / Conditions of Approval
2. APN Map
3. Aerial
4. Plans
5. Historical Evaluation

**DESIGN REVIEW NO. PL16-027  
CITY OF ST. HELENA, STATE OF CALIFORNIA  
GRANTED TO 681 McCORKLE AVENUE**

**PROPERTY OWNER:** Anne Fisher & Lynn Howell

**APN:** 009-100-018

**Recitals**

1. The applicant requests Design Review approval to make minor exterior modifications including the replacement of a rear porch to the historic home located at 681 McCorkle Avenue in the MR: Medium Density Residential district.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on August 16, 2016.

**Resolution**

- A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to 15331, which exempts project's that conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties or the Secretary of Interior's Standards and Guidelines for Rehabilitation of Historic Structures; Section 15301, which exempts the minor alteration of existing private structures; and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:
  1. *Consistency and compatibility with applicable elements of the general plan;*
  2. *Compatibility of design with the immediate environment of the site;*
  3. *Relationship of the design to the site;*
  4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
  5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
  6. *Compatibility with future construction both on and off the site;*
  7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
  8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
  9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
  10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*
  11. *Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;*
  12. *Whether natural features are appropriately preserved and integrated with the project;*

13. *Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;*
14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;*
15. *Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;*
16. *Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;*
17. *Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.*

### **Planning Department Conditions of Approval**

- C. The Planning Commission approves design review for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
  1. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
  2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
  3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
  4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly

notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on August 16, 2016, except as modified herein.
9. *Existing windows on the main façade of the home shall remain as is.*
10. *Existing windows should be repaired rather than replaced. If elements of certain windows are beyond repair, deteriorated members should be replaced and their other components should be salvaged and repaired.*
11. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
12. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

### **Public Works Department Conditions of Approval**

13. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and

Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

14. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
15. An encroachment permit shall be required for any work performed in the public right of way.

### **Building Department Conditions of Approval**

16. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
17. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
18. The applicant shall provide a construction waste management plan with the building permit application.
19. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
20. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
21. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

**I HEREBY CERTIFY** that the foregoing variance and design review were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 16, 2016 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

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Grace Kistner  
Chair, Planning Commission

ATTEST:

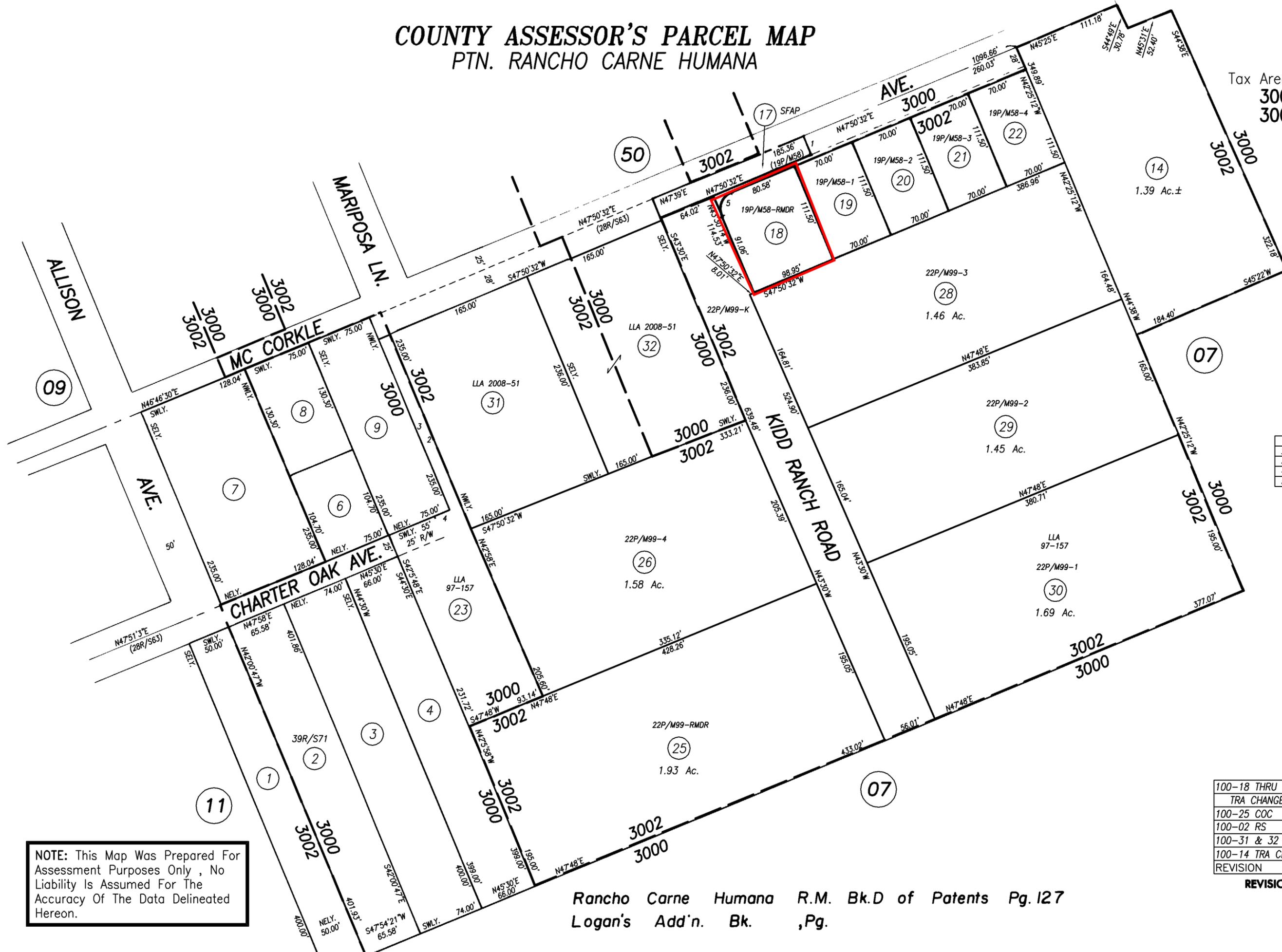
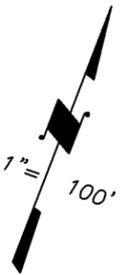
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Noah Housh  
Planning Director

# COUNTY ASSESSOR'S PARCEL MAP

## PTN. RANCHO CARNE HUMANA

Tax Area Code  
3000  
3002

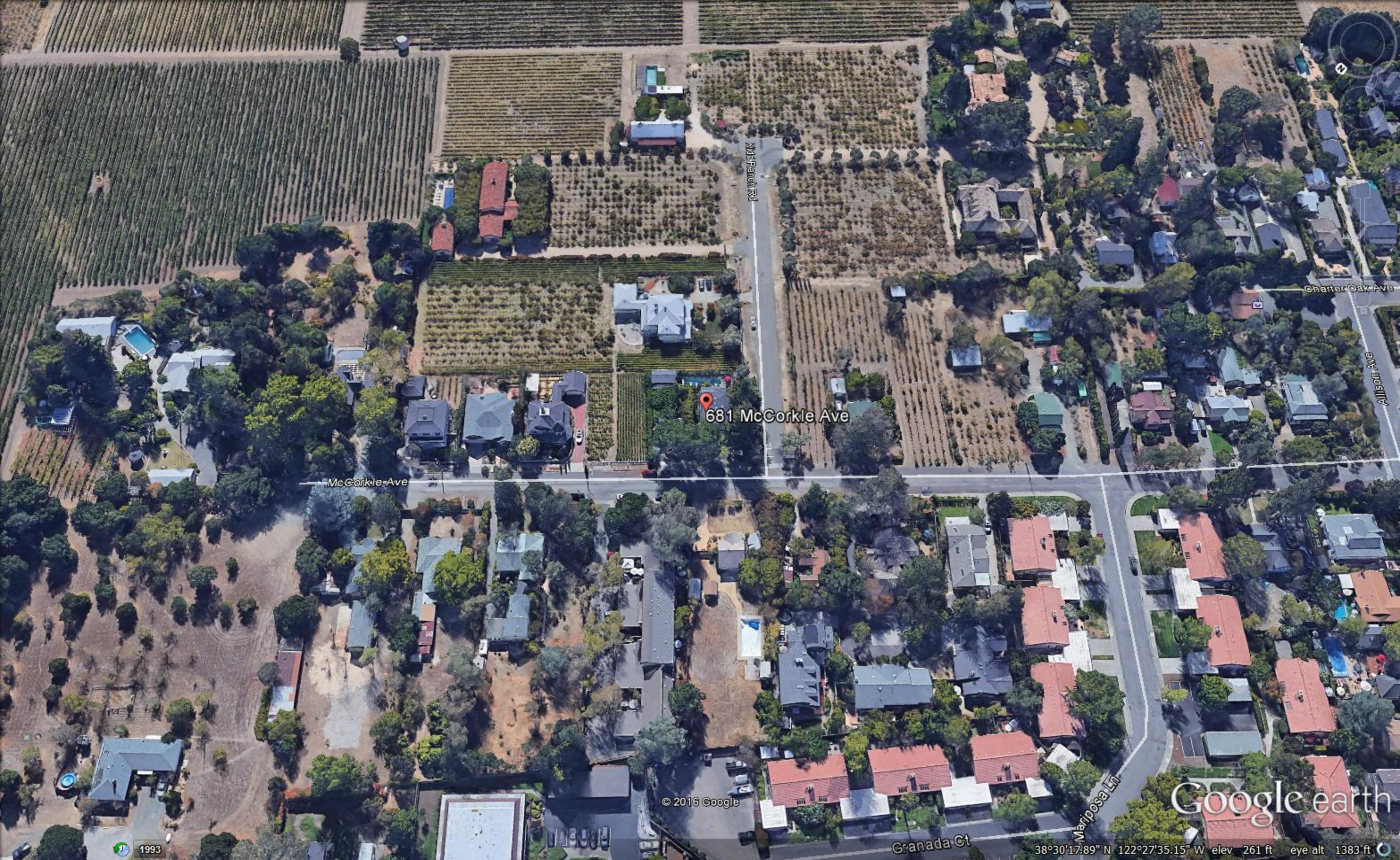


1.	N43°40'W	25.01'
2.	N42°58'W	264.00'
3.	S42°58'E	237.93'
4.	S47°51'3"W	19.63'
5.	R=20.00'	L=31.89'

100-18 THRU 22 & 25 THRU 30	TRA CHANGE	12-31-00
100-25 COC		1-9-02
100-02 RS		12-17-08
100-31 & 32 LLA		12-18-08
100-14 TRA CHG		12-31-15
REVISION		DATE

REVISIONS 1974

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.



681 McCorkle Ave

McCorkle Ave

Mid Ranch Rd

Charter Oak Ave

Allison Ave

Mariposa Ln

Granada Ct

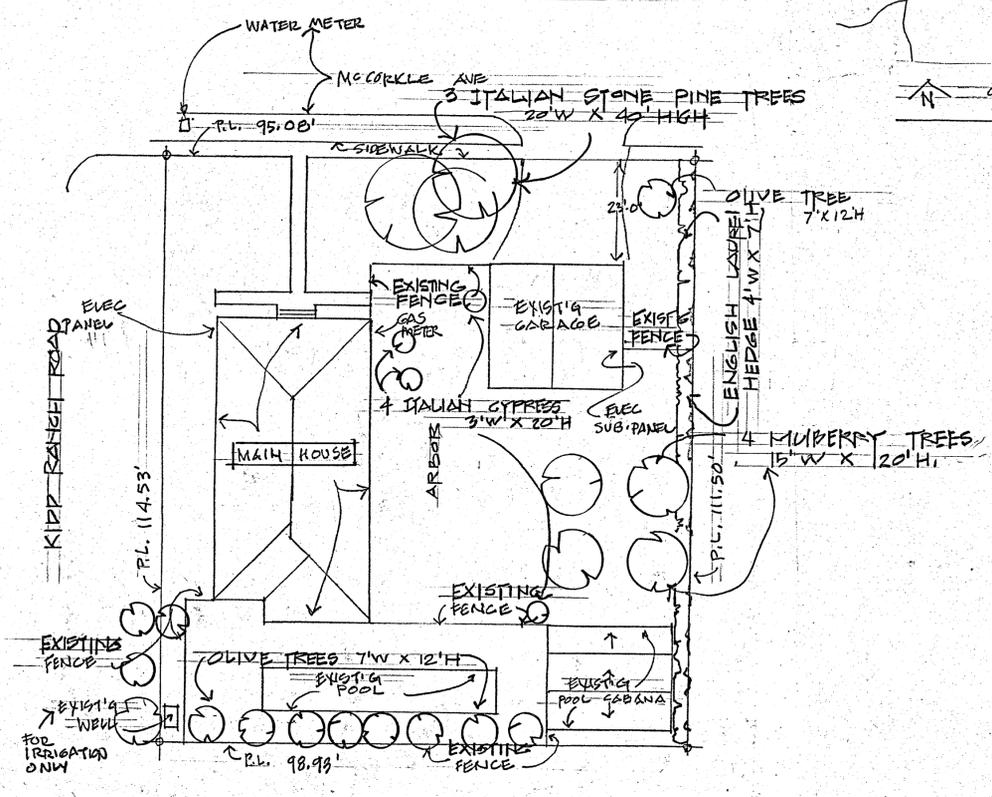
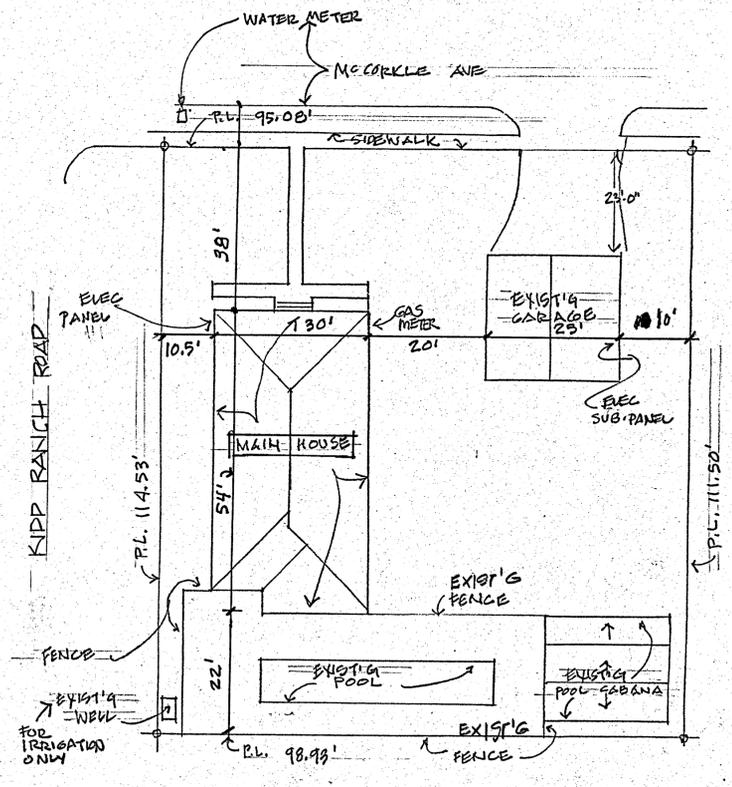
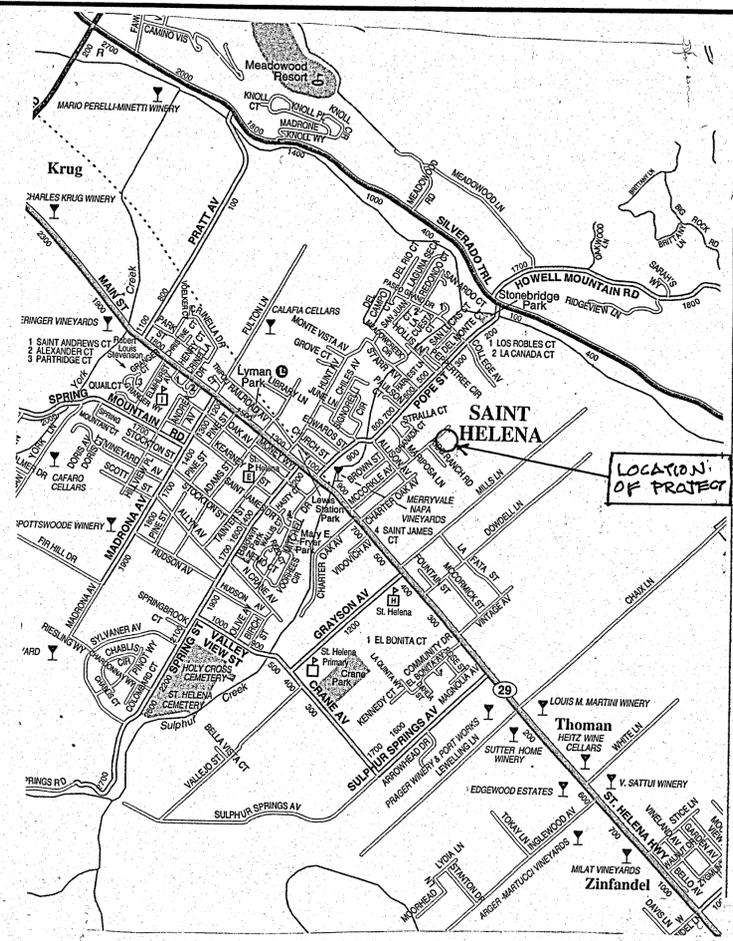
© 2016 Google

Google earth

1993

38°30'17.89" N 122°27'35.15" W elev 261 ft eye alt 1383 ft

REVISIONS	BY
6-29-16	AF



EXISTING VEGETATION MAP / LANDSCAPE PLAN

NOTES: 1. ALL LANDSCAPE PLANTS EXISTING TO REMAIN WITH NO ADDITIONS OR PLANTS REMOVED.  
 2. ALL LANDSCAPE PLANTS IRRIGATION IS SUPPLIED BY THE EXISTING WELL WATER.

PROJECT NOTES:

- A.P.N. # 009-100-018-000
- ADDRESS: 681 McCORKLE AVENUE / ST. HELENA CA 94574
- LOT SIZE: 95.08' / 98.98' x 111.50' / 114.53' = 2966.93 #
- OWNERS: LYNN HOWEY / ANNE FISHER  
 1914 BIGELOW AVE. NORTH  
 SEATTLE WA 98109  
 206.384.1255 / e mail: afa@comcast.net
- CONTRACTOR: TRAINER BUILDERS 707.963.9030  
 1050 ADAMS ST. # B e mail:   
 ST. HELENA CA 94574 tom@trainerbuilders.com  
 LICENSE # 299037
- DESCRIPTION OF WORK: ALL WORK = MAIN HOUSE ONLY  
 FOOTPRINT OF EXISTING "MAIN HOUSE" TO REMAIN "AS IS"  
 EXISTING PERIMETER WALLS OF "MAIN HOUSE" TO REMAIN IN SAME LOCATION  
 NOTE: WINDOW OPENINGS ON EAST, SOUTH, WEST ELEVATIONS ARE NEW  
 WINDOW OPENINGS ON NORTH ELEVATION TO REMAIN "AS IS" AND EXTERIOR
- 1117# - EXISTING MAIN HOUSE - NO CHANGE TO IT
- 384# - EXISTING MAIN HOUSE COVERED PORCHES - NO CHANGE
- NOTE: 384# CHANGE IN MAIN HOUSE LIVING/DINING CLG. ALL OTHER CEILINGS TO REMAIN "AS IS"
- RE-ROOF TO ACCOMMODATE NEW PROFILE ON SOUTH SIDE 360 #

LIST OF DRAWINGS:

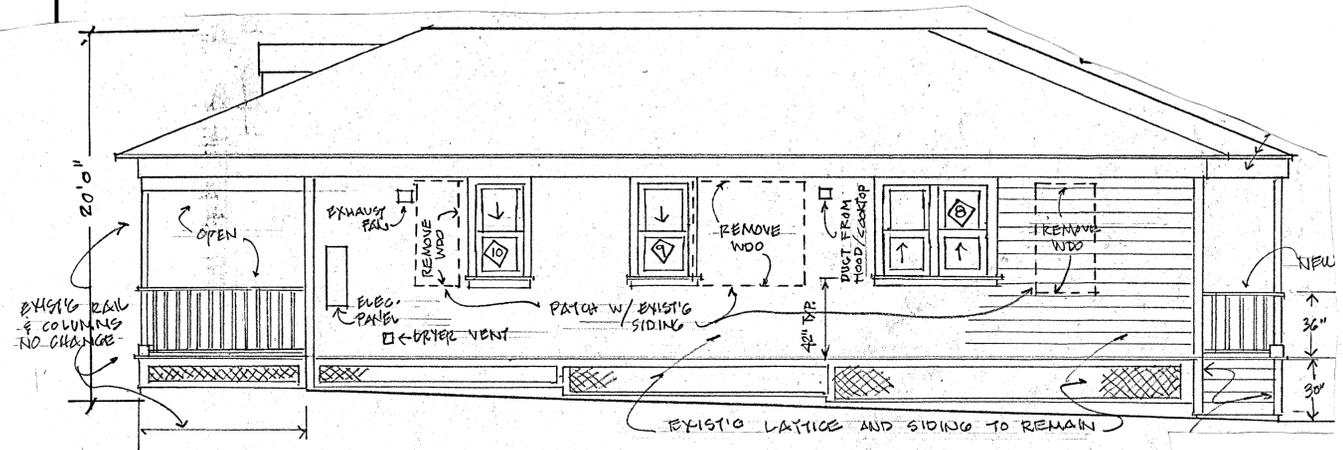
1. SITE / PLOT PLAN GENERAL INFO / VEGETATION / LANDSCAPE PLAN
2. FLOOR PLANS - EXISTING W/ DEMO ± PROPOSED
3. EXTERIOR ELEVATIONS
4. EXTERIOR ELEVATIONS
5. ROOF PLAN

COVER SHEET / SITE / PLOT PLAN / VEGETATION / LANDSCAPE  
 RESIDENCE REMODEL  
 681 McCORKLE AVE.  
 ST. HELENA CA.

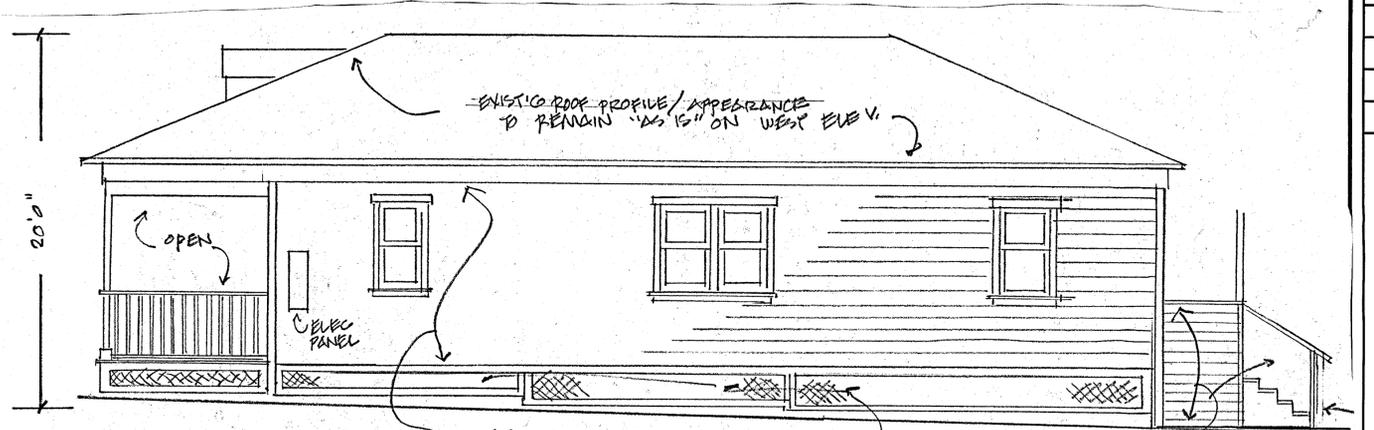
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Of	Sheets



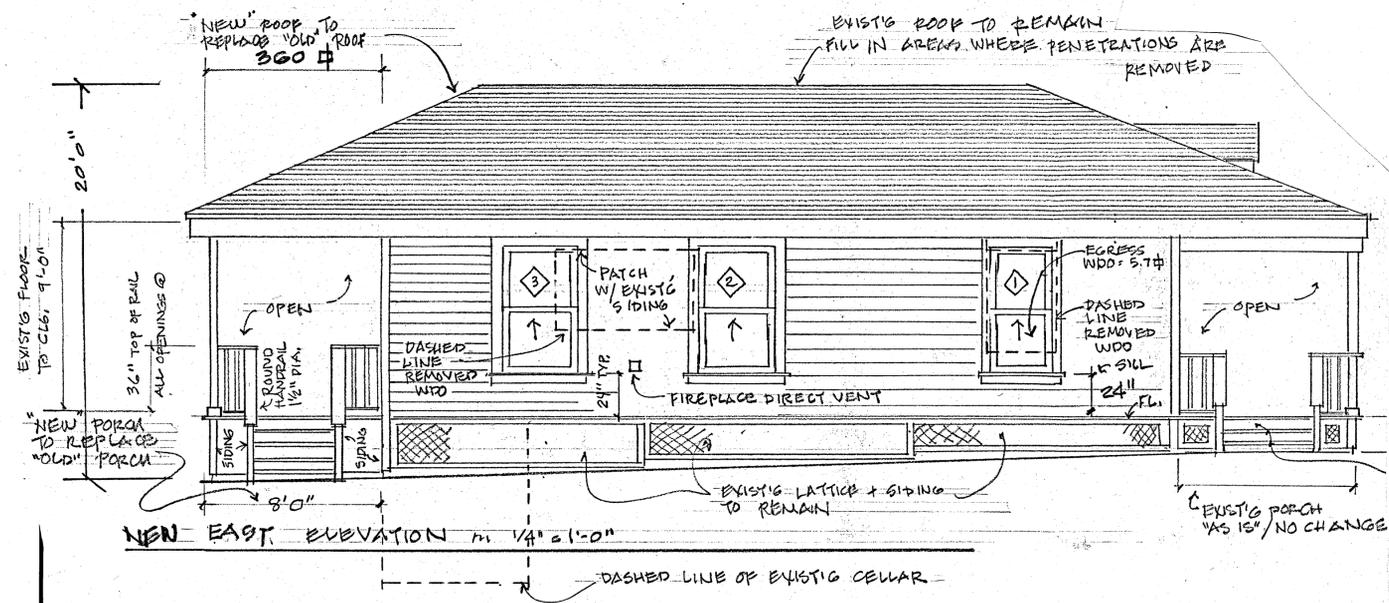
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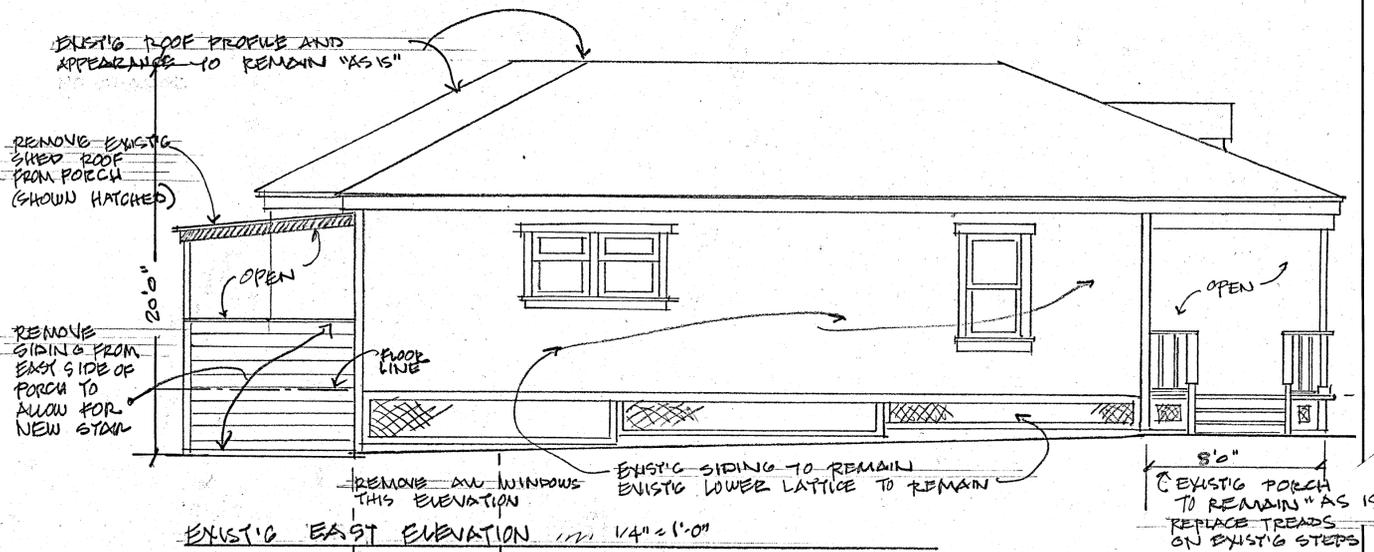
NEW WEST ELEVATION 1/4" = 1'-0"



EXISTING WEST ELEVATION 1/4" = 1'-0"



NEW EAST ELEVATION 1/4" = 1'-0"

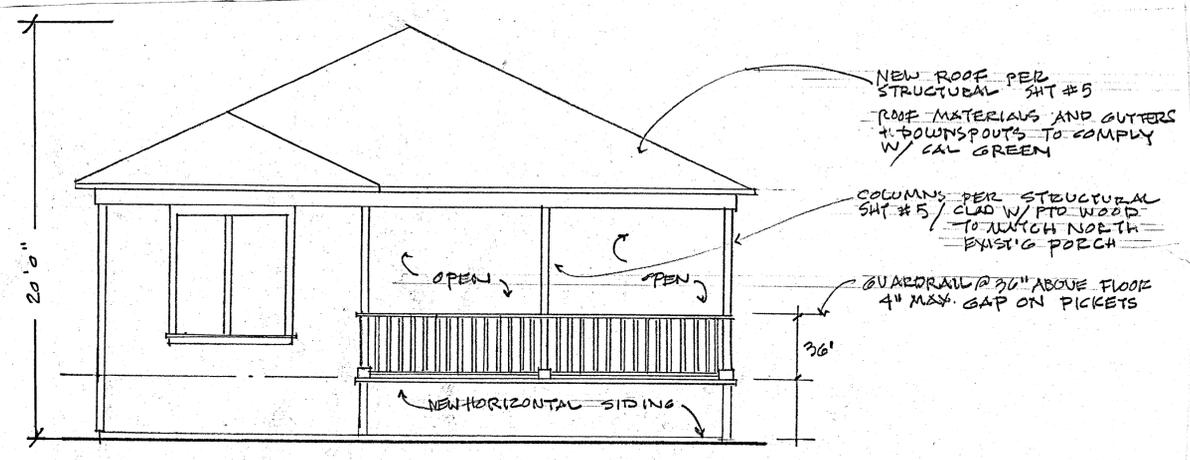


EXISTING EAST ELEVATION 1/4" = 1'-0"

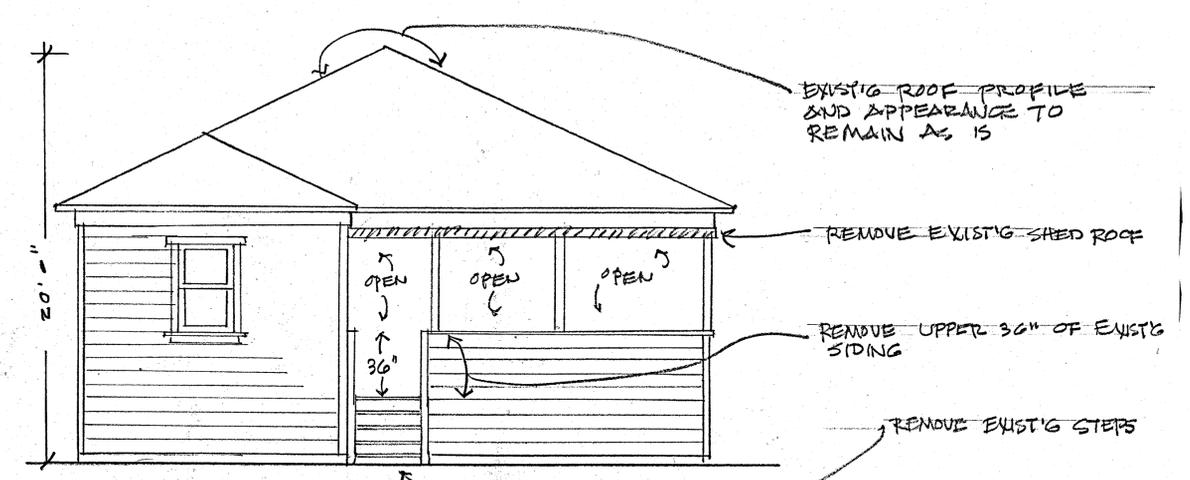
COMPARISON OF NEW/OLD  
RESIDENCE REMODEL  
801 MCCORMIE AVE  
ST. HELENA CA.

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Scale	
Drawn	
Job	
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Of	Sheets

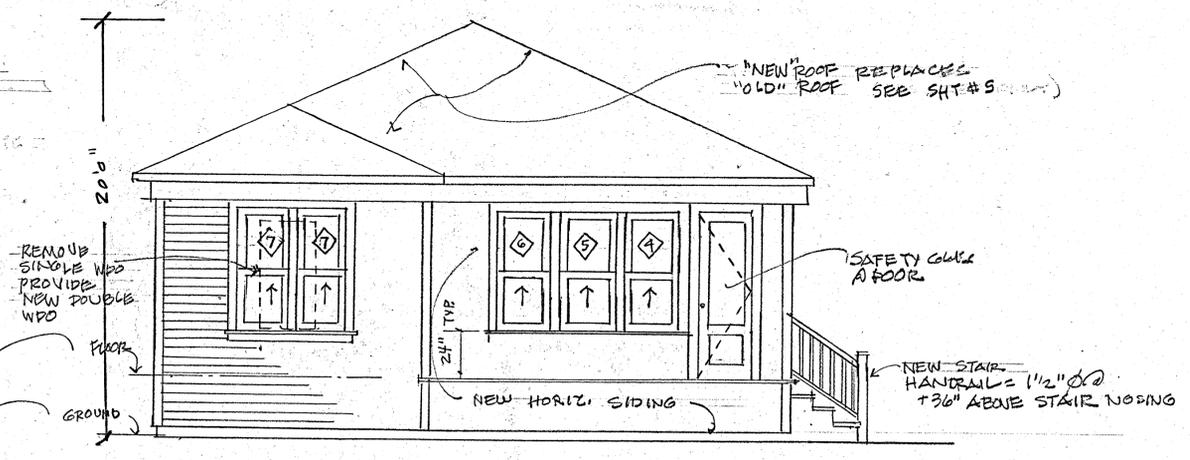
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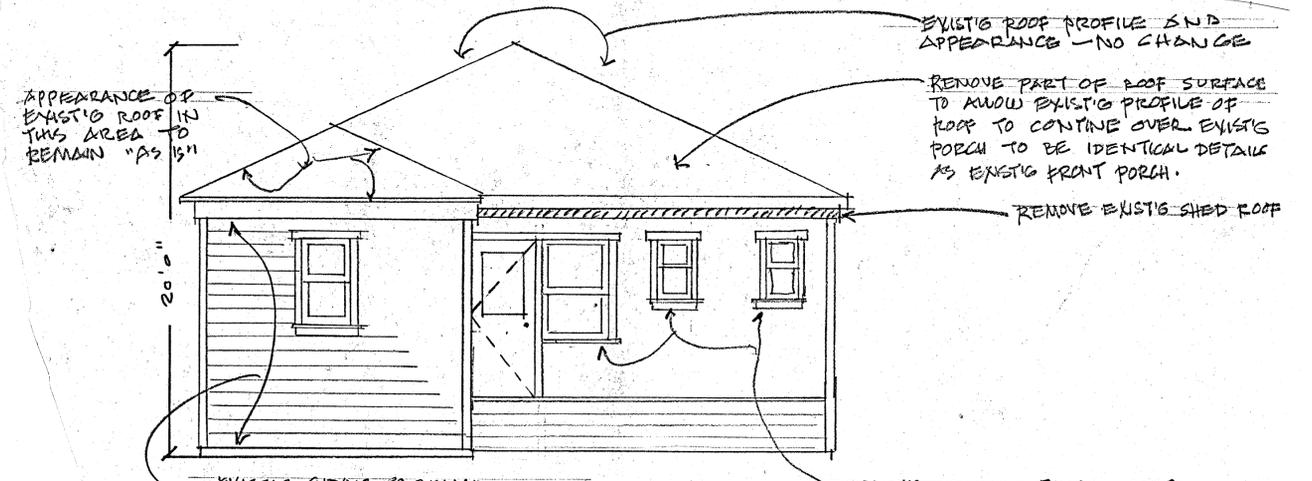
NEW SOUTH ELEVATION in 1/4" = 1'-0" SHOWING PORCH RAIL + COLUMNS



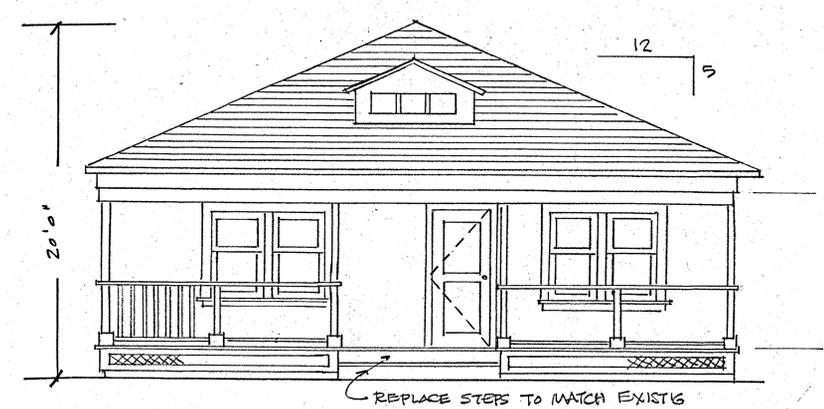
EXISTING SOUTH ELEVATION in 1/4" = 1'-0"



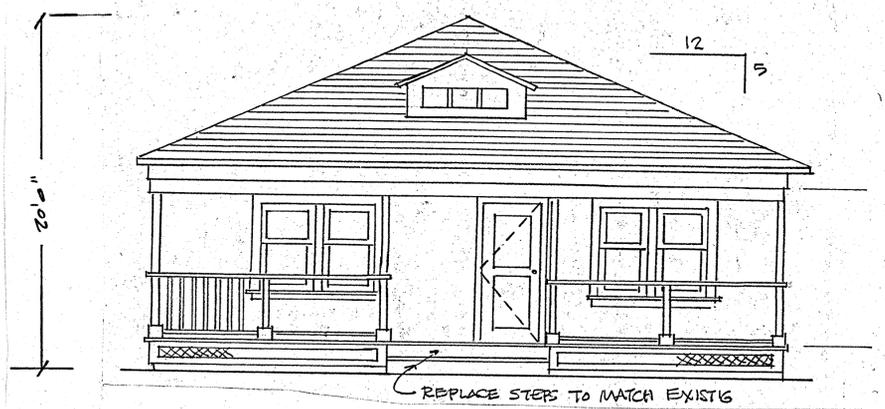
NEW SOUTH ELEVATION in 1/4" = 1'-0" SHOWING WALL BEHIND RAILING



EXISTING SOUTH ELEVATION in 1/4" = 1'-0"



NEW NORTH ELEVATION in 1/4" = 1'-0" (NO CHANGE)

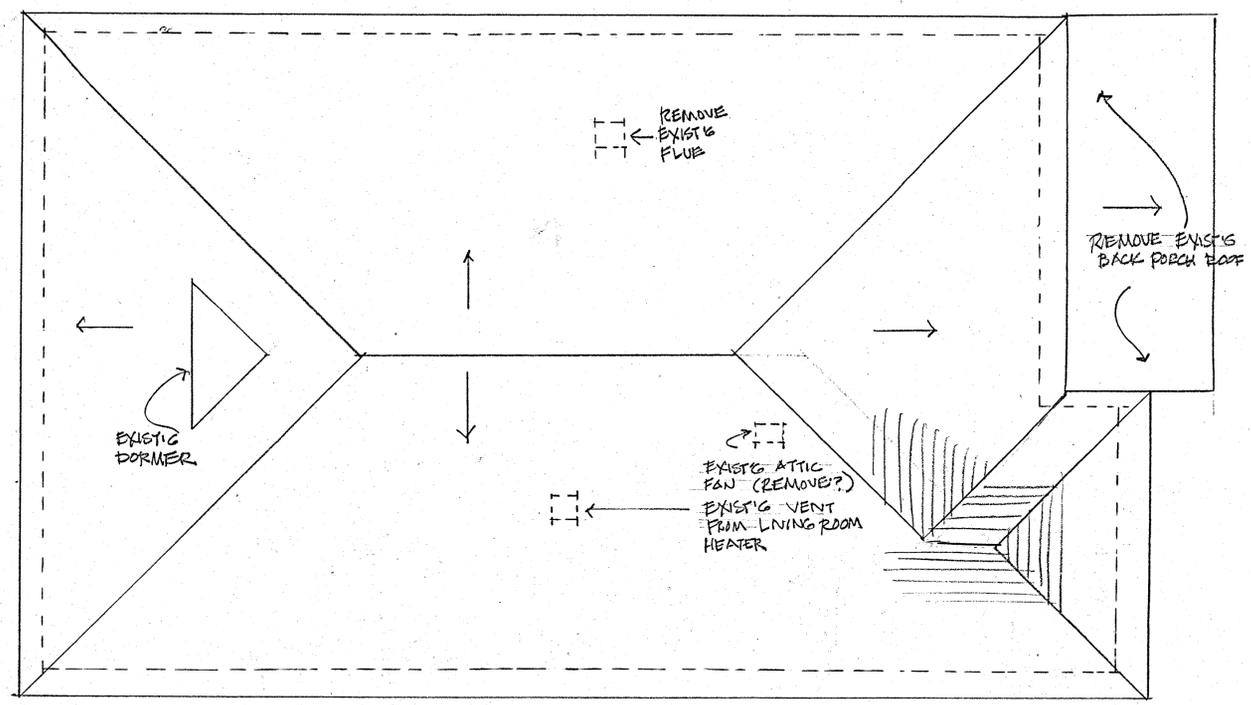


EXISTING NORTH ELEVATION in 1/4" = 1'-0" EXISTING ELEVATION/MATERIALS/APPEARANCE TO REMAIN "AS IS"

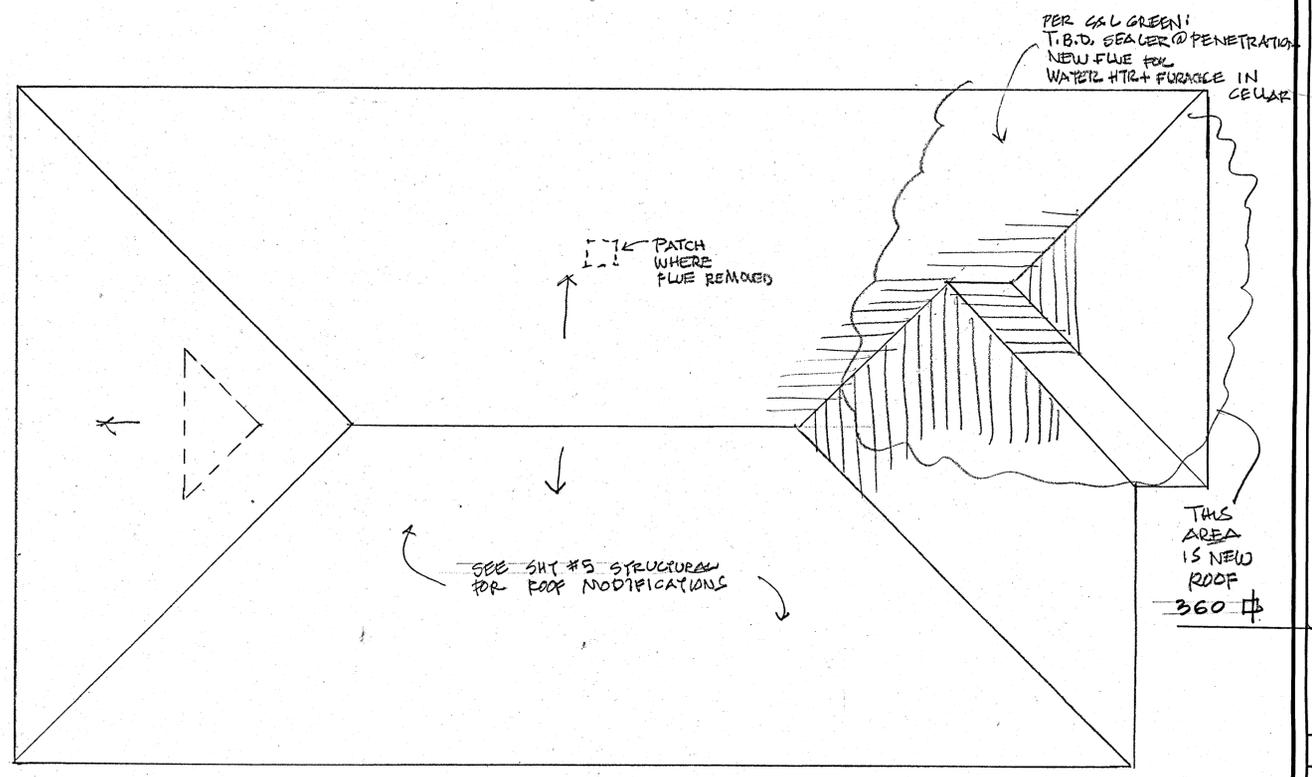
COMPARISON OF NEW/OLD EXTERIOR ELEVATIONS  
 RESIDENCE REMODEL  
 681 MCCORKLE AVE  
 ST. HELENA CA.

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G-29	KAF



EXISTING ROOF PLAN 1/4" = 1'-0"



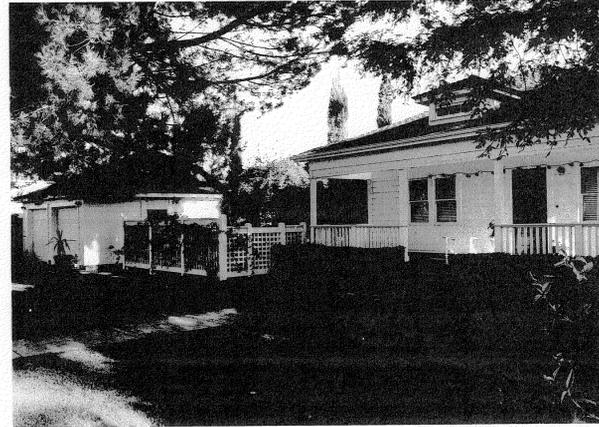
PROPOSED NEW ROOF PLAN 1/4" = 1'-0" 360 #

ROOF / REFLECTED CEILING / BSMT PLANS  
 RESIDENCE - REMODEL  
 1081 MC CORLENE AVE  
 ST. HELENS, CA.

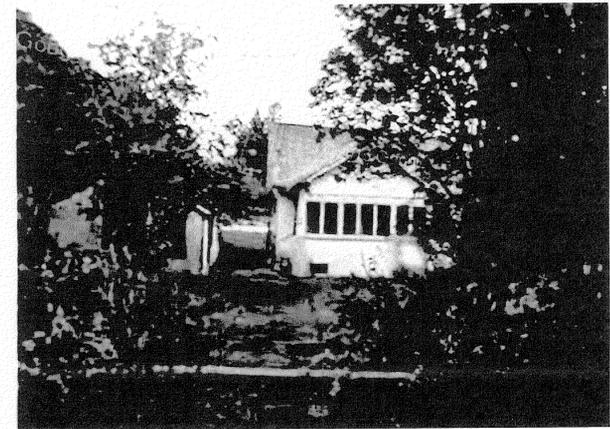
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681 MCCORKLE FACING SOUTH



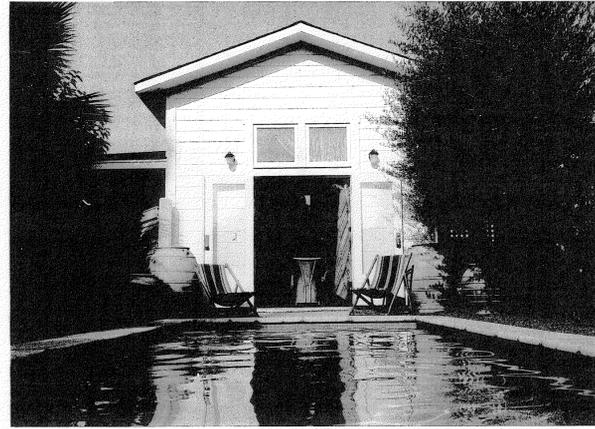
HOUSE AND GARAGE AT 681 MCCORKLE AVE  
SAINT HELENA, CA.



NEIGHBORING PROPERTY ACROSS MCCORKLE  
FACING NORTH



POOL BLDG AND GARAGE FACING WEST



POOL BLDG. FACING EAST



NEIGHBORING PROPERTY ACROSS KIDD RANCH RD  
FACING S.W.

PHOTOS  
RESIDENCE REMODEL  
681 MCCORKLE AVENUE  
SAINT HELENA, CALIFORNIA

Date 3.1.16

Scale

Drawn

Job

Sheet

PHOTOS

Of Sheets



**BRUNZELL**  
HISTORICAL

---

June 7, 2016

Anne Fisher and Lynn Howell  
681 McCorkle Avenue  
St. Helena, CA 94574

Subject: Proposal for a Historical Evaluation of the house at 681 McCorkle Avenue (the subject property), St. Helena, Napa County, California.

Dear Anne and Lynn,

This letter and the attached Department of Parks and Recreation (DPR) 523 forms comprise the survey and evaluation of the building at 681 McCorkle Avenue in St. Helena, Napa County, California. This evaluation fulfills a requirement of the City of St. Helena in order to proceed with a proposed project renovating and rehabilitating the building.

#### **Previous Surveys**

The house at 681 McCorkle Avenue was placed on St. Helena's Historic Resource Inventory in 1978, however it was not individually evaluated as part of the 1978 survey. The consultant that updated St. Helena's Historic Resource Inventory and prepared a historic context statement in 2006 performed a reconnaissance survey of 681 McCorkle Avenue produced a DPR 523 form for the parcel. The 2006 evaluation found the house eligible for historic listing under Criteria A and C, for both history and architecture, and that the building retained all aspects of integrity. The current survey found the property eligible for historic listing under Criteria A, B, and C. Few alterations have been performed in the decade since the last evaluation, and the building continues to retain all aspects of integrity.

#### **Research & Field Methods**

Research for this survey and evaluation was conducted through the St. Helena Historical Society, the St. Helena Public Library, the Napa County Assessor-Recorder, and online archives and repositories. Kara Brunzell performed a site visit and recorded the property photographically on May 26, 2016.

#### **Character-defining Features**

The building is an example of National Folk style architecture, a vernacular building form that is typical of houses constructed without an architect's design in rural communities during the first decade of the twentieth century. It has been altered very little over the decades and retains the character-defining elements of its original design. These include:

- Hipped roof with decorative hipped front dormer
- Full-width integral porch with square supports and square capitals
- Original paneled oak partially glazed door on the main façade
- Original double-hung wood sash windows at main façade and side elevations
- V-grove wood siding
- Rural setting

Any future rehabilitation or renovation of the house should preserve these character-defining features.

### **Historic Status and Proposed Project**

The property is listed on St. Helena's Historic Resource Inventory. It is located in St. Helena's Historic Preservation Overlay Zone and within its local Charter Oaks Historic District. The house has retained integrity since its initial listing, therefore it qualifies as a historic property. The Secretary of the Interior's Standards for the Treatment of Historic Properties provide guidelines for the preservation and rehabilitation of historic resources. Adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use. The main purpose of the current project is to reconfigure the interior of the house to meet current needs, which will allow for its continued use as a dwelling. The project will also remove alterations at the rear of the house and replace them with elements more harmonious with the original building. The house will also be structurally strengthened, and services (such as its heating system) will be upgraded.

The alterations to the interior will invert the current plan in order to consolidate kitchen, dining, and living rooms at the rear of the house and allow these areas to open into one another. A hallway will be created at the entryway that will lead to the front bedroom (which will remain in its original location) and small laundry room, closet, and bathroom that will take the place of the current front living room. Windows on the main façade will not be altered, while openings on side elevations will be moved as necessary to accommodate this rearranged plan. Original double-hung wood windows will be re-used in new openings on side elevations.

The current back porch (at the southeast corner of the building) is not original to the house, and has an ad hoc appearance that indicates multiple alterations (likely over a period of decades) to meet changing needs. It features windows of different sizes and pane configurations, patched siding, a shed roof that projects from the upper rear wall of the house, and a roughly four-foot wall on three sides rather than an open balustrade like the front porch. The project will remove the shed roof and replace it with a hipped extension of the primary roof. One large and two small windows will be removed and replaced with three windows of the same size. New windows will be modern wood sash windows compatible with original windows on the balance of the house. A handrail with balusters will be installed that will be consistent with the appearance of porches on early twentieth-century houses.

The Secretary of Interior's Standards for Rehabilitation state, in part:

“A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.”

*The updated layout of the interior will allow for its continued use as a dwelling by meeting the current needs of its occupants.*

“The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”

*and*

“Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.”

*This project will retain and preserve the historic character and all the distinctive historic features of the property, including dormer, front porch, siding, windows, and door as listed above under “Character-defining features.” Interior features such as window casings and decorative crowns on doorways will be also preserved where practicable.*

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be

compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

*This project will not destroy any historic materials, as materials to be removed were added to the house at an unknown date (probably around 1950). The new back porch will replicate the footprint of the existing porch, which is compatible in massing, size, and scale to the house. It will be differentiated from the original house by its compatible modern windows, narrowly-spaced balustrade, and its fully glazed door.*

“Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”

*Existing windows on side and main facades are original to the house. Most are in fair to good shape, but where they are deteriorated they should be repaired rather than replaced. If elements of certain windows are beyond repair, deteriorated members should be replaced and their other components should be salvaged and repaired.*

Overall, the project will benefit the property’s historic status by updating interior layout and services, providing seismic and structural strengthening, and creating a back porch more harmonious with the house than the current porch.

#### **Evaluator Qualifications**

Kara Brunzell undertook the evaluation of the historic resource for this report. Kara Brunzell holds a Master’s degree in Public History and has worked multiple facets of historic preservation and cultural resource evaluation since 2007. She is listed as a historian and an architectural historian on the Northwest Information Center’s roster of qualified consultants.

Please contact me by phone at 707/290-2918 or e-mail at [kara.brunzell@yahoo.com](mailto:kara.brunzell@yahoo.com) with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive, flowing style.

Kara Brunzell, M.A.  
Brunzell Historical

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) 681 McCorkle Avenue

**P1. Other Identifier:** 681 McCorkle Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Napa

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Newark Date 2012 T; R \_\_\_\_\_; \_\_\_\_\_ ¼ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 681 McCorkle Avenue City St. Helena Zip 94574

d. UTM: (give more than one for large and/or linear resources) Zone 10; 547113.62 mE/ 4261993.21 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 009-100-024

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house at 681 McCorkle Avenue is situated near the eastern edge of St. Helena, where large dwellings with sprawling yards begin to give way to vineyards. The neighborhood has a rural feel; there is a sidewalk on the side of McCorkle Avenue in front of the house, but none across the street or around the corner. There is a strip of grass between the street and the sidewalk in front of the parcel, and the front yard is mostly lawn, with mature trees and a hedge in front of the house (see photos 1 – 2). A driveway in the northern corner of the parcel leads into an asphalt parking area in front of a garage (see photo 12). A concrete path leads through the lawn from the sidewalk to the entrance in the center of the northwest elevation. A wood lattice fence separates front yard from rear.

The house has a rectangular plan with a hipped composition shingle roof and enclosed eaves. The main elevation has a decorative dormer under its own hipped roof and a full-width entry porch with four square wooden porch supports and a wooden railing. The porch has a wide entryway accessed by a set of three steps (see photos 1 – 3, 10) (continued p. 3).

\*P3b. Resource Attributes: (List attributes and codes) HP2: Single-family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: Northwest (main) and northeast elevations of building, camera facing southwest, photograph taken May 26, 2016.

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

c1907, Napa County Assessor

\*P7. Owner and Address:

Anne Fisher and Lynn Howell

681 McCorkle Avenue

St. Helena, CA 94574

\*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell

1613 B Street

Napa, California 94559

\*P9. Date Recorded: May 26, 2016

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Letter Report.

681 McCorkle Avenue.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) 681 McCorkle Avenue

B1. Historic Name: 681 McCorkle Avenue  
B2. Common Name: 681 McCorkle Avenue  
B3. Original Use: dwelling B4. Present Use: dwelling

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alteration, and date of alterations) original construction, c1907  
c1950, rear porch addition  
1998-99, barn converted to pool house

**\*B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

**\*B8. Related Features:** \_\_\_\_\_

B9. Architect: Unknown b. Builder: Unknown

**\*B10. Significance: Theme** Residential Architecture **Area** City of St. Helena

**Period of Significance** 1907 - 1949 **Property Type** Dwelling **Applicable Criteria** A/1, B/2 & C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The dwelling, which is located within the City of St. Helena's historic preservation overlay zone and the local Charter Oaks Historic District, is listed as a contributing resource on St. Helena's Historic Resource Inventory. The property is significant at the local level, and meets the criteria for listing as a contributor to a potential National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) historic district (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

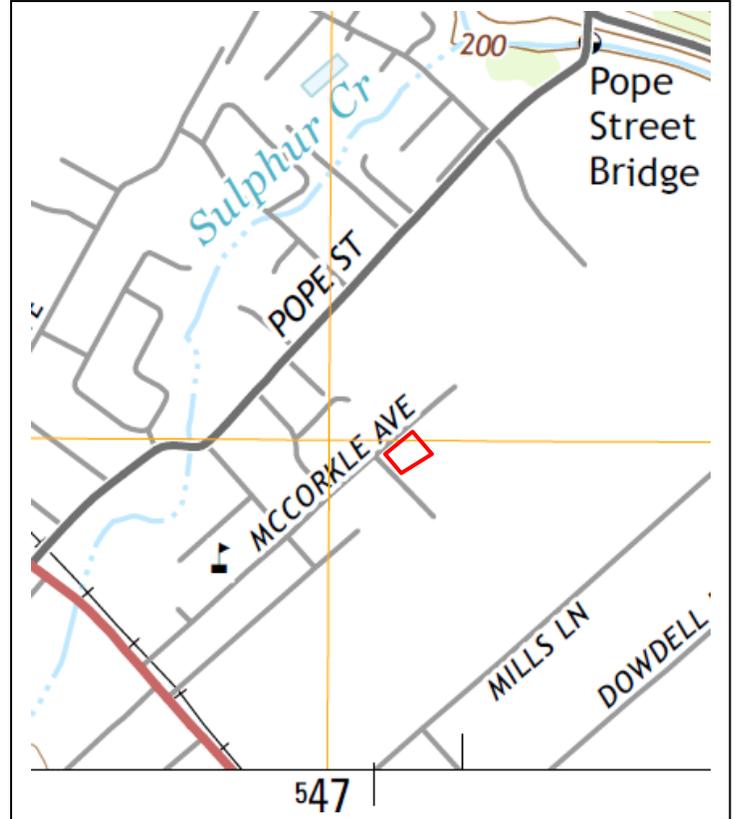
(See Footnotes)

B13. Remarks:

**\*B14. Evaluator:** Kara Brunzell

**\*Date of Evaluation:** May 26, 2016

(This space reserved for official comments.)



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\*Recorded by Kara Brunzell \*Date: May 26, 2016  Continuation  Update



Photograph 2: Northwest elevation, camera facing east, March 3, 2016.



Photograph 3: Southwest elevation, camera facing northeast, March 3, 2016.



Photograph 4: Southwest elevation, camera facing north, March 3, 2016.



Photograph 5: Southwest and southeast elevations, camera facing north, March 3, 2016.

The front door is centered in the main facade with a pair of two-over-two-light windows on either side. It is fitted with a partially glazed oak paneled door which is original to the house. Another set of steps to the front porch that are accessed from the northeast and have a wooden handrail (see photo 10). The southeast elevation includes an entryway accessed by a flight of wooden stairs up to a partial-width entry porch. The porch has a shed roof which projects from the building's upper wall. There is a large three-over-one window adjacent to the door, and two small double-hung windows. None of these windows matches fenestration on main and side facades, and siding is patched near the larger window. The porch is enclosed by a four-foot wall on three sides (see photos 6 – 9). Windows throughout are double-hung wood sash, and the house is clad in horizontal v-groove siding. The building rests on a concrete perimeter foundation with lattice concealing support piers.

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\*Recorded by Kara Brunzell \*Date: May 26, 2016  Continuation  Update



Photograph 6: Southeast elevation, camera facing north, March 3, 2016.



Photograph 7: Detail, back porch, camera facing northeast, March 3, 2016.



Photograph 8: Southeast elevation, camera facing west, March 3, 2016.



Photograph 9: Northeast elevation, camera facing southeast, March 3, 2016.



Photograph 10: Northeast and northwest elevations, camera facing southwest, March 3, 2016.



Photograph 11: Southwest elevation of garage viewed from front porch, camera facing northeast, March 3, 2016.

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\*Recorded by Kara Brunzell \*Date: May 26, 2016  Continuation  Update

The garage is square in plan with a hipped composition shingle roof. It is northeast of the house, and its northwest elevation has two metal garage doors. There is an entrance on the southwest elevation, and the building has double-hung wood sash windows (see photos 12 – 13). A historic-period barn at the eastern corner of the property has been converted to use as a pool house. It is rectangular in plan with a side-gabled roof and a flat-roofed porch at the northwest elevation. Double glazed doors open northwest toward the street and southwest toward the pool that occupies most of the back yard.



Photograph 12: Garage, northwest and southwest elevations, camera facing east, March 3, 2016.



Photograph 13: Garage, southwest and southeast elevations, camera facing north, March 3, 2016.



Photograph 14: Pool building, northwest elevation, camera facing southeast, March 3, 2016.



Photograph 15: Pool building, southwest elevation, camera facing northeast, March 3, 2016.

#### **B10. Significance (continued):**

##### Historic Context of St. Helena

The first European to settle in the St. Helena area was Dr. Edward Bale, an English physician who received the Carne Humana rancho as a grant from the Mexican government in 1839. The huge land grant encompassed northern Napa Valley, including what would become the towns of Calistoga and St. Helena. California statehood in 1850 drew land speculators to Napa Valley, and in the early 1850s Henry Still purchased 100 acres on the north side of Sulphur Creek from Bale. In partnership with a Mr. Walter, Still erected the first building in St. Helena in 1853, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business.<sup>1</sup>

<sup>1</sup> Lyman L. Palmer, *History of Napa and Lake Counties, California*, San Francisco: Slocum, Bowen, & Company, 1881, p. 55. 333; C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*, Napa City: Reporter Publishing House, 1873, p. 186.

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\*Recorded by Kara Brunzell \*Date: May 26, 2016  Continuation  Update

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production, but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876, and reincorporated in 1889.<sup>2</sup>

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district, (the area between Yountville and St. Helena), by this time had 7,000 acres of grapevines. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.<sup>3</sup>

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.<sup>4</sup>

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.<sup>5</sup>

#### 681 McCorkle St. Helena

Research has not revealed the origin of McCorkle as a street name. In 1895, someone with the surname McCorcle owned a fifteen acre parcel south of Pope Street near St. Helena. There was also a clergyman named J.P. McCorkle that passed through Napa Valley in the mid-nineteenth century, but there is no indication he ever lived in St. Helena. The name has been spelled several different ways on maps and deeds, adding confusion to its history.

The house at 681 McCorkle Avenue was constructed about 1907. It may have been built by John and Catherine Kirschner who owned the property until 1909, when they sold the one-acre parcel to James Creamer. John (Johann) Kirschner was born in Germany in 1828. He emigrated and married a Pennsylvania native from a Welsh family named Catherine (who was ten years younger) in 1859. Kirschner was a farm laborer. The family lived in Pennsylvania, where their daughter Miriam was born in 1878. The family moved to Napa County after the turn of the century. In 1908, the Napa County Directory has John and daughter Miriam living on Charter Oak Boulevard in St. Helena, in what is likely to have been the house. John Kirschner died in 1909, and was buried in St. Helena, after which Catherine sold the property to Creamer.<sup>6</sup>

The Creamers were Canadian, where James was born in 1837 and Hanna 1849. James was a shoemaker. The couple married in 1870 and moved to Napa County, where they were among the founders of the local Seventh Day Adventist Church. A daughter named Jessie was born about 1873. She married John Henry Paap in 1895, whom she had met at Pacific Union College, and the couple relocated to Australia to work as Adventist missionaries. The Creamers were active members of the local Adventist community, and trustees of the church as well as founders. James Creamer also supported Merritt G. Kellogg's establishment of a sanitarium on Howell Mountain in 1877 that later became St. Helena Hospital, attended Adventist camp meetings, and served on church committees. In 1888, Creamer was appointed as a trustee for Healdsburg College (the precursor to Pacific Union College in Angwin.) At various times in the late 1880s, James Creamer went to Canada, Healdsburg, and Arizona to promote the faith. Creamer purchased a shoe and boot store in St. Helena in 1879. James (who appears to have been retired by this time) and Hannah Creamer were living on McCorkle Avenue when the 1910 Census was recorded. In 1911, Creamer deeded the lot to his wife, Hannah. In 1913, the Creamers hosted the victims of a dramatic stagecoach mishap, when a driver coming down Howell Mountain drove off the grade. On Christmas Eve, a stagecoach with thirteen passengers left Pacific Union College at 5 AM in order to reach St. Helena in time to take the electric trolley and reach their homes for the holiday. It was raining as well

<sup>2</sup> City of St. Helena, *Historic Resources Inventory*, Prepared by Page & Turnbull, Inc., August, 2006, p. 7; Palmer, p.335.

<sup>3</sup> William F. Heinz, *Wine Country, A History of Napa Valley*, Capra Press, Santa Barbara: 1990, p. 162; City of St. Helena, p. 8.

<sup>4</sup> Marian Hansen, *Images of America, St. Helena*, Charleston, SC: Arcadia Publishing, 2010, p. 96.

<sup>5</sup> Lin Weber, *Roots of the Present, Napa Valley 1900 to 1950*, St. Helena: Wine Ventures Publishing, 2001, p.148 – 175.

<sup>6</sup> Deeds on file at the Napa County Recorder's Office; U.S. Census Records, Pennsylvania, 1900; Napa County Directory, 1908.

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\*Recorded by Kara Brunzell \*Date: May 26, 2016  Continuation  Update

as dark, and the driver steered off the road. The stage fell 40 feet and rolled twice, although the occupants were not seriously injured. The stagecoach was destroyed and the horses scratched and bruised. A passing wagon took the group to St. Helena, and they cleaned up and calmed down (some were extremely distraught) at the Creamer residence. Two of the seriously bruised passengers received medical attention, and then all went on their way home for Christmas. After James' death, Hannah Creamer sold the property to Anna Beyersdorf for ten dollars (the same amount James Creamer had paid a decade before) in 1919. Records have not revealed agricultural activities by the Creamers, but aerial photographs show that the area was planted in orchards in the 1940s – 1960s, and it is likely to have been in use for orchards early in the century as well.<sup>7</sup>

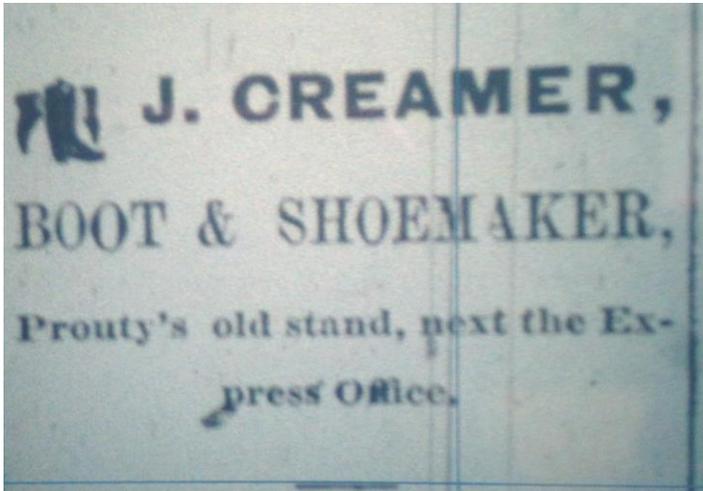


Figure 2: Advertisement for James Creamer's shoe business, St. Helena Star, 21 February 1879.

Franklin and Anna Beyersdorf had moved into the house at 681 McCorkle Avenue by 1920. Beyersdorf was born in Missouri about 1853 to German immigrants. He attended college and medical school in Missouri and began practicing as a physician and surgeon in 1879. In 1881, he married Anna Horstmann (also German-American) who was nine years his junior. Horstman grew up in a farm family in various locations in Missouri. Children Truda (who died in childhood), Alfred, Lucy Grover, Selma, and Hubert were all born in Missouri between 1883 and 1898. About 1899, the family relocated to California, where Jessie was born in 1903. Franklin Beyersdorf was a physician and a member of the Napa County Board of Health, and the family lived in Pope Valley before settling in the tiny town of St. Helena in the 1910s. When Anna Beyersdorf acquired the house it was still unusual for women to sign deeds, and she may have had money of her own with which she purchased the property. By 1920, Franklin and Anna were living at 681 McCorkle Avenue with seventeen-year-old Jessie. In the 1930s, when he was in his 80s, Beyersdorf retired. For a time during this period, he listed his occupation as "rancher," and was presumably cultivating the orchards on the parcel. Hubert Beyersdorf, who was a mechanic for an oil company, moved back into the house with his wife Alice in the 1930s, when it was common for families to double up in order to get through the economic hard times of the Great Depression. Franklin Beyersdorf died in 1940. Anna Beyersdorf remained on McCorkle Avenue until at least 1948. She died in 1949, after which Sidney and Grace Hust acquired the house.<sup>8</sup>

Lucius and Albena Herrod purchased the house from the Husts, who only owned the property for a few months, in 1949. An Arkansas native born in 1908, Herrod served in the army in the 1930s before marrying Albena Gregorich, who was three years younger and from Colorado. By the late 1930s, the couple had moved to Vallejo, where Lucius worked as a rigger on Mare Island. Children Lou Ella and Jack were born in the late 1930s. Both children attended St. Helena High School, where Jack was on the baseball team. He also worked in the local hardware store and pharmacy. After high school Jack attended the University of Wyoming, where he pitched for the baseball team and studied to be a pharmacist. After graduation he settled in Healdsburg as a pharmacist, while his parents kept living on McCorkle Avenue. Lucius Herrod continued in various positions at Mare Island Naval Base through the late 1960s, when he "retired" to a job as St.

<sup>7</sup> Deeds on file at the Napa County Recorder's Office; Daphne Odell, "The Legacy of the California Kellogg," *Heritage Adventist Review*, 2004, <http://archives.adventistreview.org/2004-1536/story3.html>, accessed 25 May 2016; Healdsburg Enterprise, 2 May 1888; Walter Utt, *A Mountain, A Pickax, A College*, Pacific Union College, 1996, p. 61.

<sup>8</sup> U.S. Census Records, Napa County, California, 1910, 1920, 1930, 1940; Napa County Directory, 1933; Gasconade County Republican, 9 January 1941, p. 1.

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Helena Grammar School's custodian. The couple lived on McCorkle Avenue through the end of the 1970s and possibly into the 1980s. Albena and Lucius Herrod both died in Healdsburg in 1989, and are buried in the St. Helena cemetery.<sup>9</sup>



Figure 3: Lou Ella Herrod, St. Helena Yearbook, 1955.



Figure 4: Jack Herrod, St. Helena Yearbook, 1955.

In 1980, the Herrods sold the house to three couples who shared title: Wayne and Mabel Johnson, Lino and Marjorie Bartolucci, and William and Ardyth Bartolucci. The house was used as a rental for many years after this. John Sorenson acquired the property and subdivided it for additional residences. In 1998, current owners and Seattle residents Anne Fisher and Lynn Howell purchased the portion of the property that holds the house, garage, and barn/pool house from John Sorenson.

#### Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. The St. Helena Register of historic resource requirements are based on the state and national standards.

Criterion A/1: 681 McCorkle Avenue is associated with events that have made a significant contribution to the broad patterns of local history. It exemplifies the early-twentieth century growth and residential expansion of St. Helena, and as such qualifies as a contributor to St. Helena's Charter Oaks Historic District. Its significance does not rise to the level required for national or state listing, however, therefore the building is not eligible to the NRHP or CRHR under Criterion 1/A.

Criterion B/2: 681 McCorkle Avenue is associated with the lives of persons important to local history, and therefore is eligible for designation under Criterion B/2. The Creamer family were founders of the local Seventh Day Adventist Church and assisted in founding the institutions that later became St. Helena Hospital and Pacific Union College. The house is the only known extant property associated with the Creamers. Later resident Franklin Beyersdorf was also an important local physician and member of the County Medical Board. Therefore the house is eligible under Criterion B/2 as a contributor to St. Helena's historic district, as well as to a potential NRHP/ CRHR district, primarily for its association with the Creamers.

Criterion C/3: 681 McCorkle Avenue is a good example of an early-twentieth century folk residence. The hipped roof on this type of house allowed for the use of shorter pieces of lumber than a gabled roof, and so became a popular feature during the early twentieth century for

<sup>9</sup> U.S. Census Records, Fort Riley, Kansas 1930; Vallejo City Directory, 1939, 1953; Napa County Directory, 1954, 1968, 1979.

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\*Recorded by Kara Brunzell \*Date: May 26, 2016  Continuation  Update

small houses in California and the southern United States. Its pyramidal roof form is relatively rare locally, where gabled roofs were more common. The building has been listed since 1978 as a contributor to St. Helena's Historic Resource Inventory. It was documented in 2006 and found to be a contributor for both history and architecture. Therefore the house is eligible as a contributor to St. Helena's Charter Oaks Historic District, as well as to a potential NRHP/ CRHR district.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 681 McCorkle Avenue does not appear to be a principal source of important information in this regard.

Eligibility rests on integrity as well as significance. Loss of integrity, if sufficiently great, would overwhelm integrity and render a property ineligible for historic listing. The house retains all aspects of integrity including location, design, setting, materials, workmanship, feeling and association and therefore retains sufficient integrity for historic listing.

It has been assigned a Historic Resource Status Code of 3B, and therefore qualifies as a historic resource under CEQA.

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