

APPENDIX I

Previous Historic Resources Evaluation



March 1, 2016

Bruce Shimizu
Director of Real Estate Development
Catholic Charities of the Diocese of Santa Rosa
987 Airway Court
Santa Rosa, California 95402

Subject: Historical Evaluation of the buildings at 437 A Street, 304 and 306 Seventh Street, and 612 Morgan Street, Santa Rosa, Sonoma County, California.

Dear Bruce,

The letter report that follows, along with the DPR 523 forms attached, comprise the evaluation of the buildings at 437 A Street; 304 and 306 Seventh Street; and 612 Morgan Street in Santa Rosa, as required by the City of Santa Rosa Planning Department.

Preparer's Qualifications

Historic Preservation standards in the United States are regulated by the National Park Service, under authority granted by the Secretary of the Interior. The Secretary of the Interior has established Standards and Guidelines for both archaeology and historic preservation. The Standards and Guidelines are prepared under the authority of sections 101(f) (g), and (h), and section 110 of the National Historic Preservation Act of 1966, as amended. The Secretary of the Interior has established the following professional qualifications for historians and architectural historians:

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Methodology

I conducted a site visit on October 27, 2015. The site visit included collecting photographs of all elevations of the buildings, the parcels, and the neighborhood setting. I conducted a record search of the subject properties at the Northwest Information Center (NWIC), located at California State University, Sonoma, deed research at the Sonoma County Recorder's office, and online research at ancestry.com and other websites. In addition, I conducted research through the property owner, the City of Santa Rosa Planning Division and the Sonoma County Heritage Collection.

Summary of Findings

The record search at the NWIC did not reveal any previous surveys of the two parcels (304 and 306 Seventh Street and 612 Morgan Street are all located on a single parcel). However, the City of Santa Rosa's Planning Division provided documentation demonstrating that the parcels on Morgan and Seventh Streets were evaluated and found to be contributors to the St. Rose Historic District in 1989. 437 A Street was not included in the 1989 evaluation.

For the current study the buildings on the parcel were evaluated for California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility. In addition, they were re-evaluated for eligibility as district contributors to Santa Rosa's St. Rose's Historic District.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated.

The NRHP and CRHR also require that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Santa Rosa Zoning Code Definitions Regarding Historic Resources and Cultural Preservation

Historic and Cultural Preservation. The following terms and phrases are defined for the purposes of Section 20-28.040 (Historic Combining District) and Chapter 20-58 (Historic and Cultural Preservation).

1. California Register of Historic Places. As defined in California Public Resources Code Section 5020.1 and in California Code of Regulations Title 14 Chapter 11.5, Section 4850 et seq.

2. Contributor. A contributing property is a building, structure, site, feature or object located within a designated preservation district that embodies the significant physical characteristics and features, or adds to the historical associations, historic architectural qualities or archaeological values identified for the historic district, and was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

3. Demolition. The removal of 50 percent or more of the exterior walls and interior structural elements, which support the exterior walls, roof, or exterior elements of a historic resource.

Demolition does not include either:

- a. The removal and replacement in kind of deteriorated, non-repairable materials required for the restoration or rehabilitation of a historic resource (resulting in no change to its exterior appearance or historic character); or
- b. Removal of non-historic features or additions that may exist on a historic resource.

4. Feature or Characteristic. A fixture, component or appurtenance attached to, contiguous with or otherwise related to a structure or property including landscaping, setbacks, distinguishing aspects, roof attributes, overlays, moldings, sculptures, fountains, light fixtures, windows and monuments. May include historically and/or architecturally significant interior areas that are accessible to or made available to the public, including, but not limited to: areas commonly used as public spaces such as lobbies, meeting rooms, gathering rooms, public hallways, or similar spaces. Interior areas that generally are not accessible to or made available to the public, but which occasionally may be visited

by business invitees or members of the public including those on a tour of a facility, do not constitute a “feature or characteristic.”

5. Landscape Feature or Characteristic. One or more trees or other vegetation, rocks, walls, and/or other exterior feature of a site that contributes to historical significance and/or is representative of, or evokes the time period, community or neighborhood character or appearance of a specific time period.

6. Historic Resource. Includes any of the following:

- a. A resource listed in or determined by the State Historical Resources Commission to be eligible for listing in the California Register of Historic Places;
- b. A resource included in the local register of historic resources as defined in Public Resources Code Section 5020.1(k) or identified as significant in an historic resources survey meeting the requirements of Public Resources Code Section 5024.1(g), which is presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise;
- c. A resource listed in or determined to be eligible for listing in the National Register of Historic Places; and/or
- d. Any object, building, structure, site, area, place, record, or manuscript that the Historic Resources Review Board or Director determines to be historically significant or significant in the architectural, engineering, scientific, economic agricultural, education, social, political, military, or cultural annals of Santa Rosa, may be considered to be historically significant.

Criteria for evaluating significance and integrity shall include location, design, setting materials, workmanship, feeling and association along with one of the following: (i) the resource is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage; (ii) is associated with the lives of persons important in our past; (iii) embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; (iv) has yielded or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in or has not yet been determined to be eligible for listing in the California Register of Historical Resources not listed in the Official Register, or identified in a historic resources survey does not preclude a lead agency from determining that the resource may be a Historic Resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

7. Neglect. Failure to prevent or correct any deterioration of or damage to a structure or any part thereof and failure to restore the structure or part thereof to its condition prior to the occurrence of such deterioration or damage.

8. Non-contributor. A non-contributing property is any building, structure, site, feature, or object located within a designated preservation district that which does not add to the historical integrity or architectural qualities that make the district historically significant.

9. Rehabilitation. The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

10. Secretary of the Interior’s Standards. The Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 CFR Part 67), with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

Evaluation

Criterion A/1/i: None of the buildings are associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Therefore, they are not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A/i.

Criterion B/2/ii: None of the properties are associated with the lives of persons important to local, state, or national history. Therefore, they are not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: 437 A Street, 304 and 306 Seventh Street, and 612 Morgan Street not significant under Criterion 3 for their architecture. 437 A Street, the warehouse building, is utilitarian in style and has no decorative features or unique design qualities. It is a typical historic-period warehouse that has been altered many times over the year for different types of storage uses. The three houses, which are virtually identical to one another, are a type of dwelling that was commonly constructed as housing for working- and middle-class people in the years following World War II. The design of the houses lacks distinction. Therefore the warehouse and the three houses do not rise to the level of significance required for listing on the NHRP, CRHR, or the City of Santa Rosa historic register under Criterion C/3/iii.

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. None of the buildings appears to be a principal source of important information in this regard.

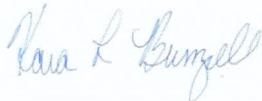
The properties at 437 A Street, 306 and 308 Seventh Street, and 612 Morgan Street not are not significant under any of the NRHP or CRHR criteria for historic listing, and therefore the buildings do not qualify for historic listing at any level. Therefore none of the buildings qualifies as a historic resource under CEQA.

Recommendations

The buildings on the parcels in the study are not historic resources, therefore their alteration or demolition would not constitute adverse effects under CEQA.

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

Sincerely,



Kara Brunzell, M.A.
Architectural Historian

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 _____

Page 1 of 12

*Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street

P1. Other Identifier: 612 Morgan Street, 304 and 306 Seventh Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Sonoma

*b. USGS 7.5' Quad Santa Rosa Date 2015 T; R ____; ____ ¼ of Sec ____; ____ B.M.

c. Address: 612 Morgan Street, 304 Seventh Street, 306 Seventh Street City Santa Rosa Zip 95401

d. UTM: (give more than one for large and/or linear resources) Zone 10; 587798.417836167 mE/ 4206286.757792604 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-041-016-000

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

The parcel is located at the southeast corner of Morgan and Seventh Streets near Downtown Santa Rosa. The block is the southernmost section of St. Rose's Historic District, which is dominated by residences dating from the late-nineteenth and early-twentieth centuries. The block has several historic-period buildings including a hospital and a number of dwellings. The historic setting of the neighborhood has been compromised, however, by the construction of multi-story parking structures across A and Sixth Streets as well as the 101 Freeway just across the street from the parcel. The parcel has three very similar small houses, all of which are set back only about ten feet from the sidewalk. There is a rail fence at the sidewalk and picket fences separate front from rear yards. Portions of rear yards are also enclosed with large privacy fences. 306 Seventh Street has a rectangular-plan primary volume with a smaller volume at the rear. It is topped with front-gabled composition shingle roofs. The wood-frame house is clad in rounded horizontal board cladding, and there is decorative vertical wood trim at the gable ends (continued, p. 3).

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple 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: Southwest (main) and southeast elevations of 612 Morgan Street, camera facing north, photograph taken October 27, 2015.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c1940

***P7. Owner and Address:**

Catholic Charities, Diocese of Santa Rosa
987 Airway Court
Santa Rosa, CA 95402

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

Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:**

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and

other sources, or enter "none.") None

***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) _____

Page 2 of 12

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street

B1. Historic Name: Lot 14 of Bayler and Menihan's Second Addition

B2. Common Name: 612 Morgan Street, 304 and 306 Seventh Street

B3. Original Use: dwelling B4. Present Use: vacant

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) c1940

c1965 and c1975, window replacements

c1980, installation of security bars

c1990, small addition to 612 Morgan Street

c1997, installation of disabled ramp and double doors

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

These buildings do not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Santa Rosa Register of historic resources. The three buildings on the property are not historically or architecturally significant, and are therefore ineligible for listing as historic resources (see continuation sheet).

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

*B12. References:

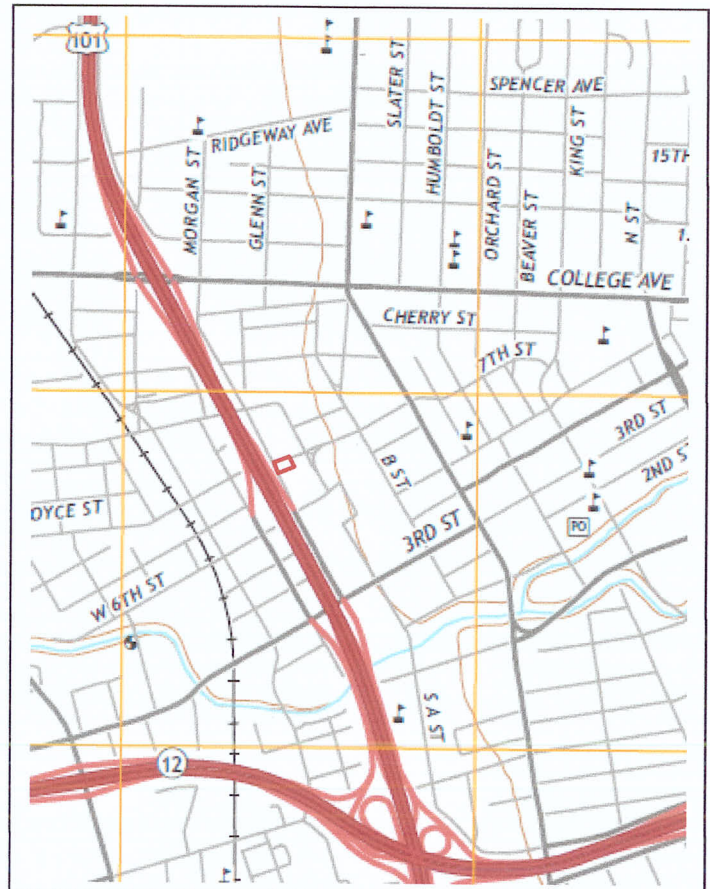
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: October 27, 2015

(This space reserved for official comments.)



Page 3 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

P3a. Description (continued)

The primary entrance is centered in the main (northwest) façade and fitted with a flush wood door. It is sheltered by a shed entry porch with trim that matches gable trim, and reached via a set of concrete steps that lack handrails. Windows include double-hung wood sash, aluminum, and vinyl replacement windows. A secondary entrance at the rear has been replaced with double doors, and an accessible ramp has been installed.

304 Seventh Street is identical in plan, massing, and materials to original portions of 306 Seventh Street. Its windows are boarded up. It also has an accessible ramp at the rear. Portions of its cladding have fallen away on the southwest elevation. A shed-roofed addition clad in salvaged lumber and plywood has been attached to its southwest corner.

612 Morgan Street is very similar to its neighbors, but is slightly larger. A corner unit, it has entryways on both Moran and Seventh Streets. It has a multi-light picture window on its northwest (Seventh Street) façade. Other windows include double-hung wood and aluminum replacement sash. A small addition at the rear is clad in vertical-groove plywood and has vinyl windows.

B10. Significance (continued):

City of Santa Rosa Historic Context

The area that became the City of Santa Rosa was home to Pomo, Miwok, and Wappo Native American groups before the arrival of Europeans. In 1841, the Mexican government granted the 17,000-acre Rancho Cabeza de Santa Rosa to Maria Carrillo, who was General Mariano Vallejo's mother-in-law. Speculators laid out the town of Santa Rosa in 1854, much of it on land donated by the Carillos. The new town soon became Sonoma's county seat, which solidified its regional political importance. It was settled primarily by farmers from the southern United States and its economy was based on agriculture. In 1870, Santa Rosa had 900 residents. The arrival of the railroad that year assured commercial growth, and four years later its population had tripled. In 1893, Santa Rosa had 7,000 residents. By the turn of the century, the money brought in by agriculture (especially hops) was attracting investors and entrepreneurs, and several additions to the original town had been platted. By this time, Santa Rosa was a small city with utilities and a streetcar system. The Great Earthquake of 1906, which occurred early in the morning of April 18, 1906, destroyed much of the commercial area downtown.¹

Despite the devastation wrought by the earthquake, the town continued to grow during the early twentieth century. Highway 101 was built in the 1940s and transformed the geography and economy of Santa Rosa. Though it was originally planned to pass Santa Rosa to the west, city fathers lobbied for the route to be changed. The highway was built to pass through the heart of Santa Rosa. The highway brought new business to Santa Rosa but also divided the town in half. The population began to grow faster after World War II and the city expanded. By 1950, Santa Rosa had a population of 15,000. Another earthquake in 1949 brought on an era of urban renewal in the late 1960s and early 1970s that resulted in the demolition of the courthouse, plaza, and other landmarks; changes in street layout; and the construction of the Santa Rosa Plaza mall. New industries began to appear in Santa Rosa, and its formerly diverse agriculture gradually shifted toward a focus on wine as grape-growing accelerated.²

Bayler & Menihan's Second Addition History

The block bounded by Morgan (Washington), A, Sixth, and Seventh Streets is just a few blocks northwest of the courthouse that was at the heart of nineteenth-century Santa Rosa, and just outside the boundaries of the original town plat. The railroad a half mile to the west drew development in that direction beginning in the 1870s, but during the last decades of the century Santa Rosa also grew northward. By the late 1880s, there were a handful of churches and large residences in the St. Rose neighborhood (named for the Catholic parish church at its center.) Investors began subdividing additions to Santa Rosa in the St. Rose neighborhood in 1869. By 1893 there were two houses at the southwest corner of the block. By 1897, what would become the hospital block was surrounded on all sides by development and newly subdivided land.³

¹ Voliva, Bob and Kay, *Santa Rosa, California in Vintage Postcards*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 1999, 8; R. Melander, R. Owens, and T.F. Kingm "Archaeological Impact Evaluation: Santa Rosa Urban Renewal Area," URS Research Company, August 15, 1973, 7 – 12; Eric Stanley, *Santa Rosa: Then and Now*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 2008, 9, 11.

² Voliva 8, Stanley 9.

³ Reynolds & Proctor, "Illustrated Atlas of Sonoma County, California," Santa Rosa, California, 1897; Sanborn Insurance Maps, Santa Rosa, California, 1893.

Page 4 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

The block was originally subdivided as Bayler and Menihan's Second Addition. It was recorded by John Paul Bayler, who was a minor, along with several guardians. John Rheinhard Bayler Jr. was born around 1873 to Caroline and John Rheinhard Bayler Sr., two immigrants from Wurtemberg, Germany. John Bayler Sr. emigrated in 1854 and moved to Sonoma County in 1864. He married Caroline C. Bucher in 1870, and they had six children: John Rheinhard, Joseph Anthony, Mary Theresa, Crescentia A., Mary, and Reinhard. The Baylers were living in Mendocino in 1870 and Redwood Township in 1880. John Sr. was a saloon keeper. Joseph was born in 1869, John in 1872, Mary Theresa in 1874, and Crescentia in 1875.⁴

In 1894, John Bayler Jr. married Hermina Agnes Steiger in Sonoma. Hermina Steiger was born in Agua Caliente in 1875. Hermina and John had three children: Frank Bernard Bayler, born in 1895, Leslie Joseph Bayler, born in 1897, and John Paul Bayler, born in 1904. The Baylers were lived in Santa Rosa. John Bayler was a farmer and teamster, and also the proprietor of the Ford & Bayler Saloon at Fourth and Washington Streets. Leslie died in 1905 at the age of eight, and John Bayler Jr. and nine-year-old Frank died April 18, 1906 when the saloon collapsed during the San Francisco earthquake. In 1916, the subdivision was recorded by several relatives on behalf of the twelve-year-old John Bayler. Hermina moved to San Francisco around 1920, but returned to Santa Rosa in 1923 when she married James B. McAndrews. John Paul Bayler died April 20, 1979 in Burlingame.⁵

In 1916, Bayler and Menihan's Second Addition was partitioned between John Paul Bayler, his mother Hermina, and his other guardians: Isabelle Bayler, Crescentia Bayler, Theresa Phillips, and Mrs. Mary Menihan. Crescentia and Theresa were John Paul's aunts on his father's side. Isabelle was born in California in March 1864, and married Joseph Bayler (John Jr.'s elder brother) in 1895. Joseph Bayler died March 23, 1914 in Santa Rosa. Mary Menihan was Michael Menihan's widow. Michael Menihan was a Cloverdale resident and hotelkeeper who had partnered with John Paul's grandfather for the Bayler and Menihan subdivision in 1881. Lot 14 went to John Paul Bayler, who was twelve. Crescentia took lots 10 and 11 and shared part of lot 12 with Isabelle; the other part of lot 12 went to Theresa, along with lot 13. Isabelle also took lot 9. Lots 1-6 went to Mary Menihan.⁶

General Hospital

Shortly after she received her portion of the subdivision, Menihan sold her lots to investors from Southern California who opened Santa Rosa General Hospital around 1917 in order to address the threat of Spanish flu. The hospital was constructed from multiple buildings, including World War I barracks, which were moved to the site and attached with passageways. In its early years the Hospital had around thirty beds; the 1921 American Medical Directory ascribes it 35 and the 1922 California State Journal of Medicine lists them at 28. In 1950, the state-of-the-art Santa Rosa Memorial Hospital was completed. Although it had been intended as a replacement for the old hospital with its re-used buildings, General Hospital remained an active health-care facility until 1984.⁷

In 1980, Santa Rosa Memorial Hospital acquired the General Hospital after having managed it for a year. The Memorial Hospital opened and operated the St. Rose Alcoholism Recovery Center there. The General Hospital closed in 1984. In either 1986 or 1996, Memorial Hospital leased the General Hospital to Catholic Charities for one dollar a year; they used it to open a homeless shelter, the Family Support Center. In 2015, the Santa Rosa Memorial Hospital, under Vice President and CFO Mich Riccioni, granted the property to Catholic Charities of the Diocese of Santa Rosa.⁸

⁴ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; *An Illustrated History of Sonoma County, California*, The Lewis Publishing Company, Chicago, Illinois, 1889; 1870 Federal Census; 1880 Federal Census; U.S. City Directories, 1822-1989.

⁵ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; Patricia Bunker Maguire and Ann Bunker Wieser, *Ancestral Profiles for Two Early Settlers of the Far West*, Pine Press, Sunnyvale, California, 2000; California Voter Registers, 1866-1898; U.S. City Directories, 1822-1989; California Death Index, 1905-1939.

⁶ Deeds on file with the Sonoma County Recorder's Office; U.S. Find a Grave Index, 1600s-current; New York Passenger Lists, 1820-1957; 1900 Federal Census; 1910 Federal Census; U.S. City Directories, 1822-1989; 1920 Federal Census; 1930 Federal Census; Social Security Death Index, 1935-2014; California Death Index, 1940-1997.

⁷ Deeds on file with the Sonoma County Recorder's Office; Gaye LeBaron, *Reflecting on what was lost when Santa Rosa General Hospital closed*, The Press Democrat, November 22, 2009; Gaye LeBaron, *When Memorial Hospital changed health care in Sonoma County*, The Press Democrat, December 14, 2013; American Medical Directory, Volume 7, The American Medical Association, Chicago, Illinois, 1921; California State Journal of Medicine, Volume 20, No. 1, The Medical Society of the State of California, San Francisco, California, 1922.

⁸ Deeds on file with the Sonoma County Recorder's Office; About Us: History and Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Larry Maniscalco, *Strategic Moments in Organizational History*, St. Joseph Health System, July, 2005, accessed November 3, 2015; About Us: Historical Milestones, St. Joseph Health, 2015, accessed November 3, 2015.

Page 5 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

612 Morgan Street, 306 & 312 Seventh Street

In 1921, Hermina Bayler, acting as the guardian of John Paul Bayler (who was seventeen at this point), sold lot 14 to Henry Shanor Gutermute, who was the owner and superintendent of the General Hospital at the time. Henry Gutermute was born in 1865 in Bush Creek, Pennsylvania. On May 12, 1892 he married Linda Burr Derby in Petaluma. Linda Derby was born 1871 in California. Their four children were born between 1894 and 1903. In 1910, the family lived in Petaluma, where Henry Gutermute owned a general and stationery store and then sold pianos and organs. The Gutermute family relocated to Santa Rosa after Henry began working on the hospital venture with his partners, and lived on College Avenue for many years. Gutermute had a seventh-grade education and no medical experience, so he appears to have been brought in as a business manager. Henry Gutermute died January 25, 1958 in Petaluma. Linda Gutermute died in 1978 at the age of 107.⁹

In 1940, the Gutermutes constructed three modest houses on the parcel, which was just west of the hospital building. 612 Washington Street and 304 and 306 Seventh Street are small Minimal Traditional style houses with very similar plans and materials. The Gutermutes appear to have constructed the houses as an investment, and used them as rental properties for the next two decades. They do not appear to have partners in the venture (as they did in the hospital). Residents were working- and middle-class people, mostly couples, and most moved on after a couple of years. Typical occupations included clerks, laborers, retired people, and salesmen. Elijah and Laura Funderberg lived at 612 Washington Street from at least 1947 – 1955, longer than most residents. Laura was a nurse at the hospital, and Elijah first worked as a yardman and later became a salesman. Most of the residents did not work at the hospital around the corner, so the parcel's ownership appears to have been the only connection between the dwellings and the medical facility.¹⁰

In 1959, Linda Gutermute sold lot 14 to Donald A. MacMillan, Douglas W. MacMillan, Ronald MacMillan, Alexander Cameron MacMillan, and D. Weegar MacMillan. In 1969, Donald A. MacMillan, Hazel MacMillan, Douglas W. MacMillan, Velva MacMillan, Ronald MacMillan, Annette MacMillan, Alexander Cameron MacMillan, Zynhilde Macmillan, D. Weegar MacMillan, and Ann MacMillan deeded lot 14 to MacMillan Properties. MacMillan Properties continued to operate the dwellings as rental properties, and owned the General Hospital until at least 1971. Velva MacMillan was born in 1909 in Canada and came to the U.S. sometime between 1940 and 1945. Her husband Douglas W. MacMillan was born about 1901, also in Canada. He was naturalized May 8, 1930 and lived in Los Angeles. He was a surgeon, and worked as a doctor in Los Angeles and Hollywood from 1922 to 1955. The other partners in MacMillan Properties were Douglas MacMillan's siblings and their spouses.¹¹

When Highway 101 was constructed in the 1940s, it was routed through the heart of downtown, just a half-block west of the corner of Washington and Seventh Streets. As traffic increased over the decades the highway was widened. By 1968, the row of houses that had provided a buffer between the freeway and the parcel had been demolished, and the freeway was nearly across the street. The encroachment of the freeway would have made the dwellings less appealing than when they were originally constructed, and probably contributed to their eventual change in use.

In 1965, 308 (306) Seventh Street was vacant, and by the 1970s none of the houses were being rented out. 612 Washington Street had become a warehouse for the hospital, and the other two dwellings were vacant. In the early 1970s, Washington Street's name was changed to Morgan Street in this neighborhood. In 1976, the houses continued to be used for storage and as conference rooms. Santa Rosa Memorial Hospital acquired the parcel from the MacMillans after 1970, continuing the non-residential uses through the end of the decade. By 1980, 612 Morgan Street was the Hospital accounting office, while the other two houses were used as maintenance and conference areas. Catholic Charities took over management of the entire block in the 1980s. In 1989, Anne Bloomfield surveyed the St. Rose neighborhood, and found it eligible as a historic district. The three houses were considered contributors to the district at that time. Maintenance on the buildings was deferred, and they gradually became dilapidated, although they remained in use for many years. Photographs taken by the City of Santa Rosa for a 2007 windshield survey demonstrate that all three buildings were in use at that time. In

⁹ Deeds on file with the Sonoma County Recorder's Office; California Death Index, 1940-1997; 1900 Federal Census; U.S. City Directories, 1822-1989; 1910 Federal Census; U.S. Social Security Death Index, 1935-2014.

¹⁰ Santa Rosa City Directories.

¹¹ Deeds on file with the Sonoma County Recorder's Office; U.S. Social Security Death Index, 1935-2014; U.S. Border Crossings from Canada to U.S., 1895-1956; U.S. Naturalization Record Indexes, 1791-1992; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1-6, 1971.

Page 6 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

2008, the City of Santa Rosa's Parks and Recreation Department operated a teen center at 306 Seventh Street. In 2015, the hospital sold the parcel to Catholic Charities of the Diocese of Santa Rosa. The houses are currently boarded up and extremely dilapidated.¹²

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 Santa Rosa Register of historic resource requirements are based on the state and national standards.

Criterion A/1: The three houses at 612 Morgan Street and 304 and 306 Seventh Street are not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Originally constructed as rental housing, they do not exemplify any important event or series of events in the history of Santa Rosa. Therefore the house is not eligible to the NRHP, CRHR, or for local registration under Criterion 1/A.

Criterion B/2: The three houses at 612 Morgan Street and 304 and 306 Seventh Street are not associated with the lives of persons important to local, state, or national history, and therefore are not eligible to the NRHP, CRHR, or local designation under Criterion B/2.

Criterion C/3: The three houses at 612 Morgan Street and 304 and 306 Seventh Street are not significant under Criterion 3 for their architecture. The houses have characteristics of Minimal Traditional architecture, a style developed during the Great Depression to provide inexpensive housing and remained popular until 1950. The low-pitch roofs, minimal architectural ornamentation at the gable ends, and modest size of these houses make them recognizable examples of the style. However, they are common examples of Minimal Traditional buildings, and lack architectural distinction. They were included as contributors to the St. Rose Historic District when it was recorded in 1989. However, from the vantage point of 2015, they do not appear to be appropriate contributors to the district, which is dominated by Victorian and early-twentieth century architectural styles. They are therefore not eligible for the NRHP, CRHR, or local designation under Criterion C/3.

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. 612 Morgan Street and 304 and 306 Seventh Street do not appear to be principal sources of important information in this regard. ✓

The three houses at 612 Morgan Street and 304 and 306 Seventh Street do not meet the criteria for listing on national, state, or local historic registers. It has been assigned a Historic Resource Status Code of 6Z, and therefore does not qualify as a historic resource under CEQA. ✓

¹² Santa Rosa City Directories; Anne Bloomfield, DPR 523 form, St. Rose Historic District, July, 1989; City of Santa Rosa, Parks and Recreation Department Newsletter, Spring, 2008.

Page 7 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street
*Recorded by Kara Brunzell *Date: October 27, 2015 ☒ Continuation ☐ Update

Photographs:



Photograph 2: 306 Seventh Street, northeast and southeast elevations with 304 Seventh Street and 612 Morgan Street showing in background, camera facing northwest, October 27, 2015.



Photograph 3: 612 Morgan Street, southeast elevation, camera facing west, October 27, 2015.

Page 8 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street
*Recorded by Kara Brunzell *Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 4: 612 Morgan Street, northwest and southwest elevations, camera facing east, October 27, 2015.



Photograph 5: 612 Morgan Street, northwest and northeast elevations, camera facing southwest, October 27, 2015.

Page 9 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street
*Recorded by Kara Brunzell *Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 6: 304 Seventh Street, northwest (main) and southwest elevations, camera facing southeast, October 27, 2015.



Photograph 7: 304 Seventh Street, detail, southwest elevation, camera facing east, October 27, 2015.

Page 10 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 8: 304 Seventh Street, northwest and northeast elevations, camera facing south, October 27, 2015.



Photograph 9: 304 Seventh Street, southeast and southwest elevations, camera facing northeast, October 27, 2015.

Page 11 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street
*Recorded by Kara Brunzell *Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 10: 306 Seventh Street, northeast and northwest (main) elevations, camera facing southwest, October 27, 2015.



Photograph 11: 306 Seventh Street, northeast and southeast elevations, camera facing northwest, October 27, 2015.

Page 12 of 12 *Resource Name or # (Assigned by recorder) 612 Morgan Street, 304 and 306 Seventh Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 12: 306 Seventh Street, northwest and southwest elevations, camera facing east, October 27, 2015.

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 _____

Page 1 of 6

*Resource Name or # (Assigned by recorder) 437 A Street

P1. Other Identifier: 437 A Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County** Sonoma

***b. USGS 7.5' Quad** Santa Rosa **Date** 2015 **T** ____; **R** ____; ____ **¼ of Sec** ____; ____ **B.M.**

c. Address: 437 A Street **City** Santa Rosa **Zip** 95401

d. UTM: (give more than one for large and/or linear resources) **Zone** 10; 587798.417836167 mE/ 4206286.757792604 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-041-050-000

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

437 A Street is located near the northwest corner of 6th and A Streets near Downtown Santa Rosa. The block is the southernmost section of St. Rose's Historic District, which is dominated by residences dating from the late-nineteenth and early-twentieth centuries. The block has several historic-period buildings including a hospital and a number of dwellings. The historic setting of the neighborhood has been compromised, however, by the construction of multi-story parking structures across A and Sixth Streets as well as the 101 Freeway one block to the east. The one-story industrial building is rectangular in plan with a gabled corrugated metal roof. It has minimal eave overhang. The building is wood frame and rests on a concrete foundation. The main façade, which is on A Street, faces southeast. It has a parapet with rounded corners and is clad in stucco. A large vehicle entrance at the center of the façade is fitted with a metal roll-up door. An entryway with flush-mounted hollow-core door is adjacent to the vehicle door. Large storefront windows on either side of the doors have been boarded up. Side elevations are clad in corrugated metal and lack windows or entryways. The rear elevation, on the northeast, is clad in vertical-groove plywood and also has a large vehicle entrance and smaller doorway. All entryways are at grade.

***P3b. Resource Attributes:** (List attributes and codes) HP8: Industrial property

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: Southeast and northwest elevations of building, camera facing west, taken October 27, 2015.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

c1915, City of Santa Rosa

***P7. Owner and Address:**

Catholic Charities, Diocese of Santa Rosa

987 Airway Court

Santa Rosa, CA 95402

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

Kara Brunzell

1613 B Street

Napa, California 94559

***P9. Date Recorded:** October 27, 2015

***P10. Survey Type:** (Describe) Intensive

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

***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) _____

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Santa Rosa General Hospital

B1. Historic Name: 437 A Street

B2. Common Name: None

B3. Original Use: Garage B4. Present Use: Storage

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) ???

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The building does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Santa Rosa Register of historic resources. The property is not historically or architecturally significant, and is therefore ineligible for listing as a historic resource (see continuation sheet).

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

*B12. References:

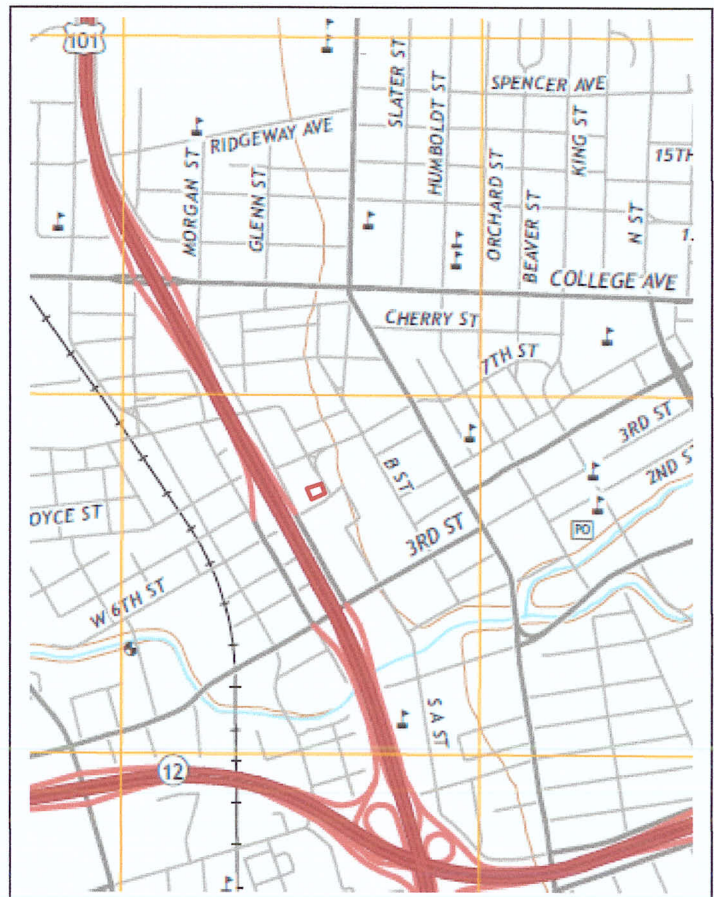
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: October 27, 2015

(This space reserved for official comments.)



Page 3 of 6 *Resource Name or # (Assigned by recorder) 437 A Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

B10. Significance (continued):

City of Santa Rosa Historic Context

The area that became the City of Santa Rosa was home to Pomo, Miwok, and Wappo Native American groups before the arrival of Europeans. In 1841, the Mexican government granted the 17,000-acre Rancho Cabeza de Santa Rosa to Maria Carrillo, who was General Mariano Vallejo's mother-in-law. Speculators laid out the town of Santa Rosa in 1854, much of it on land donated by the Carillos. The new town soon became Sonoma's county seat, which solidified its regional political importance. It was settled primarily by farmers from the southern United States and its economy was based on agriculture. In 1870, Santa Rosa had 900 residents. The arrival of the railroad that year assured commercial growth, and four years later its population had tripled. In 1893, Santa Rosa had 7,000 residents. By the turn of the century, the money brought in by agriculture (especially hops) was attracting investors and entrepreneurs, and several additions to the original town had been platted. By this time, Santa Rosa was a small city with utilities and a streetcar system. The Great Earthquake of 1906, which occurred early in the morning of April 18, 1906, destroyed much of the commercial area downtown.¹

Despite the devastation wrought by the earthquake, the town continued to grow during the early twentieth century. Highway 101 was built in the 1940s and transformed the geography and economy of Santa Rosa. Though it was originally planned to pass Santa Rosa to the west, city fathers lobbied for the route to be changed. The highway was built to pass through the heart of Santa Rosa. The highway brought new business to Santa Rosa but also divided the town in half. The population began to grow faster after World War II and the city expanded. By 1950, Santa Rosa had a population of 15,000. Another earthquake in 1949 brought on an era of urban renewal in the late 1960s and early 1970s that resulted in the demolishment of the courthouse, plaza, and other landmarks; changes in street layout; and the construction of the Santa Rosa Plaza mall. New industries began to appear in Santa Rosa, and its formerly diverse agriculture gradually shifted toward a focus on wine as grape-growing accelerated.²

Bayler & Menihan's Second Addition History

The block bounded by Morgan (Washington), A, Sixth, and Seventh Streets is just a few blocks northwest the courthouse that was at the heart of nineteenth-century Santa Rosa, and just outside the boundaries of the original town plat. The railroad a half mile to the west drew development in that direction beginning in the 1870s, but during the last decades of the century Santa Rosa also grew northward. By the late 1880s, there were a handful of churches and large residences in the St. Rose neighborhood (named for the Catholic parish church at its center). Investors began subdividing additions to Santa Rosa in the St. Rose neighborhood in 1869. By 1893 there were two houses at the southwest corner of the block. By 1897, what would become the hospital block was surrounded on all sides by development and newly subdivided land.³

The block was originally subdivided as Bayler and Menihan's Second Addition. It was recorded by John Paul Bayler, who was a minor, along with several guardians. John Rheinhard Bayler Jr. was born around 1873 to Caroline and John Rheinhard Bayler Sr., two immigrants from Wurtemberg, Germany. John Bayler Sr. emigrated in 1854 and moved to Sonoma County in 1864. He married Caroline C. Bucher in 1870, and they had six children: John Rheinhard, Joseph Anthony, Mary Theresa, Crescentia A., Mary, and Reinhard. The Baylers were living in Mendocino in 1870 and Redwood Township in 1880. John Sr. was a saloon keeper. Joseph was born in 1869, John in 1872, Mary Theresa in 1874, and Crescentia in 1875.⁴

In 1894, John Bayler Jr. married Hermina Agnes Steiger in Sonoma. Hermina Steiger was born in Agua Caliente in 1875. Hermina and John had three children: Frank Bernard Bayler, born in 1895, Leslie Joseph Bayler, born in 1897, and John Paul Bayler, born in 1904. The Baylers were living in Santa Rosa by 1896. John Bayler was a farmer and teamster, and also the proprietor of the Ford & Bayler Saloon at Fourth and Washington Streets. Leslie died in 1905 at the age of eight, and John R. Bayler Jr. and nine-year-old Frank died April 18, 1906

¹ Voliva, Bob and Kay, *Santa Rosa, California in Vintage Postcards*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 1999, 8; R. Melander, R. Owens, and T.F. King "Archaeological Impact Evaluation: Santa Rosa Urban Renewal Area," URS Research Company, August 15, 1973, 7 – 12; Eric Stanley, *Santa Rosa: Then and Now*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 2008, 9, 11.

² Voliva 8, Stanley 9.

³ Reynolds & Proctor, "Illustrated Atlas of Sonoma County, California," Santa Rosa, California, 1897; Sanborn Insurance Maps, Santa Rosa, California, 1893.

⁴ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; *An Illustrated History of Sonoma County, California*, The Lewis Publishing Company, Chicago, Illinois, 1889; 1870 Federal Census; 1880 Federal Census; U.S. City Directories, 1822-1989.

Page 4 of 6 *Resource Name or # (Assigned by recorder) 437 A Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

when the Santa Rosa saloon owned by the family collapsed during an earthquake. In 1916, the subdivision was recorded by several relatives on behalf of the twelve-year-old John Bayler. Hermina moved to San Francisco around 1920, but returned to Santa Rosa in 1923 when she married James B. McAndrews. John Paul Bayler died April 20, 1979 in Burlingame, San Mateo.⁵

In 1916, Bayler and Menihan's Second Addition was partitioned between John Paul Bayler, his mother Hermina, and his other guardians: Isabelle Bayler, Crescentia Bayler, Theresa Phillips, and Mrs. Mary Menihan. Crescentia and Theresa were John Jr.'s sisters. Isabelle was born in California in March 1864, and married Joseph Bayler (John Jr.'s elder brother) in 1895. Joseph Bayler died March 23, 1914 in Santa Rosa. Mary Menihan was Michael Menihan's widow. Michael Menihan was a Cloverdale resident and hotelkeeper who had partnered with John Paul's grandfather for the Bayler and Menihan subdivision in 1881. Lot 14 went to John Paul Bayler, who was twelve. Crescentia took lots 10 and 11 and shared part of lot 12 with Isabelle; the other part of lot 12 went to Theresa, along with lot 13. Isabelle also took lot 9. Lots 1-6 went to Mary Menihan.⁶

General Hospital

Shortly after she received her portion of the subdivision, Menihan sold her lots to investors from Southern California who opened Santa Rosa General Hospital around 1917 in order to address the threat of Spanish flu. The hospital was constructed from multiple buildings, including World War I barracks, which were moved to the site and attached with passageways. In its early years the Hospital had around thirty beds; the 1921 American Medical Directory ascribes it 35 and the 1922 California State Journal of Medicine lists it as 28. In 1950, the state-of-the-art Santa Rosa Memorial Hospital was completed. Although it had been intended as a replacement for the old hospital with its re-used buildings, General Hospital remained an active health-care facility until 1984.⁷

In 1980, Santa Rosa Memorial Hospital acquired the General Hospital after having managed it for a year. The Memorial Hospital opened and operated the St. Rose Alcoholism Recovery Center there. The General Hospital closed in 1984. In either 1986 or 1996, Memorial Hospital leased the General Hospital to Catholic Charities for one dollar a year; they used it to open a homeless shelter, the Family Support Center. In 2015, the Santa Rosa Memorial Hospital, under Vice President and CFO Mich Riccioni, granted the property to Catholic Charities of the Diocese of Santa Rosa.⁸

437 A Street

Although it is sandwiched between Bayler & Menihan's Second Addition and the older subdivision at the southern end of the block, the parcel does not appear to have been part of either subdivision. By 1908, there was a warehouse at the southeastern corner of the block (431 A Street), which was part of Williamson's Addition. The City of Santa Rosa estimates the building at 437 A Street was constructed in 1915. When Bayler & Menihan's Second Addition was recorded in 1916, the parcel was owned by an entity called "Yulupa Hall Association." Research has not revealed any information about the organization. By 1950, it was being used for cold storage.⁹

Eric G. Engman was the first proprietor of a business in the current building. By 1926, Engman owned the warehouse, which housed an auto repair shop. Engman was born in Sweden in 1888, and came to the U.S. as a child. He married a Swedish-American woman named Anna, a Michigan native, who was three years younger. Their son Iver was born about 1914, and daughter named Frances was born about 1925. In 1918, Engman was the co-proprietor of the Ecklind & Engman garage at the corner of Third and Main Streets. He appears to have

⁵ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; Patricia Bunker Maguire and Ann Bunker Wieser, *Ancestral Profiles for Two Early Settlers of the Far West*, Pine Press, Sunnyvale, California, 2000; California Voter Registers, 1866-1898; U.S. City Directories, 1822-1989; California Death Index, 1905-1939.

⁶ Deeds on file with the Sonoma County Recorder's Office; U.S. Find a Grave Index, 1600s-current; New York Passenger Lists, 1820-1957; 1900 Federal Census; 1910 Federal Census; U.S. City Directories, 1822-1989; 1920 Federal Census; 1930 Federal Census; Social Security Death Index, 1935-2014; California Death Index, 1940-1997.

⁷ Deeds on file with the Sonoma County Recorder's Office; Gaye LeBaron, *Reflecting on what was lost when Santa Rosa General Hospital closed*, The Press Democrat, November 22, 2009; Gaye LeBaron, *When Memorial Hospital changed health care in Sonoma County*, The Press Democrat, December 14, 2013; American Medical Directory, Volume 7, The American Medical Association, Chicago, Illinois, 1921; California State Journal of Medicine, Volume 20, No. 1, The Medical Society of the State of California, San Francisco, California, 1922.

⁸ Deeds on file with the Sonoma County Recorder's Office; About Us: History and Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Larry Maniscalco, *Strategic Moments in Organizational History*, St. Joseph Health System, July, 2005, accessed November 3, 2015; About Us: Historical Milestones, St. Joseph Health, 2015, accessed November 3, 2015.

⁹ Original Plat Map, Bayler & Menihan's Second Addition, 1916; Sanborn Maps, 1908, 1950

Page 5 of 6 *Resource Name or # (Assigned by recorder) 437 A Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

constructed the building at 437 A Street to serve as a garage about 1920. By the time Iver was 17 years old, he was working in the family auto shop and service station. By 1947, J.W. Wilson and H.W. Simpson were operating Wilson's Garage in the building. Wilson's Garage remained in business through at least 1952. The Engmans do not appear to have performed many alterations over the years except for periodically re-roofing. Eric Engman died in 1959, after which the family sold the property to Loren Hardisty.¹⁰

In the early 1950s, it briefly housed a dairy products factory called Golden State Company. Loren Gerald Hardisty owned the property as early as 1958 and operated Hardisty's Mufflers there. Loren G. Hardisty was born in 1935 in Sonoma County. He married Joanne L. Crowther in 1957 and lived in Santa Rosa until he died in 2012. By 1964, he was operating Major Muffler at the property. By 1968, 437 A Street was owned by Bishop-Hansel Ford. Walter Curtis Hansel, who had moved to Santa Rosa in 1961, was the owner; he named the dealership (which was across A Street from the parcel) after himself and Robert Bishop, the former Santa Rosa mayor he had purchased the business from. Walter Hansel was born in 1919 in Stockton. In 1941, he married Alyce Madeline O'Connor, who he had met at Stanford University. She was born in 1917 in Fond du Lac, Washington and moved to Stockton with her family as a child. Hansel left for World War II soon after they married, working as a supply officer for a Navy ship. He began selling cars in 1946 after returning. Walter died in 1998 and Alyce in 2008 (their son Henry now runs the family business).¹¹

From 1971 to 1975, the building housed Cadle's Mercy Ambulance Service, owned by Eugene Davenport. Davenport was born around 1932 in California and lived in San Francisco until at least 1940. He married Mary E. Bilotti on January 9, 1954 in Sonoma, and they lived in Santa Rosa together as long as 1976. In 1975, the ambulance company re-configured the interior of the building to create separate spaces for equipment storage, offices, and an employee lounge. Catholic Charities states that the building was used as a morgue at one point. Although research did not reveal documentary evidence of this use, it is likely to have occurred when Cadle's Mercy Ambulance was working from the building. By 1980, the hospital was utilizing most of the building for storage, while Cadle Ambulance was in the southeastern portion of the building. By 1992, Memorial Hospital owned 437 A Street. In 2015, Santa Rosa Memorial Hospital sold the parcel to Catholic Charities of the Diocese of Santa Rosa. It continues to be used by Catholic Charities for storage.¹²

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 Santa Rosa Register of historic resource requirements are based on the state and national standards.

Criterion A/1: 437 A Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Originally constructed as an auto repair shop and subsequently used for equipment and other storage, it does not exemplify any important event or series of events in the history of Santa Rosa. Therefore the house is not eligible to the NRHP, CRHR, or local designation under Criterion 1/A.

Criterion B/2: 437 A Street is not associated with the lives of persons important to local, state, or national history, and therefore is not eligible to the NRHP, CRHR, or local designation under Criterion B/2.

Criterion C/3: 437 A Street is not significant under Criterion 3 for its architecture. It is a simple, utilitarian building that was constructed for industrial use and lacks architectural or design distinction. It therefore is not eligible for the NRHP, CRHR, or local designation under Criterion C/3.

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. 437 A Street does not appear to be a principal source of important information in this regard.

¹⁰ U.S. Census Records, Santa Rosa, 1920, 1930; Building permits on file with the Sonoma County Recorder's Office.

¹¹ Deeds on file with the Sonoma County Recorder's Office; Building permits on file with the Sonoma County Recorder's Office; U.S. Find a Grave Index, 1600s-current; 1910 Federal Census; 1900 Federal Census; U.S. City Directories, 1822-1989; California Marriage Index, 1949-1959; Hansel Ford Commercial Truck Department, *About Us*, 2014-2015, accessed November 10, 2015; California Birth Index, 1905-1995; Guy Covner, *Hansel: "cars are in our blood"*, The Press Democrat, February 11, 2011; Derek J. Moore, Alyce Hansel Obituary, The Press Democrat, April 10, 2008; Time Dealer of the Year Press Release, Time Magazine, 2011; 1949 Federal Census; City Directories, 1822-1989.

¹² Deeds on file with the Sonoma County Recorder's Office; Building permits on file with the Sonoma County Recorder's Office; Santa Rosa City Directories; Anne Bloomfield, DPR 523 form, St. Rose Historic District, July, 1989; City of Santa Rosa, Parks and Recreation Department Newsletter, Spring, 2008

Page 6 of 6 *Resource Name or # (Assigned by recorder) 437 A Street

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

437 A Street is within boundaries the City of Santa Rosa's St. Rose Historic District. When Anne Bloomfield surveyed the neighborhood in 1989, however, the building was outside the area recommended for designation as a historic district. Although the parcel was subsequently added to the district, the decision seems to have based on proximity rather than an evaluation of the property. 437 A Street does not meet the criteria for listing on national, state, or local historic registers. It has been assigned a Historic Resource Status Code of 6Z, and therefore does not qualify as a historic resource under CEQA.

Photographs:



Photograph 2: Northwest and southwest elevations, camera facing east, October 27, 2015.



BRUNZELL
HISTORICAL

March 1, 2016

Bruce Shimizu
Director of Real Estate Development
Catholic Charities of the Diocese of Santa Rosa
987 Airway Court
Santa Rosa, California 95402

Subject: Historical Evaluation of the buildings at 608 and 608 1/2 Morgan Street, Santa Rosa, Sonoma County, California.

Dear Bruce,

The letter report that follows, along with the DPR 523 forms attached, comprise the evaluation of the buildings at 608 and 608 1/2 Morgan Street, Santa Rosa, as required by the City of Santa Rosa Planning Department.

Preparer's Qualifications

Historic Preservation standards in the United States are regulated by the National Park Service, under authority granted by the Secretary of the Interior. The Secretary of the Interior has established Standards and Guidelines for both archaeology and historic preservation. The Standards and Guidelines are prepared under the authority of sections 101(f), (g), and (h), and section 110 of the National Historic Preservation Act of 1966, as amended. The Secretary of the Interior has established the following professional qualifications for historians and architectural historians:

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural

resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Methodology

I conducted a site visit on October 27, 2015. The site visit included collecting photographs of all elevations of the buildings, the parcels, and the neighborhood setting. I conducted a record search of the subject properties at the Northwest Information Center (NWIC), located at California State University, Sonoma; deed research at the Sonoma County Recorder's office; and online research at ancestry.com and other websites. In addition, I conducted research through the property owner, the City of Santa Rosa Planning Division, and the Sonoma County Heritage Collection.

Summary of Findings

The record search at the NWIC did not reveal any previous surveys of the parcels. However, the City of Santa Rosa's Planning Division provided documentation demonstrating that the parcel on Morgan was evaluated and found to be a contributor to the St. Rose Historic District in 1989.

For the current study, the buildings on the parcel were evaluated for California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility. In addition, they were re-evaluated for eligibility as district contributors to Santa Rosa's St. Rose Historic District.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity and it:

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

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

- 1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2. It is associated with the lives of persons important to local, California, or national history;

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated.

The NRHP and CRHR also require that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Santa Rosa Zoning Code Definitions Regarding Historic Resources and Cultural Preservation

Historic and Cultural Preservation. The following terms and phrases are defined for the purposes of Section 20-28.040 (Historic Combining District) and Chapter 20-58 (Historic and Cultural Preservation).

1. California Register of Historic Places. As defined in California Public Resources Code Section 5020.1 and in California Code of Regulations Title 14 Chapter 11.5, Section 4850 et seq.

2. Contributor. A contributing property is a building, structure, site, feature or object located within a designated preservation district that embodies the significant physical characteristics and features, or adds to the historical associations, historic architectural qualities or archaeological values identified for the historic district, and was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

3. Demolition. The removal of 50 percent or more of the exterior walls and interior structural elements, which support the exterior walls, roof, or exterior elements of a historic resource.

Demolition does not include either:

- a. The removal and replacement in kind of deteriorated, non-repairable materials required for the restoration or rehabilitation of a historic resource (resulting in no change to its exterior appearance or historic character); or
- b. Removal of non-historic features or additions that may exist on a historic resource.

4. Feature or Characteristic. A fixture, component or appurtenance attached to, contiguous with or otherwise related to a structure or property including landscaping, setbacks, distinguishing aspects, roof attributes, overlays, moldings, sculptures, fountains, light fixtures, windows and monuments. May include historically and/or architecturally significant interior areas that are accessible to or made available to the public, including, but not limited to: areas commonly used as public spaces such as lobbies, meeting rooms, gathering rooms, public hallways, or similar spaces. Interior areas that generally are not accessible to or made available to the public, but which occasionally may be visited by business invitees or members of the public including those on a tour of a facility, do not constitute a "feature or characteristic."

5. Landscape Feature or Characteristic. One or more trees or other vegetation, rocks, walls, and/or other exterior feature of a site that contributes to historical significance and/or is

representative of, or evokes the time period, community or neighborhood character or appearance of a specific time period.

6. Historic Resource. Includes any of the following:

- a. A resource listed in or determined by the State Historical Resources Commission to be eligible for listing in the California Register of Historic Places;
- b. A resource included in the local register of historic resources as defined in Public Resources Code Section 5020.1(k) or identified as significant in an historic resources survey meeting the requirements of Public Resources Code Section 5024.1(g), which is presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise;
- c. A resource listed in or determined to be eligible for listing in the National Register of Historic Places; and/or
- d. Any object, building, structure, site, area, place, record, or manuscript that the Historic Resources Review Board or Director determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Santa Rosa may be considered to be historically significant.

Criteria for evaluating significance and integrity shall include location, design, setting materials, workmanship, feeling and association along with one of the following: (i) the resource is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage; (ii) is associated with the lives of persons important in our past; (iii) embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; (iv) has yielded or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in or has not yet been determined to be eligible for listing in the California Register of Historical Resources not listed in the Official Register, or identified in a historic resources survey does not preclude a lead agency from determining that the resource may be a Historic Resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

7. Neglect. Failure to prevent or correct any deterioration of or damage to a structure or any part thereof and failure to restore the structure or part thereof to its condition prior to the occurrence of such deterioration or damage.

8. Non-contributor. A non-contributing property is any building, structure, site, feature, or object located within a designated preservation district that which does not add to the historical integrity or architectural qualities that make the district historically significant.

9. Rehabilitation. The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

10. Secretary of the Interior's Standards. The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 67), with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

Evaluation

Criterion A/1/i: The buildings on the parcel are not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Therefore, they are not eligible to the NRHP, CRHR, or for local listing under Criterion A/1/i.

Criterion B/2/ii: The buildings on the parcel are not associated with the lives of persons important to local, state, or national history. Therefore, they are not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: 608 Morgan Street is significant under Criterion 3 for its architecture. It is a good (if rather modest) example of Mission architecture, which originated in California and was popular from 1890 to about 1920. Its decorative shaped parapet, ornamental vigas, decorative blind arches, and smooth stucco cladding were architectural elements designed to reference California's Spanish Colonial mission buildings. The building does not rise to the level of significance required for nomination the NRHP or CRHR as an individual landmark. However, its architecture is sufficiently distinguished to render it eligible as a contributor to the local St. Rose Historic District under Criterion C/3/iii. The rear building, 608 ½ Morgan Street, does not share most of these architectural features and therefore does not qualify as a contributor to the district.

Criterion D/4/iv: 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/iv. Neither of the buildings appears to be a principal source of important information in this regard.

608 – 608 ½ Morgan Street is within boundaries the City of Santa Rosa's St. Rose Historic District. When Anne Bloomfield surveyed the neighborhood in 1989, the building was found eligible as a district contributor. The current study has found that it has the architectural significance required to remain a district contributor. Eligibility, however, rests on integrity as well as significance.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 608 Morgan Street has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building are unaltered or only slightly altered; therefore the building retains integrity of design. The setting has been altered by the encroachment of the freeway and mall parking lots, as well as the conversion of the rear portion of the parcel to parking, so its integrity of setting has been partially compromised, although much of the neighborhood's domestic landscape remains unchanged. Replacement of some windows, removal of the porch parapet, and the addition of stone facing to the porch and lower main façade have partially compromised integrity of materials and workmanship. However, the building retains characteristic original features such as shaped parapet, decorative blind arches, smooth stucco cladding, and ornamental vigas. It therefore retains integrity of materials and workmanship. The property retains sufficient significant physical characteristics from its original construction to convey its historic qualities and therefore retains integrity of feeling. The presence of the above-listed aspects of integrity allows the building to convey its integrity of association. Therefore, despite some alterations over the years, 608 Morgan Street retains sufficient integrity to retain its status as a contributor to the St. Rose Historic District.

608 Morgan Street is eligible as a St. Rose Historic District contributor for its architecture and retains integrity, and therefore qualifies as a historic resource under CEQA. The rear building, 608 ½ Morgan Street, is an ancillary building that does not share the significant architectural features of the main building. The small storage building at the rear of the parcel also lacks architectural distinction. Therefore, the two rear buildings are non-contributors to the historic district, and do not constitute historic resources under CEQA.

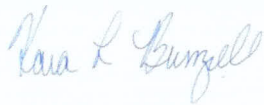
Recommendations

Since 608 Morgan Street qualifies as a historic resource, its demolition or significant alteration would constitute an adverse effect under CEQA. Therefore, the building should be preserved if feasible. If future projects on the parcel render preservation infeasible, then appropriate mitigations should be undertaken. Potential mitigations include HAER-type recordation or another form of recordation of the property that may be suggested by

interested local parties. 608 1/2 Morgan Street and the small storage building at the rear of the parcel are not historic resources, and therefore alteration or demolition of these ancillary buildings would not constitute an adverse effect under CEQA.

Please contact me by phone at 707/290-2918 or e-mail at 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.
Architectural Historian

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 _____

Page 1 of 11

*Resource Name or # (Assigned by recorder) Casa Del Sol Apartments

P1. Other Identifier: 608 Morgan Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Sonoma

*b. USGS 7.5' Quad Santa Rosa Date 2012 T ; R ; ¼ of Sec ; B.M.

c. Address 608 Morgan Street City Santa Rosa Zip 95401

d. UTM: (give more than one for large and/or linear resources) Zone 10; 587798.417836167 mE/ 4206286.757792604 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-041-016-000

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

The parcel is located on Morgan Street near its intersection with 7th Street near Downtown Santa Rosa. The block is the southernmost section of St. Rose's Historic District, which is dominated by residences dating from the late-nineteenth and early-twentieth centuries. The block has several historic-period buildings including a hospital and a number of dwellings. The historic setting of the neighborhood has been compromised, however, by the construction of multi-story parking structures across A and Sixth Streets as well as the 101 Freeway just across the street from the parcel. The two-story apartment building is flat-roofed and features a modified rectangular plan. It exhibits several characteristic elements of Mission architecture, including shaped parapet around the entire building, stucco cladding, decorative blind arches on the upper main façade, and decorative projecting vigas. Windows, usually paired, are almost all fitted with single-hung aluminum sash. The main façade, on the southwest, fronts onto Morgan Street. Two slightly projecting volumes have higher parapets than the primary volume of the building, which are adorned with decorative blind arches executed in wood (continued p. 3).

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple 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: Southwest (main) and northwest elevations of building, camera facing east, October 27, 2015.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

c1920

***P7. Owner and Address:**

Catholic Charities, Diocese of Santa Rosa

987 Airway Court

Santa Rosa, CA 95402

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

Kara Brunzell

1613 B Street

Napa, California 94559

***P9. Date Recorded:** October 27, 2015

***P10. Survey Type:** (Describe) Intensive

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

Evaluation of the buildings at 608 and 608 ½ Morgan Street, Santa Rosa, Sonoma County, California.

***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) _____

Page 2 of 11

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Casa Del Sol Apartments

B1. Historic Name: Casa Del Sol Apartments

B2. Common Name: 608 Morgan Street

B3. Original Use: Multi-family dwelling B4. Present Use: Multi-family dwelling

*B5. Architectural Style: Mission

*B6. Construction History: (Construction date, alteration, and date of alterations) c1920, original construction

c1975, construction of storage building

c1980, addition of stone facing to base and porch, replacement of most windows

c1990, alteration of porch roof from shaped parapet to gable

1997, rear portion of parcel paved

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: Ancillary Dwelling, Storage Building

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area St. Rose Historic District

Period of Significance 1920 Property Type Multi-family dwelling Applicable Criteria C/3/i

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

The building does not meet the criteria for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). It is, however, a contributor to the local St. Rose Historic District. The property was evaluated and found a contributor to the district when it was surveyed in 1989, and has been altered only slightly in the intervening decades, therefore it remains a district contributor (see continuation sheet).

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

*B12. References:

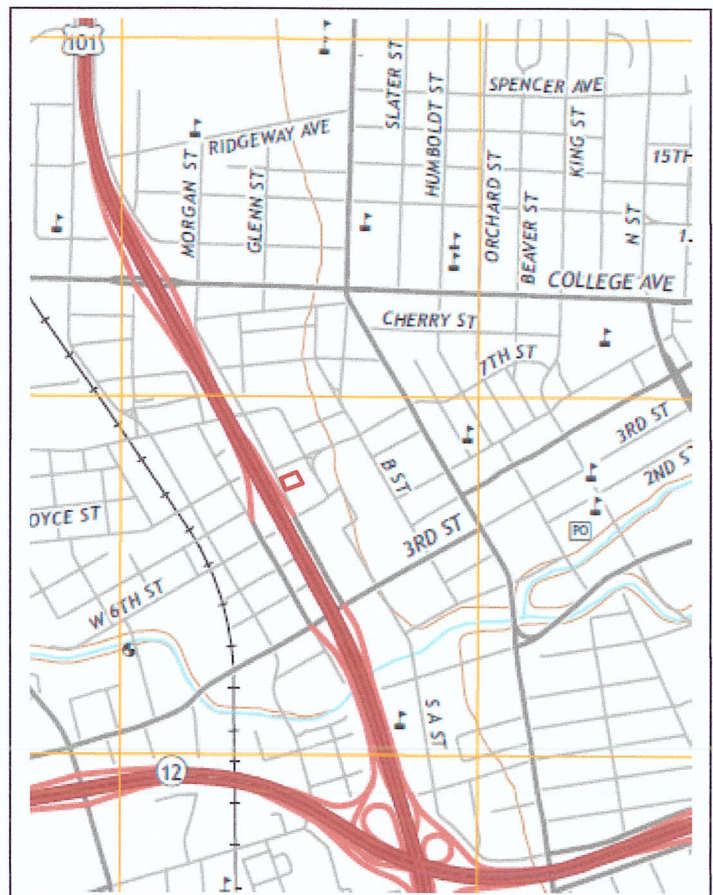
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: October 27, 2015

(This space reserved for official comments.)



Page 3 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

P3a. Description (continued)

There are paired windows on each story. The upper windows are topped with decorative wood molding and have flower boxes supported by decorative brackets. Ornamental shaped vigas project from the recessed portions of the upper façade. A single-story entry porch projects from the center of the building. It is topped with its own gabled roof and clad in stone facing. There is similar decorative stone facing at the base of the main façade. The porch is reached via a set of concrete steps. The door is wood with multiple light glazing. Side (northwest and southeast) elevations have similar features, including shaped parapet and projecting ornamental vigas. Stone facing is on the lower portion of the facades near the main elevation. The rear (northeast) elevation has a shaped parapet but no vigas. There are two-story wooden entry porches at each rear corner of the building. Back doors to the four units are sheltered by flat roofs. Upper doors are reached via wooden staircases. The rear elevation features one paired set of windows fitted with original double hung six-over-one wood sash. The rear yard is enclosed by a tall board fence.

There is a smaller one-story building numbered 608 ½ Morgan Street behind the two-story main building. It appears to have been part of the original construction on the parcel. It is rectangular in plan and features a flat roof with shaped parapet similar to that on the main building. It is clad in narrow horizontal boards. Windows are a combination of one-over-one double-hung wood sash and aluminum sliders. There are entrances at the northwest and northeast elevations that are fitted with flat wood doors.

A very small storage building is located at the southeast corner of the parcel. Constructed c1975, it has a flat roof, is clad in board-and-batten, and lacks fenestration.

B10. Significance (continued):

City of Santa Rosa Historic Context

The area that became the City of Santa Rosa was home to Pomo, Miwok, and Wappo Native American groups before the arrival of Europeans. In 1841, the Mexican government granted the 17,000-acre Rancho Cabeza de Santa Rosa to Maria Carrillo, who was General Mariano Vallejo's mother-in-law. Speculators laid out the town of Santa Rosa in 1854, much of it on land donated by the Carillos. The new town soon became Sonoma's county seat, which solidified its regional political importance. It was settled primarily by farmers from the southern United States and its economy was based on agriculture. In 1870, Santa Rosa had 900 residents. The arrival of the railroad that year assured commercial growth, and four years later its population had tripled. In 1893, Santa Rosa had 7,000 residents. By the turn of the century, the money brought in by agriculture (especially hops) was attracting investors and entrepreneurs, and several additions to the original town had been platted. By this time, Santa Rosa was a small city with utilities and a streetcar system. The Great Earthquake of 1906, which occurred early in the morning of April 18, 1906, destroyed much of the commercial area downtown.¹

Despite the devastation wrought by the earthquake, the town continued to grow during the early twentieth century. Highway 101 was built in the 1940s and transformed the geography and economy of Santa Rosa. Though it was originally planned to pass Santa Rosa to the west, city leaders lobbied for the route to be changed, and the highway was built to pass through the heart of Santa Rosa. It brought new business to Santa Rosa but also divided the town in half. The population began to grow faster after World War II, and the city expanded. By 1950, Santa Rosa had a population of 15,000. Another earthquake in 1949 brought an era of urban renewal in the late 1960s and early 1970s. The city demolished the courthouse, plaza, and other landmarks, and changed the street layout. The Santa Rosa Plaza mall was also constructed during this period. New industries began to appear in Santa Rosa, and its formerly diverse agriculture gradually shifted toward a focus on wine as grape-growing accelerated.²

Bayler & Menihan's Second Addition History

The block bounded by Morgan (Washington), A, Sixth, and Seventh Streets is just a few blocks northwest the courthouse that was at the heart of nineteenth-century Santa Rosa, and just outside the boundaries of the original town plat. The railroad half a mile to the west drew development in that direction beginning in the 1870s, but during the last decades of the century Santa Rosa also grew northward. Investors began subdividing additions to Santa Rosa in the St. Rose neighborhood in 1869. By the late 1880s, there were a handful of churches and large residences in the neighborhood (named for the Catholic parish church at its center.) By 1893 there were two houses at

¹ Voliva, Bob and Kay, *Santa Rosa, California in Vintage Postcards*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 1999, 8; R. Melander, R. Owens, and T.F. King "Archaeological Impact Evaluation: Santa Rosa Urban Renewal Area," URS Research Company, August 15, 1973, 7 – 12; Eric Stanley, *Santa Rosa: Then and Now*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 2008, 9, 11.

² Voliva 8, Stanley 9.

Page 4 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

the southwest corner of what would later become the hospital block. By 1897, what would become the hospital block was surrounded on all sides by development and newly subdivided land.³

The block was originally subdivided as Bayler and Menihan's Second Addition. It was recorded by John Paul Bayler, who was a minor, along with several guardians. John Rheinhard Bayler, Jr. was born about 1873 to Caroline and John Rheinhard Bayler, Sr., immigrants from Wurtemberg, Germany. John Bayler Sr. emigrated in 1854 and moved to Sonoma County in 1864. He married Caroline C. Bucher in 1870, and they had six children: John Rheinhard, Joseph Anthony, Mary Theresa, Crescentia A., Mary, and Reinhard. The Baylers were living in Mendocino in 1870 and Redwood Township in 1880. John, Sr. was a saloon keeper. Joseph was born in 1869, John in 1872, Mary Theresa in 1874, and Crescentia in 1875.⁴

In 1894, John Bayler, Jr. married Hermina Agnes Steiger in Sonoma. Hermina Steiger was born in Agua Caliente in 1875. Hermina and John had three children: Frank Bernard (1895), Leslie Joseph (1897), and John Paul (1904). The Baylers were living in Santa Rosa by 1896. John was a farmer and teamster, and also the proprietor of the Ford & Bayler Saloon at Fourth and Washington Streets. Leslie died in 1905 at the age of eight, and John Bayler, Jr. and nine-year-old Frank died April 18, 1906 when their Santa Rosa saloon collapsed during the great earthquake. In 1916, the subdivision was recorded by several relatives on behalf of the twelve-year-old John Bayler. His mother Hermina moved to San Francisco around 1920, but returned to Santa Rosa in 1923 when she married James B. McAndrews. John Paul Bayler died in 1979 in Burlingame.⁵

In 1916, Bayler and Menihan's Second Addition was partitioned between John Paul Bayler, his mother Hermina, and his other guardians: Isabelle and Crescentia Bayler, Theresa Phillips, and Mrs. Mary Menihan. Crescentia and Theresa were John Jr.'s sisters, and Isabelle his sister-in-law. Mary Menihan was Michael Menihan's widow. Menihan had been a Cloverdale resident and hotelkeeper who had partnered with John Paul's grandfather for the Bayler and Menihan subdivision in 1881. Lot 14 went to John Paul Bayler, who was twelve. Crescentia took lots 10 and 11 and shared part of lot 12 with Isabelle; the other part of lot 12 went to Theresa, along with lot 13. Isabelle also took lot 9. Lots 1-6 went to Mary Menihan.⁶

General Hospital

About 1917, Hermina Menihan sold Lots 1-5 of Bayler & Menihan's Second Addition to the General Hospital Association. By the beginning of 1916, the General Hospital Association of Santa Rosa formed under the direction of Henry Shanor Gutermute and was raising money to open a hospital. Although several local sources date the hospital's opening to 1917 and the General Hospital appears in the 1918 Polk Directory, construction of the current building took place at the end of 1919. In early November, H.S. Gutermute obtained a permit for four one-story frame buildings to be connected by corridors under the name "The Cottage Hospital." The project cost \$6,500, which was a very inexpensive hospital building even for 1919. (Substantial houses were often double this price, and hospitals could cost hundreds of thousands to build.) Gutermute soon settled on the name General Hospital. Santa Rosa residents William Herbert and W.L. Proctor were the architect and construction contractor for the new facility. Henry Shanor Gutermute, was the first superintendent and owner of the General Hospital. Bertha Levy was Santa Rosa General Hospital's Matron, in charge of the nursing staff. During its first decade of operation it was the largest general medical facility in Sonoma County with about 30 beds.⁷

In 1945, Henry Gutermute was 80 years old and must have been ready for retirement. Gutermute sold the General Hospital to MacMillan Properties. Douglas W. MacMillan was born about 1901 in Canada. He was a surgeon, and worked in Los Angeles and Hollywood from 1922 to 1955. The other partners in the venture were his wife and son, his siblings, and their spouses. MacMillan family members (most of whom were in medical professions) formed the hospital board. Gladys Kay became General Hospital's administrator around the time MacMillan bought the hospital. The MacMillans do not appear to have had any connection to Santa Rosa other than the investment in the

³ Reynolds & Proctor, "Illustrated Atlas of Sonoma County, California," Santa Rosa, California, 1897; Sanborn Insurance Maps, Santa Rosa, California, 1893.

⁴ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; *An Illustrated History of Sonoma County, California*, The Lewis Publishing Company, Chicago, Illinois, 1889; 1870 Federal Census; 1880 Federal Census; U.S. City Directories, 1822-1989.

⁵ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; Patricia Bunker Maguire and Ann Bunker Wieser, *Ancestral Profiles for Two Early Settlers of the Far West*, Pine Press, Sunnyvale, California, 2000; California Voter Registers, 1866-1898; U.S. City Directories, 1822-1989; California Death Index, 1905-1939.

⁶ Deeds on file with the Sonoma County Recorder's Office; U.S. Find a Grave Index, 1600s-current; New York Passenger Lists, 1820-1957; 1900 Federal Census; 1910 Federal Census; U.S. City Directories, 1822-1989; 1920 Federal Census; 1930 Federal Census; Social Security Death Index, 1935-2014; California Death Index, 1940-1997.

⁷ Deeds on file with the Sonoma County Recorder's Office; Oakland Tribune, 21 January 1916, 4; "Hospitals," Building & Engineering News, 12 November 1919, 9; "Residences," Building & Engineering News, 12 November 1919, 8.

Page 5 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

hospital. In 1950, state-of-the-art Santa Rosa Memorial Hospital was completed. Although it had been intended as a replacement for the aging General Hospital with its re-used buildings, the older hospital remained in use as an alternative hospital until 1984. By 1978, MacMillan had put Santa Rosa General up for sale. In 1980, Santa Rosa Memorial Hospital acquired the General Hospital after managing it for a year. General Hospital closed in 1984, discontinuing not only its acute care services but a newer dementia treatment center and laying off 90 health care workers. The alcohol treatment center remained in operation for a few years, but by 1987 it was vacant. The Salvation Army opened a homeless shelter in the building. Although neighbors opposed a permanent shelter, the use has persisted for decades. Catholic Charities took over from the Salvation Army, leasing the property from Memorial Hospital and operating the Family Support Center. By 1991, the old buildings were in poor repair after many years of use and some cases of deferred maintenance. Catholic Charities made alterations and repairs, and also began to use the old houses on the block for housing support and other services. In 2015, the Santa Rosa Memorial Hospital sold the property to Catholic Charities of the Diocese of Santa Rosa. Catholic Charities currently owns the entire block, operating services for the homeless from the buildings that remain in use. The non-profit operates the 138-bed Family Support Center in the Santa Rosa General Hospital building, and provides meals, career counseling, and other services for homeless and at-risk families.⁸

608 Morgan Street

Theresa Phillips sold Lot 13, along with a 12.5-foot wide strip of the Lot 12 to Switzerland native Emile Languetin in the late teens. Languetin built "Casa del Sol," the small apartment building at 608 Morgan Street (at that time named Washington Street), about 1920. Languetin, a French speaker, was born in 1868. His wife Josephine was born in 1875 in France. In 1920, the Languetins were living in San Jose, where Emile worked in a cannery. They appear to have moved to Santa Rosa in the early 1920s. The apartment building backed up to the General Hospital, which had opened about 1917. Despite the location, the building does not appear to have been associated with the hospital at first. By 1926, Casa Del Sol was fully occupied according to Santa Rosa city directories. The Languetins, who were retired by the time they moved to Santa Rosa, lived in the rear unit, which was numbered 608 ½ or 610 Washington Street. Josephine Languetin died in 1935, and Emile in 1940.⁹

Tenants who rented one of the four units in the building paid \$35 a month during the years after it was constructed. This was about in the middle of the price range for rentals in the neighborhood. In 1930, its residents ranged in age from mid-twenties to early sixties, and either had working-class jobs or owned small businesses. Howard (32) and Eda (26) Smith rented one unit. He worked as a printer for the local newspaper, and she was a nurse. A.W. and Alice Jones were in their mid-50s. A.W. was a restaurateur and Alice a housewife. 38-year-old Daniel Grady was a postal clerk, and his wife Josephine was several years older than him, and also a housewife. Harry Moyes (60) was a baker, and his wife Bertha (54) worked as a masseuse from the apartments. Moyes was a native of Scotland. An Austrian restaurant cook named Michael Grunst boarded with the couple. The Moyes family had moved in by 1926, and lived in the building longer than most of the other tenants. By 1935, Harry Moyes was a restaurant proprietor. The couple continued to live in the apartment until their deaths in the 1950s.¹⁰

As the decades passed, the building was home to a similar mix of working and retired people. Starting in the early 1950s, however, one or two of the units was often vacant. This may be attributable to the construction of Highway 101 a half-block west in the 1940s. When the highway was widened in the 1960s, the row of houses that had formed a buffer between the building and the freeway was demolished, and the building is now virtually across the street from the freeway.

Research did not reveal a complete ownership chain for the building, but Josephine Girolo acquired the building after the Languetins died. She owned 608 Morgan (Washington) Street by 1963. Josephine Girolo was born in Italy about 1884 and came to the U.S. after the turn of the century. She married fellow Italian immigrant Peter Girolo, who was a saloon keeper and then the proprietor of a soft drink stand during Prohibition. Josephine was a peeler in a cannery, and the couple had three children. They lived in the St. Rose neighborhood

⁸ "Closure of Hospital ends 2 Programs," 7 June 1984, "Cautious Neighbors back SR shelter for homeless," 15 December 1987. Deeds on file with the Sonoma County Recorder's Office; About Us: History and Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Larry Maniscalco, *Strategic Moments in Organizational History*, St. Joseph Health System, July, 2005, accessed November 3, 2015; About Us: Historical Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Gaye LeBaron, *Reflecting on what was lost when Santa Rosa General Hospital closed*, The Press Democrat, November 22, 2009; Gaye LeBaron, *When Memorial Hospital changed health care in Sonoma County*, The Press Democrat, December 14, 2013; American Medical Directory, Volume 7, The American Medical Association, Chicago, Illinois, 1921; California State Journal of Medicine, Volume 20, No. 1, The Medical Society of the State of California, San Francisco, California, 1922; U.S. Census Records, Santa Rosa California, 1930, 1940; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1-6, 1971.

⁹ U.S. Census, San Jose, 1920; Santa Rosa City Directories.

¹⁰ U.S. Census, Santa Rosa, 1930; Santa Rosa City Directories

Page 6 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

for decades. They did not reside at 608 Morgan (Washington) Street, and utilized it as an income property. Josephine Girolo died in 1970, and her heirs sold the building to the General Hospital. By 1980, site plans show that the building was considered "hospital apartments." 608 ½ was used for a dietary office and for storage. The smaller unit at the back corner of the parcel was also used for storage. The General Hospital deeded the property to Santa Rosa Memorial Hospital in 1982. By the mid-1980s, Catholic Charities was using the whole block. In 1989, Anne Bloomfield surveyed the St. Rose neighborhood, and found it eligible as a historic district. The Casa del Sol apartment building was considered a contributor to the district at that time. In 1997, Catholic Charities paved much of the open area on the block to provide parking, including the rear of this parcel. In 2015, Santa Rosa Memorial Hospital sold the parcel to Catholic Charities of the Diocese of Santa Rosa.¹¹

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 Santa Rosa Register of historic resource requirements are based on the state and national standards.

Criterion A/1/i: 608 – 608 ½ Morgan Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although it was constructed as part of the pattern of expansion of Santa Rosa during the early twentieth century, it does not exemplify any important event or series of events in the history of Santa Rosa. Therefore the apartment building is not eligible to the NRHP, CRHR, or Fremont Register under Criterion 1/A/i.

Criterion B/2/ii: 608 – 608 ½ Morgan Street is not associated with the lives of persons important to local, state, or national history, and therefore is not eligible to the NRHP, CRHR, or local designation under Criterion B/2/ii.

Criterion C/3/iii: 608 Morgan Street is significant under Criterion 3 for its architecture. It is a good (if rather modest) example of Mission architecture, which originated in California and was popular from 1890 to about 1920. Its decorative shaped parapet, ornamental vigas, decorative blind arches, and smooth stucco cladding were architectural elements designed to reference California's Spanish Colonial mission buildings. It does not rise the level of significance required for nomination the NRHP or CRHR. However, its architecture is sufficiently distinguished to render it eligible as a contributor to the local St. Rose Historic District under Criterion C/3/iii.

Criterion D/4/iv: 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/iv. 608 – 608 ½ Morgan Street does not appear to be a principal source of important information in this regard.

608 – 608 ½ Morgan Street is within boundaries the City of Santa Rosa's St. Rose Historic District. When Anne Bloomfield surveyed the neighborhood in 1989, the building was found eligible as a district contributor. The current study has found that it has the architectural significance required to remain a district contributor. Eligibility, however, rests on integrity as well as significance.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 608 Morgan Street has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building are unaltered or only slightly altered; therefore the building retains integrity of design. The setting has been altered by the encroachment of the freeway and mall parking lots, as well as the conversion of the rear portion of the parcel to parking, so its integrity of setting has been partially compromised, although much of the neighborhood's domestic landscape remains unchanged. Replacement of some windows, removal of the porch parapet, and the addition of stone facing to the porch and lower main façade have partially compromised integrity of materials and workmanship. However, the building retains characteristic original features such as shaped parapet, decorative blind arches, smooth stucco cladding, and ornamental vigas. It therefore retains integrity of materials and workmanship. The property retains sufficient significant physical characteristics from its original construction to convey its historic qualities and therefore retains integrity of feeling. The presence of the above-listed aspects of integrity allows the building to convey its integrity of association. Therefore, despite some alterations over the years, 608 Morgan Street retains sufficient integrity to retain its status as a contributor to the St. Rose Historic District.

¹¹Deeds on file with the Sonoma County Recorder's Office; Building permits on file with the Sonoma County Recorder's Office; Santa Rosa City Directories; Anne Bloomfield, DPR 523 form, St. Rose Historic District, July, 1989; City of Santa Rosa, Parks and Recreation Department Newsletter, Spring, 2008.

Page 7 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update

608 Morgan Street has been assigned a Historic Resource Status Code of 5D1, and therefore qualifies as a district contributor and a historic resource under CEQA.

608 ½ Morgan Street was constructed at the same time as the primary building. It does not, however, share the significant features of Mission architecture that characterize 608 Morgan Street. The small storage building at the rear of the parcel also lacks architectural distinction. Therefore, the two rear buildings are non-contributors to the historic district, and do not constitute historic resources under CEQA.

Photographs:



Photograph 2: Southwest and northwest elevations, camera facing east, October 27, 2015.

Page 8 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments
*Recorded by Kara Brunzell *Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 3: Second story, northwest elevation, camera facing southwest, October 27, 2015.



Photograph 4: Northwest and northeast elevations, camera facing south, October 27, 2015.

Page 9 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 5: Northeast elevation, camera facing southwest, October 27, 2015.



Photograph 6: Northeast elevation, camera facing southwest, October 27, 2015.

Page 10 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 7: 608 ½ Morgan Street, October 27, 2015.



Photograph 8: 608 ½ Morgan Street, October 27, 2015.

Page 11 of 11 *Resource Name or # (Assigned by recorder) Casa del Sol Apartments

*Recorded by Kara Brunzell

*Date: October 27, 2015 ☒ Continuation ☐ Update



Photograph 9: 608 ½ Morgan Street, October 27, 2015.



BRUNZELL
HISTORICAL

May 31, 2016

Stephen Edwards
Safety and Facilities Manager
Catholic Charities of the Diocese of Santa Rosa
987 Airway Court
Santa Rosa, California 95402

Subject: Historical Evaluation of Santa Rosa General Hospital, 516 Morgan Street, and 600 Morgan Street Santa Rosa, Sonoma County, California.

Dear Stephen,

The letter report that follows, along with the DPR 523 forms attached, comprise the evaluation of the buildings at 465 A Street (Santa Rosa General Hospital), 516 Morgan Street, and 600 Morgan Street in Santa Rosa, as required by the City of Santa Rosa Planning Department.

Preparer's Qualifications

Historic Preservation standards in the United States are regulated by the National Park Service, under authority granted by the Secretary of the Interior. The Secretary of the Interior has established Standards and Guidelines for both archaeology and historic preservation. The Standards and Guidelines are prepared under the authority of sections 101(f), (g), and (h), and section 110 of the National Historic Preservation Act of 1966, as amended. The Secretary of the Interior has established the following professional qualifications for historians and architectural historians:

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period domestic, agricultural, and commercial properties for private and municipal clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Methodology

I conducted a site visit on April 1, 2016. The site visit included collecting photographs of all elevations of the buildings, the parcels, and the neighborhood setting. I conducted a record search of the subject properties at the Northwest Information Center (NWIC), located at California State University, Sonoma, deed research at the Sonoma County Recorder's office, and online research at ancestry.com and other websites. In addition, I conducted research through the property owner, the City of Santa Rosa Planning Division and the Sonoma County Heritage Collection.

Summary of Findings

The record search at the NWIC did not reveal any previous surveys of the three parcels. However, the City of Santa Rosa's Planning Division provided documentation demonstrating that 516 and 600 Morgan Street were evaluated and found to be contributors to the St. Rose Historic District in 1989. Santa Rosa General Hospital at 465 A Street was not included in the 1989 survey, and does not appear to have been previously evaluated for historical significance. However, the General Hospital was included in St. Rose Historic District maps both in 1976-77 and in the City of Santa Rosa's current GIS mapping. The inclusion of the General Hospital in the historic district appears to have been based on geographical proximity rather than any formal evaluation process.

For the current study the buildings on the parcel were evaluated for California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility. In addition, they were re-evaluated for eligibility as district contributors to Santa Rosa's St. Rose's Historic District.

National Register of Historic Places

The National Register of Historic Places (NRHP) was authorized by the National Historic Preservation Act of 1966 and is administered by the National Park Service under the authority of the Secretary of the Interior. A property is considered eligible when it possesses one or more of the following significance criteria:

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

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated.

The NRHP and CRHR also require that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Santa Rosa Zoning Code Definitions Regarding Historic Resources and Cultural Preservation

Historic and Cultural Preservation. The following terms and phrases are defined for the purposes of Section 20-28.040 (Historic Combining District) and Chapter 20-58 (Historic and Cultural Preservation).

1. California Register of Historic Places. As defined in California Public Resources Code Section 5020.1 and in California Code of Regulations Title 14 Chapter 11.5, Section 4850 et seq.

2. Contributor. A contributing property is a building, structure, site, feature or object located within a designated preservation district that embodies the significant physical characteristics and features, or adds to the historical associations, historic architectural qualities or archaeological values identified for the historic district, and was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

3. Demolition. The removal of 50 percent or more of the exterior walls and interior structural elements, which support the exterior walls, roof, or exterior elements of a historic resource.

Demolition does not include either:

- a. The removal and replacement in kind of deteriorated, non-repairable materials required for the restoration or rehabilitation of a historic resource (resulting in no change to its exterior appearance or historic character); or
- b. Removal of non-historic features or additions that may exist on a historic resource.

4. Feature or Characteristic. A fixture, component or appurtenance attached to, contiguous with or otherwise related to a structure or property including landscaping, setbacks, distinguishing aspects, roof attributes, overlays, moldings, sculptures, fountains, light fixtures, windows and monuments. May include historically and/or architecturally significant interior areas that are accessible to or made available to the public, including, but not limited to: areas commonly used as public spaces such as lobbies, meeting rooms, gathering rooms, public hallways, or similar spaces. Interior areas that

generally are not accessible to or made available to the public, but which occasionally may be visited by business invitees or members of the public including those on a tour of a facility, do not constitute a “feature or characteristic.”

5. Landscape Feature or Characteristic. One or more trees or other vegetation, rocks, walls, and/or other exterior feature of a site that contributes to historical significance and/or is representative of, or evokes the time period, community or neighborhood character or appearance of a specific time period.

6. Historic Resource. Includes any of the following:

- a. A resource listed in or determined by the State Historical Resources Commission to be eligible for listing in the California Register of Historic Places;
- b. A resource included in the local register of historic resources as defined in Public Resources Code Section 5020.1(k) or identified as significant in an historic resources survey meeting the requirements of Public Resources Code Section 5024.1(g), which is presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise;
- c. A resource listed in or determined to be eligible for listing in the National Register of Historic Places; and/or
- d. Any object, building, structure, site, area, place, record, or manuscript that the Historic Resources Review Board or Director determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of Santa Rosa, may be considered to be historically significant.

Criteria for evaluating significance and integrity shall include location, design, setting materials, workmanship, feeling and association along with one of the following: (i) the resource is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage; (ii) is associated with the lives of persons important in our past; (iii) embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; (iv) has yielded or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in or has not yet been determined to be eligible for listing in the California Register of Historical Resources not listed in the Official Register, or identified in a historic resources survey does not preclude a lead agency from determining that the resource may be a Historic Resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

7. Neglect. Failure to prevent or correct any deterioration of or damage to a structure or any part thereof and failure to restore the structure or part thereof to its condition prior to the occurrence of such deterioration or damage.

8. Non-contributor. A non-contributing property is any building, structure, site, feature, or object located within a designated preservation district that which does not add to the historical integrity or architectural qualities that make the district historically significant.

9. Rehabilitation. The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

10. Secretary of the Interior's Standards. The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 67), with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

Evaluation

Santa Rosa General Hospital (465 A Street)

Criterion A/1/i: Santa Rosa General Hospital is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although it was constructed as part of the general pattern of Santa Rosa's growth during the early twentieth century, it does not exemplify any important event or series of events in the history of Santa Rosa. Therefore the hospital is not eligible to the NRHP, CRHR, or Santa Rosa Register under Criterion 1/A/i.

Criterion B/2/ii: Santa Rosa General Hospital is not associated with the lives of persons important to local, state, or national history. Therefore, it is not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: Santa Rosa General Hospital does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It was designed by noted Santa Rosa architect William Fulton Herbert, and displays modest references to Mission architecture in its shaped parapet (which is a more restrained version of the decorative parapet on the related Mission apartment building behind the hospital.) The hospital building lacks other decorative features characteristic of the style, however, and also lacks the overall design distinction of Herbert's later and better-known local works. Santa Rosa General Hospital's design reflects the building's limited construction budget (roughly 5% of a typical hospital building during this era) more strongly than its architect's skill. The lack of ornamental features and the hospital's compound plan indicate that is likely to have been pieced together from existing buildings. So although Herbert could be classified as a master architect, the building is not a good representative of his work. Alterations over the years have also resulted in a loss of some of the simple features (such as the Mission-style entryway) that characterized the original building's design. The Santa Rosa General Hospital lacks architectural distinction and integrity and is therefore ineligible for historic listing under Criterion C/3/iii.

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. Santa Rosa General Hospital does not appear to be a principal source of important information in this regard.

516 Morgan Street

Criterion A/1/i: The house at 516 Morgan Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Therefore, it is not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A/i.

Criterion B/2/ii: The house at 516 Morgan Street is not associated with the lives of persons important to local, state, or national history. Therefore, it is not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: The house at 516 Morgan Street is significant under Criterion 3 for its architecture. It is a good (if rather modest) example of Craftsman-style domestic architecture, which was the most popular style for small houses in the United States in the early 1920s when this house was originally constructed. Craftsman architecture is also one of the most commonly occurring styles in the St. Rose Historic District. The building does not rise to

the level of significance required for nomination the NRHP or CRHR. However, its architecture is sufficiently distinguished to render it eligible as a contributor to the local St. Rose Historic District under Criterion C/3/iii.

Criterion D/4/iv: 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/iv. 516 Morgan Street does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 516 Morgan Street has been significantly altered over the years, most notably when it was moved to the parcel in the 1940s and by the c1970 enclosure of its porch. Integrity of location was lost when the building was moved to the parcel c1946, and integrity of setting has been compromised by the construction and expansion of the freeway across the street. Porches are among the most recognizable and important character-defining features of Craftsman architecture, and a virtually ubiquitous element of Craftsman houses. A porch is an especially important element of a house like 516 Morgan Street, which is a small, vernacular example of the style and lacks the ornamental features of more expansive, architect-designed Craftsman houses. The choice of materials for the porch enclosure (small aluminum slider windows, a flush side-facing door, and vertical-groove plywood for the porch enclosure) meant that the alteration not only destroyed an important design feature, it also introduced incompatible modern materials into the main façade of the house. In addition, the original Craftsman door (which is still present) was obscured from view by this alteration project. The porch enclosure therefore substantially degraded the building's integrity of design, materials, and workmanship. Later alterations, such as boarding up a rear window, have also degraded integrity. Integrity of feeling and association are negatively impacted by the loss of the more tangible aspects of integrity listed above. For these reasons, 516 Morgan Street lacks sufficient integrity to convey its history and is therefore ineligible for historic listing as a contributor to the St. Rose Historic District.

600 Morgan Street

Criterion A/1/i: The house at 600 Morgan Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Therefore, it is not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A/i.

Criterion B/2/ii: The house at 600 Morgan Street is not associated with the lives of persons important to local, state, or national history. Therefore, it is not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: The house at 600 Morgan Street is significant under Criterion 3 for its architecture. It is a good example of Craftsman-style domestic architecture, which was the most popular style for small houses in the United States in the early 1920s when this house was originally constructed. Craftsman architecture is also one of the most commonly occurring styles in the St. Rose Historic District. The building does not rise to the level of significance required for nomination the NRHP or CRHR. However, its architecture is sufficiently distinguished to render it eligible as a contributor to the local St. Rose Historic District under Criterion C/3/iii.

Criterion D/4/iv: 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/iv. 600 Morgan Street does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 600 Morgan Street has been significantly altered over the years. It has not been moved and therefore retains integrity of location. Its integrity

of setting has been compromised by the construction and expansion of the freeway across the street as well as the alteration outbuildings behind the house and the incursion of parking onto the parcel. The interior of the house has been significantly altered in order for the building to be used as a homeless shelter, and it has lost much of its original domestic layout. Although the main façade has retained its essential features, the addition of a large accessible ramp on the south elevation and a bathroom addition at the rear have compromised integrity of design, materials, and workmanship. Integrity of feeling and association are degraded by the above changes, as well as by the building's transformation in use from a family dwelling to a social services support facility. For these reasons, 600 Morgan Street lacks sufficient integrity to convey its history and is therefore ineligible for historic listing as a contributor to the St. Rose Historic District.

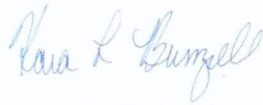
The properties at 465 A Street, 615 Morgan Street, and 600 Morgan Street are not eligible for historic listing on the NRHP, the CRHR, or locally. Therefore none of the buildings qualifies as a historic resource under CEQA.

Recommendations

The buildings on the parcels in the study are not historic resources, therefore their alteration or demolition would not constitute adverse effects under CEQA.

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

Sincerely,



Kara Brunzell, M.A.
Architectural Historian

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 _____

Page 1 of 19

*Resource Name or # (Assigned by recorder) Santa Rosa General Hospital

P1. Other Identifier: 465 A Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County** Sonoma

***b. USGS 7.5' Quad** Santa Rosa **Date** 2012 T; **R** ____; ____ ¼ of Sec ____; ____ **B.M.**

c. Address 465 A Street **City** Santa Rosa **Zip** 95401

d. UTM: (give more than one for large and/or linear resources) **Zone** 10; 524515.149 mE/ 4254761.753 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-041-020-000

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

The .74-acre parcel is southwest of the intersection of A and Seventh Streets near Downtown Santa Rosa, occupying the northeast quarter of its block. The block is the southernmost section of the St. Rose Historic District, which is dominated by residences dating from the late-nineteenth and early-twentieth centuries. The immediate vicinity of the parcel features a number of historic-period buildings including a warehouse and several dwellings. The historic setting of the neighborhood has been compromised, however, by the construction of multi-story parking structures across A and Sixth Streets as well as the 101 Freeway a block to the west.

The one-story hospital building, which fronts onto A Street, is 32,162 square feet with a rambling plan. Wings of different sizes form a rough "E" plan. The three rectangular wings that project toward A Street are wider at their east ends, creating two sheltered courtyards. There are small landscaped areas along the A Street sidewalk and between courtyard walkways. Side and rear portions of the parcel are paved and striped for parking. Subtly-shaped parapets give the building a flat-roofed appearance (continued p. 3).

***P3b. Resource Attributes:** (List attributes and codes) HP41: Hospital

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: Northeast (main elevation of building, camera facing southwest, photograph taken 4/1/2016.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1919, Building & Engineering News, 11/12/1919

***P7. Owner and Address:**

Catholic Charities, Diocese of Santa Rosa
987 Airway Court
Santa Rosa, CA 95402

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

Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** April 1, 2016

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and

other sources, or enter "none.") Historic Evaluation of SR General Hospital, 516 Morgan Street, and 600 Morgan Street, Letter Report.

***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) _____

Page 2 of 19

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Santa Rosa General Hospital

B1. Historic Name: Santa Rosa General Hospital

B2. Common Name: Santa Rosa General Hospital

B3. Original Use: hospital B4. Present Use: homeless shelter

*B5. Architectural Style: Mission

*B6. Construction History: (Construction date, alteration, and date of alterations) 1919, original construction

C1945, new entrance sign

1951, addition of surgical (south) wing

1954, X-ray lab upgrade, interior remodel, interior doors widened,

C1955, original Mission-style entryway altered & brick trim added, window openings altered in north wing, ramps enlarged

1958, Drug room addition, south wing

1960, Kitchen remodel

1966, X-ray, lab, & office addition

1967, new ramp & pharmacy storage

1975, Additional parking

1980, Storage building moved onto lot

1990, roof replaced

C2000, original windows replaced with vinyl sash

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: William Herbert b. Builder: Walter L. Proctor

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The building does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Santa Rosa Register of historic resources. The General Hospital lacks historical or architectural significance and is therefore ineligible for listing as a historic resource (see continuation sheet).

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

*B12. References:

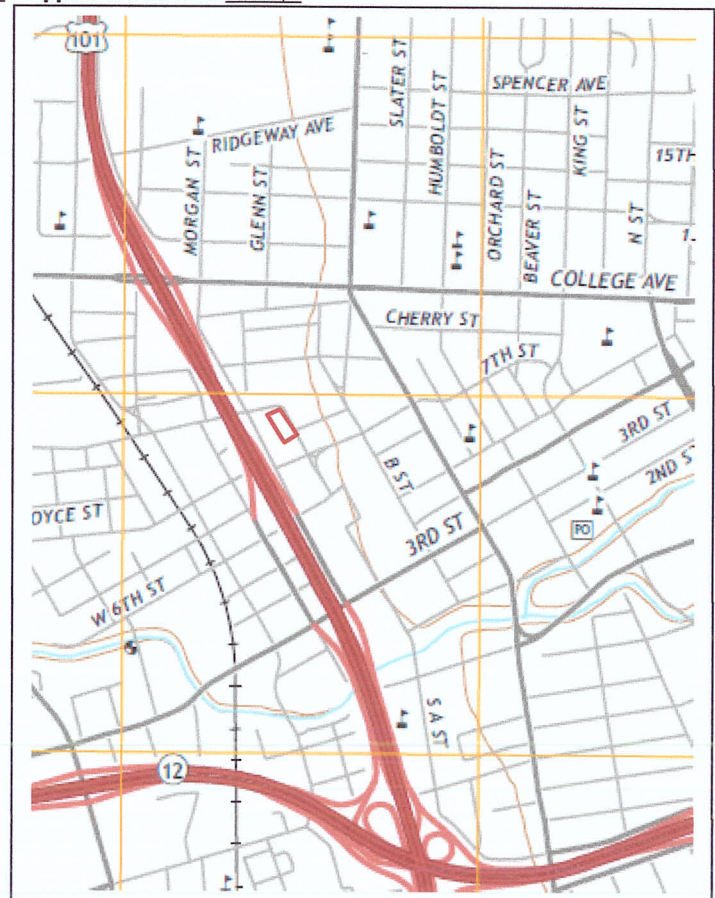
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: April 1, 2016

(This space reserved for official comments.)



Page 3 of 19 *Resource Name or # (Assigned by recorder) 465 A Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

***P3a. Description (continued):**

The building is clad in stucco, with louvered vents in upper walls. The shaped parapet and trim on upper walls that echoes its form are the building's only decorative features. Rectangular window openings of varying sizes and configurations are fitted with vinyl sash. The main entrance faces A Street at the rear (west) of the northern courtyard. It is fitted with fully-glazed double aluminum doors and sheltered by a flat awning. The entryway is flanked by decorative brick trim and reached via a wide set of concrete steps and an accessible ramp to the north. Two secondary entrances in the projecting wings face one another across the courtyard and are accessed via ramps. These entrances are recessed within the small projecting volumes at the ends of the east-west wings, which shelter them from street view, and are fitted with metal doors.

The southern courtyard, which has been converted to a playground, is enclosed with a five-foot wall. There is an entrance at the rear (west) of the courtyard set in a small projecting volume. It faces north, and is not visible from the street, and is accessed via a ramp.

Another entrance faces north and is recessed within the small projecting volumes at the end of the southernmost east-west wing. It is fitted with partially glazed metal double doors and accessed via a set of concrete steps.

South, north, and west elevations lack even the subtle decorative details of the parapet and upper A Street façade. Louvered vents, stucco cladding, and vertical window openings echo the main façade. Several ancillary entrances are accessed via ramps. Rooftop HVAC and duct systems are visible at the rear (west). Construction details on west and north elevations (along with the irregular fenestration pattern throughout the building) demonstrate its history construction over time. The central volume at the rear (west) has a lower roof than other portions of the building, and is the only portion of the structure with a small eave overhang. Two small recessed volumes on the north show where three gable-roofed buildings were pieced together during original construction, and remnants of their gabled roofs are visible adjacent to the recessed areas.

B10. Significance (continued):

City of Santa Rosa Historic Context

The area that became the City of Santa Rosa was home to Pomo, Miwok, and Wappo Native American groups before the arrival of Europeans. In 1841, the Mexican government granted the 17,000-acre Rancho Cabeza de Santa Rosa to Maria Carrillo, who was General Mariano Vallejo's mother-in-law. Speculators laid out the town of Santa Rosa in 1854, much of it on land donated by the Carillos. The new town soon became Sonoma's county seat, which solidified its regional political importance. It was settled primarily by farmers from the southern United States and its economy was based on agriculture. In 1870, Santa Rosa had 900 residents. The arrival of the railroad that year assured commercial growth, and four years later its population had tripled. In 1893, Santa Rosa had 7,000 residents. By the turn of the century, the money brought in by agriculture (especially hops) was attracting investors and entrepreneurs, and several additions to the original town had been platted. By this time, Santa Rosa was a small city with utilities and a streetcar system. The Great Earthquake of 1906, which occurred early in the morning of April 18, 1906, destroyed much of the commercial area downtown.¹

Despite the devastation wrought by the earthquake, the town continued to grow during the early twentieth century. Highway 101 was built in the 1940s and transformed the geography and economy of Santa Rosa. Though it was originally planned to pass Santa Rosa to the west, city leaders lobbied for the route to be changed, and the highway was built to pass through the heart of Santa Rosa. It brought new business to Santa Rosa but also divided the town in half. The population began to grow faster after World War II, and the city expanded. By 1950, Santa Rosa had a population of 15,000. Another earthquake in 1949 brought an era of urban renewal in the late 1960s and early 1970s. The city demolished the courthouse, plaza, and other landmarks, and changed the street layout. The Santa Rosa Plaza mall was also constructed during this period. New industries began to appear in Santa Rosa, and its formerly diverse agriculture gradually shifted toward a focus on wine as grape-growing accelerated.²

¹ Voliva, Bob and Kay, *Santa Rosa, California in Vintage Postcards*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 1999, 8; R. Melander, R. Owens, and T.F. King "Archaeological Impact Evaluation: Santa Rosa Urban Renewal Area," URS Research Company, August 15, 1973, 7 – 12; Eric Stanley, *Santa Rosa: Then and Now*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 2008, 9, 11.

² Voliva 8, Stanley 9.

Page 4 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

Bayler & Menihan's Second Addition History

The block bounded by Morgan (Washington), A, Sixth, and Seventh Streets is just a few blocks northwest the courthouse that was at the heart of nineteenth-century Santa Rosa, and just outside the boundaries of the original town plat. The railroad half a mile to the west drew development in that direction beginning in the 1870s, but during the last decades of the century Santa Rosa also grew northward. Investors began subdividing additions to Santa Rosa in the St. Rose neighborhood in 1869. By the late 1880s, there were a handful of churches and large residences in the neighborhood (named for the Catholic parish church at its center.) By 1893 there were two houses at the southwest corner of what would later become the hospital block. By 1897, what would become the hospital block was surrounded on all sides by development and newly subdivided land.³

The block was originally subdivided as Bayler and Menihan's Second Addition. It was recorded by John Paul Bayler, who was a minor, along with several guardians. John Rheinhard Bayler, Jr. was born about 1873 to Caroline and John Rheinhard Bayler, Sr., immigrants from Wurtemberg, Germany. John Bayler Sr. emigrated in 1854 and moved to Sonoma County in 1864. He married Caroline C. Bucher in 1870, and they had six children: John Rheinhard, Joseph Anthony, Mary Theresa, Crescentia A., Mary, and Reinhard. The Baylers were living in Mendocino in 1870 and Redwood Township in 1880. John, Sr. was a saloon keeper. Joseph was born in 1869, John in 1872, Mary Theresa in 1874, and Crescentia in 1875.⁴

In 1894, John Bayler, Jr. married Hermina Agnes Steiger in Sonoma. Hermina Steiger was born in Agua Caliente in 1875. Hermina and John had three children: Frank Bernard (1895), Leslie Joseph (1897), and John Paul (1904). The Baylers were living in Santa Rosa by 1896. John was a farmer and teamster, and also the proprietor of the Ford & Bayler Saloon at Fourth and Washington Streets. Leslie died in 1905 at the age of eight, and John Bayler, Jr. and nine-year-old Frank died April 18, 1906 when their Santa Rosa saloon collapsed during the great earthquake. In 1916, the subdivision was recorded by several relatives on behalf of the twelve-year-old John Bayler. His mother Hermina moved to San Francisco around 1920, but returned to Santa Rosa in 1923 when she married James B. McAndrews. John Paul Bayler died in 1979 in Burlingame.⁵

In 1916, Bayler and Menihan's Second Addition was partitioned between John Paul Bayler, his mother Hermina, and his other guardians: Isabelle and Crescentia Bayler, Theresa Phillips, and Mrs. Mary Menihan. Crescentia and Theresa were John Jr.'s sisters, and Isabelle his sister-in-law. Mary Menihan was Michael Menihan's widow. Menihan had been a Cloverdale resident and hotelkeeper who had partnered with John Paul's grandfather for the Bayler and Menihan subdivision in 1881. Lot 14 went to John Paul Bayler, who was twelve. Crescentia took lots 10 and 11 and shared part of lot 12 with Isabelle; the other part of lot 12 went to Theresa, along with lot 13. Isabelle also took lot 9. Lots 1-6 went to Mary Menihan.⁶

General Hospital

About 1917, Hermina Menihan sold Lots 1-5 of Bayler & Menihan's Second Addition to the General Hospital Association. By the beginning of 1916, the General Hospital Association of Santa Rosa had formed under the direction of Henry Shanor Gutermute and was raising money to open a hospital. Although several local sources date the hospital's opening to 1917 and the General Hospital appears in the 1918 Polk Directory, construction of the current building took place at the end of 1919. In early November, H.S. Gutermute obtained a permit for four one-story frame buildings to be connected by corridors under the name "The Cottage Hospital." The project cost \$6,500, which was a very inexpensive hospital building even for 1919. (Substantial houses were often double this price, and hospitals could cost hundreds of thousands to build.) Gutermute soon settled on the name General Hospital. Santa Rosa residents William Herbert and W.L. Proctor were the architect and construction contractor for the new facility. Local sources state that the hospital was constructed from multiple buildings, including World War I barracks, which were moved to the site and attached with passageways. Historic aerial

³ Reynolds & Proctor, "Illustrated Atlas of Sonoma County, California," Santa Rosa, California, 1897; Sanborn Insurance Maps, Santa Rosa, California, 1893.

⁴ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; *An Illustrated History of Sonoma County, California*, The Lewis Publishing Company, Chicago, Illinois, 1889; 1870 Federal Census; 1880 Federal Census; U.S. City Directories, 1822-1989.

⁵ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; Patricia Bunker Maguire and Ann Bunker Wieser, *Ancestral Profiles for Two Early Settlers of the Far West*, Pine Press, Sunnyvale, California, 2000; California Voter Registers, 1866-1898; U.S. City Directories, 1822-1989; California Death Index, 1905-1939.

⁶ Deeds on file with the Sonoma County Recorder's Office; U.S. Find a Grave Index, 1600s-current; New York Passenger Lists, 1820-1957; 1900 Federal Census; 1910 Federal Census; U.S. City Directories, 1822-1989; 1920 Federal Census; 1930 Federal Census; Social Security Death Index, 1935-2014; California Death Index, 1940-1997.

Page 5 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

photographs support the assertion that the hospital was pieced together from older buildings by revealing that the northeast wing (along Seventh Street) had three separate gabled-roof volumes with a parapet surrounding them to create a cohesive façade. The two recessed areas on the Seventh Street façade are remnants of this building history. Research has not revealed original architectural plans or photographs from the hospital's first two decades, but it appears to have consisted of the U-shaped volume that is the current building's northern section, with the entrance facing A Street (in the location of the current entrance).⁷

Walter L. Proctor

Wisconsin native Walter L. Proctor was almost 50 when he built the Santa Rosa Hospital. He had married a much younger woman a few years earlier after his first wife died, and by 1920 the couple had two very young children. Proctor built bridges, paved roads, and constructed public and private buildings in Sonoma County beginning in the teens through the early 1940s, and died in 1946.⁸

William Fulton Herbert

William Fulton Herbert was born in Roscoe, Illinois in 1886. He was the eldest of five children born to Protestant minister Joseph Herbert and his wife Frances Fulton Herbert. The family moved around as Joseph Herbert was called to different churches. By 1900, they had relocated to Wisconsin, and later moved to Oregon. Herbert studied architecture at Massachusetts Institute of Technology, and graduated about 1913. He received a military commission in 1917, after the U.S. entered hostilities in World War I. Herbert married Cotati native Abbie Churchill in 1918, while still serving as a First Lieutenant in the army's aviation section. The couple had four sons in the 1920s, the oldest of whom (William Herbert, Jr.) died in childhood. Abbie Churchill Herbert died in 1933, and Herbert remarried Spokane native Marguerite Meese in 1935. He served in the military again in 1942, joining the U.S. Army Corps of Engineers at the age of 56 to design infrastructure for the war effort. Herbert died in 1972.⁹

Local sources have often referred to Herbert as Santa Rosa's first architect, and date the start of his career to his time in W.H. Weeks' office in the early 1920s. Research has revealed that neither statement about Herbert is correct. Many nineteenth-century buildings in Santa Rosa are likely to have been architect-designed, and several prominent architects practiced in early twentieth-century Santa Rosa prior to Herbert's arrival. Among those documented are Luther Turton of Napa, Brainerd Jones of Petaluma, Shea & Shea of San Francisco, and the prolific W.H. Weeks. And the less well-known W.W. Wilson (who designed St. Helena's Carnegie Library) had an architectural practice in Santa Rosa by 1908. In 1915, Herbert opened a Santa Rosa office in partnership with Luther Turton (at that point Napa's premier architect). Turton had opened his Napa practice in 1887, and over the intervening decades had designed much of downtown Napa as well as dozens of buildings around the region. Turton designed a new city hall for Santa Rosa after the 1906 earthquake, but Turton and Herbert focused on school design during their brief collaboration. Drawings for Brush Creek, Fremont, and Lincoln schools in Santa Rosa as well as a school in Knight's Valley all bear the "Turton & Herbert" stamp. The pair also designed at least two houses in Santa Rosa. The joint practice appears to have closed when Herbert accepted his military commission in 1917, after which he took a break from private architecture practice for the war's duration.¹⁰

By late 1919, William and Abbie Herbert were back in Santa Rosa, and H.S. Gutermute had hired him to design the new Santa Rosa General Hospital. The sprawling one-story hospital building was Herbert's first known solo design (although he appears to have re-used existing buildings for the project). "Casa del Sol," an apartment building constructed nearby shortly after the hospital was completed, has similar decorative features and may also be a Herbert design. Healdsburg's American Legion Hall (1921) and a large Healdsburg hotel (1928) were also early projects. Herbert worked under famed California school designer William H. Weeks' on Santa Rosa's High School in the early 1920s. He designed several schools on his own including Geyserville and Luther Burbank Elementary schools and Cloverdale High School, Santa Rosa Junior College (1927) and repaired Weeks' Napa High School after a fire in the late 1930s. Herbert designed many dwellings, including his own and several other houses in Santa Rosa. He was apparently Sonoma County's most popular architect by the

⁷ Deeds on file with the Sonoma County Recorder's Office; Oakland Tribune, 21 January 1916, 4; "Hospitals," Building & Engineering News, 12 November 1919, 9; "Residences," Building & Engineering News, 12 November 1919, 8;

⁸ U.S. Census Records, Santa Rosa, 1920, 1930, 1940.

⁹ U.S. Census Records, Mukwa, Wisconsin, 1900, Santa Rosa, California, 1930, 1940; Bulletin of the Massachusetts Institute of Technology Catalogue, Massachusetts Institute of Technology, 1911, 452; Healdsburg Tribune, 17 January 1935, p. 2, col 7; World War II Draft Registration Card, William Fulton Herbert, 24 April 1942.

¹⁰ "Secured Carnegie Library Contract, Healdsburg Tribune, Enterprise and Scimitar 7 May 1908; Architect and Engineer, 1915, Vol. 43-44, 107.

Page 6 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

mid-1930s, and continued to work on domestic designs into the Depression by catering to wealthy clients. In 1932, for example, he designed a new house for the publisher of the Healdsburg Tribune, (one of at least five in Healdsburg.) During the Depression, he took many commissions for federally-funded projects, keeping his practice alive while other architects struggled. Herbert formed a partnership with Clarence Adelbert Caulkins from 1932 - 1936, after the younger man relocated to Santa Rosa. The two men had offices downtown in the Rosenberg building, and designed new buildings at Santa Rosa Junior College in 1934. In 1935, the team designed the Thomas Proctor house and a new city hall for Cloverdale. Herbert later designed the main pavilion at the Sonoma County Fairgrounds and a Santa Rosa fire station before closing his Santa Rosa practice in 1942.¹¹

Like other North Bay architects with long careers, Herbert utilized a variety of architectural styles over three decades of building design. Trained during the period when the highly ornamental and classically inspired Beaux Arts style was ascendant, buildings like the Santa Rosa High School and Junior College reflect his facility with decorative elements and ability to work in expensive traditional materials such as masonry and terra cotta. His earliest collaborations with Turton, meanwhile, were simple designs executed according to the newly-emerging Craftsman principles, which advocated an unpretentious naturalistic aesthetic. As fashions changed, Herbert began utilizing a variety of styles including Spanish Revival, Tudor, and Streamline Moderne. Although designed around the same time as the educational buildings he collaborated on with Weeks and Turton, Herbert's Santa Rosa General Hospital is primarily utilitarian and does not exhibit the architectural characteristics of either the "high-style" college and high school or the informal yet charming elementary schools. It is likely that Herbert's design efforts on this first commission were severely circumscribed by budget and other practical concerns.

Henry Shanor Gutermute

Henry Shanor Gutermute, was the first superintendent and owner of the General Hospital. Gutermute was born in 1865 in Bush Creek, Pennsylvania. In 1892, he married Linda Burr Derby in Petaluma. Linda Derby was born in California in 1871. The couple had four children between 1894 and 1903. In 1910, the family lived in Petaluma, where Gutermute was prominent and politically active and owned a general and stationery store. Gutermute was an active businessman, and continued to pursue other of business ventures after starting the hospital project about 1916. He had mining interests, and owned the Maze Piano Company in Petaluma, with branches in Santa Rosa, Healdsburg, Sebastopol, and Ukiah. Beginning about 1916, he owned Burke's Sanitarium, a private medical institution north of Santa Rosa, but sold the sanitarium back to its original owner after opening General Hospital. He opened a Santa Rosa Nash car dealership in 1922. The Gutermute family relocated to Santa Rosa after Henry began working on the hospital venture with his partners, and lived on College Avenue for many years. Gutermute had a seventh-grade education and no direct medical experience, so business expertise appears to have been his contribution to the hospital. Some of his children followed him into the medical field, however. Daughter Harriet Gutermute attended nursing school at UC Berkeley in the 1920s, and in the 1930s was acting dean of the UCSF School of Nursing. In 1940, the Gutermutes constructed three modest houses just west of the hospital building. Henry Gutermute died in Petaluma in 1958. Linda Gutermute died in 1978 at the age of 107.¹²

Santa Rosa General Hospital Early Decades

Research has revealed little information about the operation of the hospital during its first decades. Immediately after it opened, the Hospital had around thirty beds; the 1921 American Medical Directory ascribes it 35 and the 1922 California State Journal of Medicine lists 28. During its first decade of operation it was the largest general medical facility in Sonoma County. Over the years, many babies were born in Santa Rosa General, and the facility cared for victims of all sorts of accidents and emergencies. Beginning in the 1920s, Bertha Levy was Santa Rosa General Hospital's Matron, in charge of the nursing staff. Levy, who never married, was born in Washington State about 1881. She and her staff of five to six nurses (all single or divorced women) lived on the hospital grounds, as did the cook and handyman. Levy worked at the hospital until at least 1940. In 1945, Henry Gutermute was 80 years old and must have been ready for retirement.

¹¹ "Legion Accepts Building Plans," Healdsburg Tribune, Enterprise and Scimitar, Number 30, 13 October 1921, p. 1 col. 4; The AIA Historical Directory of American Architects, <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Browse%20Ca.aspx>, accessed 15 April 2016; "College Gym Contract is Signed, Let," Healdsburg Tribune, Number 147, 25 April 1934, p. 1 col. 4; Susan Dinklespiel Cerny, *An Architectural Guidebook to San Francisco and the Bay Area*, Gibbs Smith: Salt Lake City, 2007, 433 – 434.

Healdsburg Tribune, Number 291, 18 October 1932; "Plans are Ordered for New Firehouse," Healdsburg Tribune, Enterprise and Scimitar, Number 85, 24 July 1941, p. 1 col. 5.

¹² Deeds on file with the Sonoma County Recorder's Office; California Death Index, 1940-1997; 1900 Federal Census; U.S. City Directories, 1822-1989; 1910 Federal Census; U.S. Social Security Death Index, 1935-2014.

Page 7 of 19 *Resource Name or # (Assigned by recorder) 465 A Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

Gutermute sold the General Hospital to MacMillan Properties. Douglas W. MacMillan was born about 1901 in Canada. He was a surgeon, and worked in Los Angeles and Hollywood from 1922 to 1955. The other partners in the venture were his wife and son, and his siblings and their spouses. MacMillan family members (most of whom were in medical professions) formed the hospital board. Gladys Kay became General Hospital's administrator around the time MacMillan bought the hospital. The MacMillans do not appear to have had any connection to Santa Rosa other than the investment in the hospital. The new owners kept things largely as they were for the first few years, although a new and larger sign was installed over the entrance in the 1940s.¹³

Gladys Kay

Gladys Kay had become administrator the General Hospital by 1947, when it was unusual for women to hold executive positions. Like Gutermute before her, she lacked medical experience. She was born in Swansea, Wales about 1895. Details of her biography are obscure: some sources state that she was an ice-skating champion in Canada, and she may have had an early marriage that resulted in the birth of a daughter about 1922. She married a Canadian salesman named Harry Kay, and they appear to have lived in Canada for several years. The couple's daughter Chloe was born about 1928, and by 1930 the family was living in Santa Rosa. Harry Kay worked as a salesman for various companies, and during the early years Gladys listed her occupation as housewife or ice skating instructor.¹⁴

In 1950, state-of-the-art Santa Rosa Memorial Hospital was completed. Although it had been intended as a replacement for the aging General Hospital with its re-used buildings, the older hospital remained in use as an alternative hospital until 1984. By 1950, its footprint was nearly identical to its 2016 plan.¹⁵ Local lore has it that Gladys Kay saved from the facility's budget wherever possible for years in order to fund upgrades, and that when she presented the money to MacMillan the ownership group made some minor improvements and absorbed the surplus as profit. In reality, MacMillan improved and expanded the facility several times during +35-years of ownership. By 1951, General Hospital had 39 beds. MacMillan's first expansion was the addition of a surgical wing in 1954 with two up to date operating rooms. Although research did not reveal historic plans or photos of addition, it is likely to have been the current south wing. No major additions were performed after 1950, although there were many remodels and alterations over the years. Interior remodels were undertaken in the mid-1950s, with improvements to the X-ray lab and doors widened to accommodate wheelchairs. At this point, the hospital had a staff of 70, and the doctor's telephone exchange for all of Santa Rosa was located in the building. Kay retired in the early 1960s. By 1964, Richard Monogue had taken over as administrator. In 1965, Dr. John I. Bolander was chief of staff. Gino Bucchianeri, Lucius L. Button, Ralph V. Harr, Leon Schmidt, Theodore Stashak, Bertram Green, and T. Wesley Hunter were General Hospital doctors during this period, and May Edna Wong was director of nursing. Despite competition from larger and newer Memorial, General Hospital continued to add services, such as weeknight emergency room doctors in 1965.¹⁶

Santa Rosa General Hospital's doctors were all on its governing board and frequently shifted managerial positions. In 1966, John Bolander retired and Wesley Hunter took over as chief of staff at General Hospital. Bertram Green soon replaced Hunter, and was himself replaced by Charles Schaap in 1968. In 1972, Hunter became chief of staff once again. In 1966, MacMillan launched a significant expansion. In the fall of that year the company announced a 400 square-foot addition to the hospital which would allow for new X-ray equipment and additional laboratory and office space. In 1967, General Hospital cut its rates in an apparent attempt to remain competitive as the medical world shifted in response to the institution of Medicare the previous year. Just a few months later, MacMillan publicized its plans to reconstruct the modest downtown site into a "major medical complex." In 1967, the sign was changed again, and in 1969 a new ramp and storage room in the pharmacy added. The group moved forward with its plans for a \$1.3 million expansion, which included a proposed

¹³ Gaye LeBaron, *Reflecting on what was lost when Santa Rosa General Hospital closed*, The Press Democrat, November 22, 2009; Gaye LeBaron, *When Memorial Hospital changed health care in Sonoma County*, The Press Democrat, December 14, 2013; American Medical Directory, Volume 7, The American Medical Association, Chicago, Illinois, 1921; California State Journal of Medicine, Volume 20, No. 1, The Medical Society of the State of California, San Francisco, California, 1922; U.S. Census Records, Santa Rosa California, 1930, 1940; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1-6, 1971.

¹⁴ U.S. Border Crossings from Canada to U.S., 1895-1956; U.S. Naturalization Record Indexes, 1791-1992; Polk City Directories, Santa Rosa, California, 1929, 1938, 1947, 1953; Gaye LeBaron, "Reflecting on What was lost When Santa Rosa General Closed," 22 November 2009; Gaye LeBaron, *Santa Rosa: A Twentieth Century Town*, Historia, Ltd: 1993, 281; Santa Rosa Press Democrat, Centennial Edition, "Hospitals, Medical Staffs Keep Health Levels High," October, 1956.

¹⁵ By the 1950s, there was a structure between the hospital and the warehouse on the corner. It was demolished prior to 1980.

¹⁶ Santa Rosa Press Democrat, "Emergency Room Doctor on Duty, 21 February 1965. "Registered Nurse," 23 March 1966.

Page 8 of 19 *Resource Name or # (Assigned by recorder) 465 A Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

two-story building in the northwestern corner of the block. The city withdrew support in 1969, however, citing a conflict with redevelopment plans for the area, and the plan was never completed.¹⁷

About 1970, Sol Mogel took over as hospital administrator. By the 1970s, the hospital had 60 beds, although the city had squashed its ambitious expansion plan. In 1973, Macmillan spent \$50,000 improving emergency care with a remodel and expanded staff hours. By 1978, MacMillan had put Santa Rosa General up for sale. In 1980, Santa Rosa Memorial Hospital acquired the General Hospital after managing it for a year. Ted Schreck was administrator under the new ownership. Memorial Hospital opened and operated the St. Rose Alcoholism Recovery Center in the old hospital, moving business and diagnostic departments to the larger Memorial facility. Memorial's management apparently planned to shutter the aging hospital, but local beds were often filled to capacity in the early 1980s, and General Hospital continued to operate in the old facility (with fewer beds) alongside the alcohol treatment center. General Hospital closed in 1984, discontinuing not only its acute care services but a newer dementia treatment center and laying off 90 health care workers. The alcohol treatment center remained in operation for a few years, but by 1987 the building was vacant. The Salvation Army opened a homeless shelter in the building. Although neighbors opposed a permanent shelter, the use has persisted for two decades. Catholic Charities took over from the Salvation Army, leasing the property from Memorial Hospital and operating the Family Support Center. By 1991, the old buildings were in poor repair after many years of use and some cases of deferred maintenance. Catholic Charities made alterations and repairs, and also began to use the old houses on the block for housing support and other services. In 2015, the Santa Rosa Memorial Hospital sold the property to Catholic Charities of the Diocese of Santa Rosa. Catholic Charities currently owns the entire block, operating services for the homeless from the buildings that remain in use. The non-profit operates the 138-bed Family Support Center in the Santa Rosa General Hospital building, and provides meals, career counseling, and other services for homeless and at-risk families.¹⁸

Previous Evaluations

Dan Peterson surveyed the St. Rose District for the City of Santa Rosa in 1976 -1977, including the area north of Fifth Street between the freeway and Mendocino Avenue. The General Hospital Building, however, was not specifically identified or evaluated as part of this early survey. When Anne Bloomfield documented the St. Rose Historic District in 1989, only the west half of the General Hospital block was included in the map of the St. Rose District. The east half (where the hospital building is located) was outside the boundaries of the district as defined by Bloomfield. In 2007, the City of Santa Rosa undertook a windshield survey of historic neighborhoods as part of a Cultural Heritage Survey Update project. The building was photographed, and a DPR 523 primary record prepared by a Planning Division staff member (the preparer of this form does not appear to have been qualified to identify historic buildings under the Secretary of Interior's Standards). The 2007 form identifies the hospital as a contributor to the St. Rose Preservation District, as do 2016 City of Santa Rosa GIS maps. It was not evaluated for significance as part of either survey, however, and research has not revealed any documentation of historic or architectural significance. The building appears to have been added to the St. Rose Preservation District based on its proximity to the district rather than as the result of a significance evaluation.¹⁹

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 Santa Rosa Register of historic resource requirements are based on the state and national standards.

Criterion A/1: 465 A Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although it was constructed as part of the general pattern of Santa Rosa's growth during the early twentieth century,

¹⁷ Santa Rosa Press Democrat, "General Hospital Names Staff Chief," "Dr. Hunter Heads Medical Staff," 17 February 1966, "General Hospital Cuts Daily Rates," 6 March 1967; "SR General Hospital Seeks County Facility Acquisition," 20 October 1967; 25 January 1965, "General Hospital Permit Delayed," 22 August 1969.

¹⁸ Santa Rosa Press Democrat, "SR General Expands Operations," 6 May 1973, "Closure of Hospital ends 2 Programs," 7 June 1984, "Cautious Neighbors back SR shelter for homeless," 15 December 1987. Deeds on file with the Sonoma County Recorder's Office; About Us: History and Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Larry Maniscalco, *Strategic Moments in Organizational History*, St. Joseph Health System, July, 2005, accessed November 3, 2015; About Us: Historical Milestones, St. Joseph Health, 2015, accessed November 3, 2015.

¹⁹ Anne Bloomfield, DPR 523 Form, St. Rose Local District, March, 1989, 3; Corbin Johnson, DPR 523 Form, 465 A Street, 2007

Page 9 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

it does not exemplify any important event or series of events in the history of Santa Rosa. Therefore the hospital is not eligible to the NRHP, CRHR, or Santa Rosa Register under Criterion A/1.

Criterion B/2: 465 A Street is not associated with the lives of persons important to local, state, or national history, and therefore is not eligible to the NRHP, CRHR, or local designation under Criterion B/2.

Criterion C/3: 465 A Street does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It was designed by noted Santa Rosa architect William Fulton Herbert, and displays modest references to Mission architecture in its shaped parapet (which is a more restrained version of the decorative parapet on the related Mission apartment building behind the hospital.) The building lacks other decorative features characteristic of the style, however, and also lacks the overall design distinction of Herbert's later and better-known local works. Santa Rosa General Hospital's design reflects the building's limited construction budget (roughly 5% of a typical hospital building during this era) more strongly than its architect's skill. The lack of ornamental features and the hospital's compound plan indicate that is likely to have been pieced together from existing buildings. So although Herbert could be classified as a master architect, the building is not a good representative of his work. Alterations over the years have also resulted in a loss of some of the simple features (such as the Mission-style entryway and original windows and doors) that characterized the original building's design. The Santa Rosa General Hospital lacks architectural distinction and integrity is therefore ineligible for historic listing under Criterion C/3.

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. 465 A Street does not appear to be a principal source of important information in this regard.

The building has been assigned a Historic Resource Status Code of 6Z, and therefore does not qualify as a historic resource under CEQA.



Figure 2: Santa Rosa General Hospital, 1941, Sonoma Heritage Collection -- Sonoma County Library.

Page 10 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Figure 3: Santa Rosa General Hospital, 1952, Sonoma Heritage Collection -- Sonoma County Library.



Figure 4: Santa Rosa General Hospital, 1962, Don Meacham, Sonoma Heritage Collection -- Sonoma County Library.

Page 11 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Figure 5: Santa Rosa General Hospital reception area, 1962, Don Meacham, Sonoma Heritage Collection -- Sonoma County Library.



Figure 6: Santa Rosa General Hospital, hallway, 1962, Don Meacham, Sonoma Heritage Collection -- Sonoma County Library.

Page 12 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Figure 7: Santa Rosa General Hospital, emergency room, 1962, Don Meacham, Sonoma Heritage Collection -- Sonoma County Library.



Figure 8: Santa Rosa General Hospital, laboratory, 1962, Don Meacham, Sonoma Heritage Collection -- Sonoma County Library.

Page 13 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Figure 9: Santa Rosa General Hospital, operating room, 1962, Don Meacham, Sonoma Heritage Collection -- Sonoma County Library.

Page 14 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

Photographs:



Photograph 2: Northeast and northwest elevations, camera facing south, April 1, 2016.



Photograph 3: Northeast and northwest elevations of center wing, camera facing south, April 1, 2016.

Page 15 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 4: Detail main entrance, camera facing southwest, April 1, 2016.

Page 16 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 5: Northeast and northwest elevations of south wing, camera facing south, April 1, 2016.



Photograph 6: Southwest and southeast elevations of south wing, camera facing north, April 1, 2016.

Page 17 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 7: Southwest elevation, camera facing northeast, April 1, 2016.



Photograph 8: Northwest elevation, camera facing southeast, April 1, 2016.

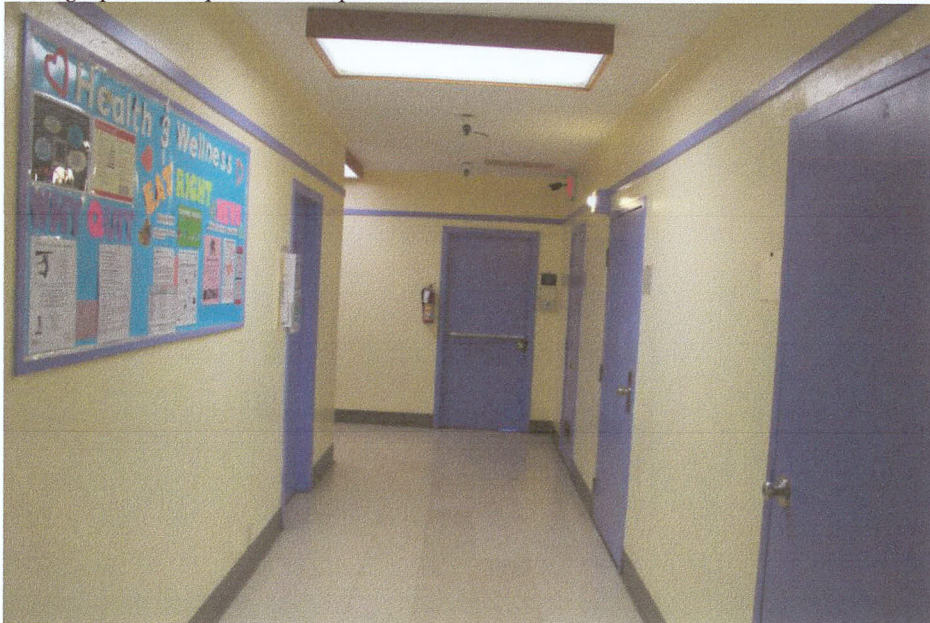
Page 18 of 19 *Resource Name or # (Assigned by recorder) 465 A Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 9: Reception area, April 1, 2016.



Photograph 10: Hallway, April 1, 2016.

Page 19 of 19 *Resource Name or # (Assigned by recorder) 465 A Street _____

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 11: Hallway, April 1, 2016.



Photograph 12: Former hospital ward converted to dormitory, April 1, 2016.

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 _____

Page 1 of 9

*Resource Name or # (Assigned by recorder) 516 Morgan Street

P1. Other Identifier: 516 Morgan Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County** Sonoma

***b. USGS 7.5' Quad** Santa Rosa **Date** 2012 **T** ; **R** ; ¼ of Sec ; **B.M.**

c. Address 516 Morgan Street City Santa Rosa Zip 95401

d. UTM: (give more than one for large and/or linear resources) Zone 10; 524493.396 mE/ 4254716.227 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-041-013-000

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

The 50' x 132' lot is on Morgan Street just south of the middle of the block between Sixth and Seventh Streets near Downtown Santa Rosa. The block is the southernmost section of St. Rose's Historic District, which is dominated by residences dating from the late-nineteenth and early-twentieth centuries. The immediate vicinity of the parcel features a number of historic-period buildings including a warehouse and several dwellings. The historic setting of the neighborhood has been compromised, however, by the construction of multi-story parking structures across A and Sixth Streets as well as the 101 Freeway a block to the west.

The house is one story and front-gabled with a rectangular plan. There is a narrow asphalt driveway along the northwest parcel boundary. The unfenced front yard is planted with grass and shrubs, while a tall privacy fence encloses the rear yard. The building has the moderate pitch roof of composition shingle with open eaves and exposed purlins and rafter tails of Craftsman architecture. It fronts southwest onto Morgan Street (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: Southwest (main) and southeast elevations of building, camera facing north, photograph taken April 1, 2016.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1922

***P7. Owner and Address:**

Catholic Charities, Diocese of Santa Rosa
987 Airway Court
Santa Rosa, CA 95402

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

Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** April 1, 2016

***P10. Survey Type:** (Describe) Intensive

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

Evaluation of Santa Rosa General Hospital and Three Adjacent Parcels.

***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) _____

Page 2 of 9

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 516 Morgan Street

B1. Historic Name: 516 Morgan Street

B2. Common Name: 516 Morgan Street

B3. Original Use: dwelling B4. Present Use: dwelling

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) 1922, original construction

1946, moved to parcel

C1970, front porch enclosed

1991, rear window boarded up

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1946 Original Location: unknown

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The building does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Santa Rosa Register of historic resources. Although the property is architecturally significant, it lacks integrity and is therefore ineligible for listing as a historic resource (see continuation sheet).

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

*B12. References:

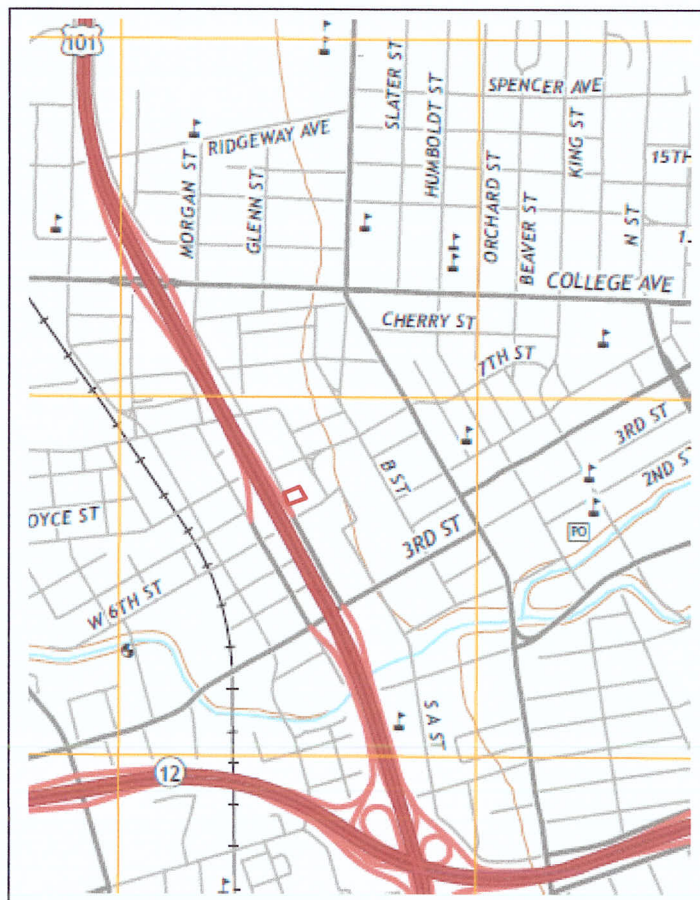
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: April 1, 2016

(This space reserved for official comments.)



Page 3 of 9 *Resource Name or # (Assigned by recorder) 516 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

***P3a. Description (continued):**

The house is clad in wood clapboard siding with double hung wood sash windows. The original partial-width entry porch projects under its own lower gabled roof. It has been enclosed with vertical-groove plywood siding. There are three small aluminum slider windows on the main facade of this projection and a fourth on its northwest elevation. Its doorway, fitted with a flush interior-style door, faces southwest rather than facing the street and is accessed by three concrete steps with wooden railings on either side.

The northeast elevation is fenced in and has another secondary entrance accessed by wooden stairs. A window on this elevation is boarded up with vertical-groove plywood. The northwest elevation has four double-hung wooden windows on it.

B10. Significance (continued):

City of Santa Rosa Historic Context

The area that became the City of Santa Rosa was home to Pomo, Miwok, and Wappo Native American groups before the arrival of Europeans. In 1841, the Mexican government granted the 17,000-acre Rancho Cabeza de Santa Rosa to Maria Carrillo, who was General Mariano Vallejo's mother-in-law. Speculators laid out the town of Santa Rosa in 1854, much of it on land donated by the Carillos. The new town soon became Sonoma's county seat, which solidified its regional political importance. It was settled primarily by farmers from the southern United States and its economy was based on agriculture. In 1870, Santa Rosa had 900 residents. The arrival of the railroad that year assured commercial growth, and four years later its population had tripled. In 1893, Santa Rosa had 7,000 residents. By the turn of the century, the money brought in by agriculture (especially hops) was attracting investors and entrepreneurs, and several additions to the original town had been platted. By this time, Santa Rosa was a small city with utilities and a streetcar system. The Great Earthquake of 1906, which occurred early in the morning of April 18, 1906, destroyed much of the commercial area downtown.¹

Despite the devastation wrought by the earthquake, the town continued to grow during the early twentieth century. Highway 101 was built in the 1940s and transformed the geography and economy of Santa Rosa. Though it was originally planned to pass Santa Rosa to the west, city leaders lobbied for the route to be changed, and the highway was built to pass through the heart of Santa Rosa. It brought new business to Santa Rosa but also divided the town in half. The population began to grow faster after World War II, and the city expanded. By 1950, Santa Rosa had a population of 15,000. Another earthquake in 1949 brought an era of urban renewal in the late 1960s and early 1970s. The city demolished the courthouse, plaza, and other landmarks, and changed the street layout. The Santa Rosa Plaza mall was also constructed during this period. New industries began to appear in Santa Rosa, and its formerly diverse agriculture gradually shifted toward a focus on wine as grape-growing accelerated.²

Bayler & Menihan's Second Addition History

The block bounded by Morgan (Washington), A, Sixth, and Seventh Streets is just a few blocks northwest the courthouse that was at the heart of nineteenth-century Santa Rosa, and just outside the boundaries of the original town plat. The railroad half a mile to the west drew development in that direction beginning in the 1870s, but during the last decades of the century Santa Rosa also grew northward. Investors began subdividing additions to Santa Rosa in the St. Rose neighborhood in 1869. By the late 1880s, there were a handful of churches and large residences in the neighborhood (named for the Catholic parish church at its center.) By 1893 there were two houses at the southwest corner of what would later become the hospital block. By 1897, what would become the hospital block was surrounded on all sides by development and newly subdivided land.³

The block was originally subdivided as Bayler and Menihan's Second Addition. It was recorded by John Paul Bayler, who was a minor, along with several guardians. John Rheinhard Bayler, Jr. was born about 1873 to Caroline and John Rheinhard Bayler, Sr., immigrants from Wurtemberg, Germany. John Bayler Sr. emigrated in 1854 and moved to Sonoma County in 1864. He married Caroline C. Bucher in 1870, and they had six children: John Rheinhard, Joseph Anthony, Mary Theresa, Crescentia A., Mary, and Reinhard. The Baylers were

¹ Voliva, Bob and Kay, *Santa Rosa, California in Vintage Postcards*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 1999, 8; R. Melander, R. Owens, and T.F. King "Archaeological Impact Evaluation: Santa Rosa Urban Renewal Area," URS Research Company, August 15, 1973, 7 – 12; Eric Stanley, *Santa Rosa: Then and Now*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 2008, 9, 11.

² Voliva 8, Stanley 9.

³ Reynolds & Proctor, "Illustrated Atlas of Sonoma County, California," Santa Rosa, California, 1897; Sanborn Insurance Maps, Santa Rosa, California, 1893.

Page 4 of 9 *Resource Name or # (Assigned by recorder) 516 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

living in Mendocino in 1870 and Redwood Township in 1880. John, Sr. was a saloon keeper. Joseph was born in 1869, John in 1872, Mary Theresa in 1874, and Crescentia in 1875. ⁴

In 1894, John Bayler, Jr. married Hermina Agnes Steiger in Sonoma. Hermina Steiger was born in Agua Caliente in 1875. Hermina and John had three children: Frank Bernard (1895), Leslie Joseph (1897), and John Paul (1904). The Baylers were living in Santa Rosa by 1896. John was a farmer and teamster, and also the proprietor of the Ford & Bayler Saloon at Fourth and Washington Streets. Leslie died in 1905 at the age of eight, and John Bayler, Jr. and nine-year-old Frank died April 18, 1906 when their Santa Rosa saloon collapsed during the great earthquake. In 1916, the subdivision was recorded by several relatives on behalf of the twelve-year-old John Bayler. His mother Hermina moved to San Francisco around 1920, but returned to Santa Rosa in 1923 when she married James B. McAndrews. John Paul Bayler died in 1979 in Burlingame. ⁵

In 1916, Bayler and Menihan's Second Addition was partitioned between John Paul Bayler, his mother Hermina, and his other guardians: Isabelle and Crescentia Bayler, Theresa Phillips, and Mrs. Mary Menihan. Crescentia and Theresa were John Jr.'s sisters, and Isabelle his sister-in-law. Mary Menihan was Michael Menihan's widow. Menihan had been a Cloverdale resident and hotelkeeper who had partnered with John Paul's grandfather for the Bayler and Menihan subdivision in 1881. Lot 14 went to John Paul Bayler, who was twelve. Crescentia took lots 10 and 11 and shared part of lot 12 with Isabelle; the other part of lot 12 went to Theresa, along with lot 13. Isabelle also took lot 9. Lots 1-6 went to Mary Menihan. ⁶

General Hospital

About 1917, Hermina Menihan sold Lots 1-5 of Bayler & Menihan's Second Addition to the General Hospital Association. By the beginning of 1916, the General Hospital Association of Santa Rosa formed under the direction of Henry Shanor Gutermute and was raising money to open a hospital. Although several local sources date the hospital's opening to 1917 and the General Hospital appears in the 1918 Polk Directory, construction of the current building took place at the end of 1919. In early November, H.S. Gutermute obtained a permit for four one-story frame buildings to be connected by corridors under the name "The Cottage Hospital." The project cost \$6,500, which was a very inexpensive hospital building even for 1919. (Substantial houses were often double this price, and hospitals could cost hundreds of thousands to build.) Gutermute soon settled on the name General Hospital. Santa Rosa residents William Herbert and W.L. Proctor were the architect and construction contractor for the new facility. Henry Shanor Gutermute, was the first superintendent and owner of the General Hospital. Bertha Levy was Santa Rosa General Hospital's Matron, in charge of the nursing staff. During its first decade of operation it was the largest general medical facility in Sonoma County with about 30 beds. ⁷

In 1945, Henry Gutermute was 80 years old and must have been ready for retirement. Gutermute sold the General Hospital to MacMillan Properties. Douglas W. MacMillan was born about 1901 in Canada. He was a surgeon, and worked in Los Angeles and Hollywood from 1922 to 1955. The other partners in the venture were his wife and son, his siblings, and their spouses. MacMillan family members (most of whom were in medical professions) formed the hospital board. Gladys Kay became General Hospital's administrator around the time MacMillan bought the hospital. The MacMillans do not appear to have had any connection to Santa Rosa other than the investment in the hospital. In 1950, state-of-the-art Santa Rosa Memorial Hospital was completed. Although it had been intended as a replacement for the aging General Hospital with its re-used buildings, the older hospital remained in use as an alternative hospital until 1984. By 1978, MacMillan had put Santa Rosa General up for sale. In 1980, Santa Rosa Memorial Hospital acquired the General Hospital after managing it for a year. General Hospital closed in 1984, discontinuing not only its acute care services but a newer dementia treatment center and laying off 90 health care workers. The alcohol treatment center remained in operation for a few years, but by 1987 it was vacant. The Salvation Army opened a homeless shelter in the building. Although neighbors opposed a permanent shelter, the use has persisted for decades. Catholic Charities took over from the Salvation Army, leasing the property from Memorial Hospital and operating the Family Support Center. By 1991, the old buildings were in poor repair after many years of use and some cases of deferred maintenance. Catholic

⁴ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; *An Illustrated History of Sonoma County, California*, The Lewis Publishing Company, Chicago, Illinois, 1889; 1870 Federal Census; 1880 Federal Census; U.S. City Directories, 1822-1989.

⁵ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; Patricia Bunker Maguire and Ann Bunker Wieser, *Ancestral Profiles for Two Early Settlers of the Far West*, Pine Press, Sunnyvale, California, 2000; California Voter Registers, 1866-1898; U.S. City Directories, 1822-1989; California Death Index, 1905-1939.

⁶ Deeds on file with the Sonoma County Recorder's Office; U.S. Find a Grave Index, 1600s-current; New York Passenger Lists, 1820-1957; 1900 Federal Census; 1910 Federal Census; U.S. City Directories, 1822-1989; 1920 Federal Census; 1930 Federal Census; Social Security Death Index, 1935-2014; California Death Index, 1940-1997.

⁷ Deeds on file with the Sonoma County Recorder's Office; Oakland Tribune, 21 January 1916, 4; "Hospitals," Building & Engineering News, 12 November 1919, 9; "Residences," Building & Engineering News, 12 November 1919, 8.

Page 5 of 9 *Resource Name or # (Assigned by recorder) 516 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

Charities made alterations and repairs, and also began to use the old houses on the block for housing support and other services. In 2015, the Santa Rosa Memorial Hospital sold the property to Catholic Charities of the Diocese of Santa Rosa. Catholic Charities currently owns the entire block, operating services for the homeless from the buildings that remain in use. The non-profit operates the 138-bed Family Support Center in the Santa Rosa General Hospital building, and provides meals, career counseling, and other services for homeless and at-risk families.⁸

516 Morgan Street

Frank, Fred, and George Feliz acquired the property at 516 Morgan Street from Silvio and Mary Fracchia in 1945. Gumiscindo and Blanche Feliz had three sons: Frank was born around 1905, Fred was two years younger, and George, the youngest, was born in 1910. Gumiscindo, born about 1875, was a Santa Rosa police officer. George married Anne Carmichael, who he had met in high school, around 1935. By 1940, Fred was married to a woman named Emerie and living with her in Santa Rosa while working as a director foreman. The couple had moved to Napa by 1947, and he died there in 1993. George Feliz went on to a career in the university system after receiving a bachelor's degree with honors in 1930, a master's degree in business administration in 1934, and a Ph.D. in 1949, all from Stanford University. He worked on various projects concerning higher education, mostly graduate programs, at the California State Universities and the University of California, in Colombia, and in Chile. The house, which was constructed in 1922, was moved to its current site from an unknown in about 1946. The Feliz brothers purchased the house for their mother to live in after their father died in 1946. In 1963, the Feliz brothers sold the property to Benoit August Buyaert. Buyaert was born in Belgium in 1892. He was living in San Francisco with his wife Martha F. Buyaert and working as a sausage maker by 1940 and was naturalized that year. He lived in San Diego in the seventies and died in Union City in 1888.⁹

Buyaert did not own the property for more than a year or two; by 1965, it was owned by Edmund J. Willet, who sold it to Martin and Grace Novitski that year. Martin T. Novitski was born in 1932 in Bridgeport, Pennsylvania. He was a military policeman in the Korean War and served in Nara, Japan from 1952 to 1957, where he met his wife, Grace Y. Kuwada. She was born in 1930 on the island Lanai in Hawaii. After graduating from high school in Lanai, she moved to San Francisco to attend San Francisco State in 1947. She taught at Candlestick Cove and then Edison Elementary School before teaching in Nara in 1955-1956. They were married in San Francisco in 1957 and began living there. They had three children and started living in Santa Rosa part-time in 1974. The house appears to have been an investment that they never lived in. Martin Novitski worked for the CHP as a lieutenant and retired in 1984.¹⁰

MacMillan Properties acquired the building from the Novitskis in 1969. It was probably about this time that the front porch was enclosed. The house began to be used as a doctor's office soon after, first by T. Wesley Hunter, an orthopedic surgeon, who was practicing out of the address by 1976 and remained until around 1980 (his practice may also have included 600 Morgan Street). Hunter was born around 1927 in Southern California. He attended medical school at the University of California, San Francisco, graduating in 1955. He moved to Santa Rosa and joined the hospital staff about 1960, serving as medical chief in 1966-1967. By 1981, the office was in use by physicians Marie Schapp and Phyllis J. Senter. Marie Schapp was born around 1925. Phyllis Senter was born in 1950. She attended University of Washington School of Medicine, graduating in 1976. She completed an internship at St. Mary's MC in 1977 and residency at Sonoma County Community Hospital in 1979 before marrying Gary D. Church in Monterey in 1980. She currently practices at Santa Rosa Regional

⁸ "Closure of Hospital ends 2 Programs," 7 June 1984, "Cautious Neighbors back SR shelter for homeless," 15 December 1987. Deeds on file with the Sonoma County Recorder's Office; About Us: History and Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Larry Maniscalco, *Strategic Moments in Organizational History*, St. Joseph Health System, July, 2005, accessed November 3, 2015; About Us: Historical Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Gaye LeBaron, *Reflecting on what was lost when Santa Rosa General Hospital closed*, The Press Democrat, November 22, 2009; Gaye LeBaron, *When Memorial Hospital changed health care in Sonoma County*, The Press Democrat, December 14, 2013; American Medical Directory, Volume 7, The American Medical Association, Chicago, Illinois, 1921; California State Journal of Medicine, Volume 20, No. 1, The Medical Society of the State of California, San Francisco, California, 1922; U.S. Census Records, Santa Rosa California, 1930, 1940; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1-6, 1971.

⁹ Deeds on file with the Sonoma County Recorder's Office; 1920 United States Federal Census; California, Death Index, 1940-1997; U.S., Social Security Applications and Claims Index, 1936-2007; "George C. Feliz," The Davis Enterprise, April 28, 2000; 1940 United States Federal Census; U.S., City Directories, 1822-1995; "Environmental Assessment: Determinations and Compliance Findings for HUD-assisted Projects, 24 CFR Part 58", City of Santa Rosa, prepared by AEM Consulting, March 2015, 16; DPR 523 Form: St. Rose Local District, prepared by Anne Bloomfield, July 1989; U.S., Naturalization Record Indexes, 1791-1992; U.S., Social Security Death Index, 1935-2014; 1940 United States Federal Census.

¹⁰ Deeds on file with the Sonoma County Recorder's Office; "Phase I Environmental Site Assessment Per ASTM E1527-05", prepared by Trans Tech Consultants, Windsor, CA, May 27, 2014, 5; "Novitski, Martin T. 'Ski'", April 6, 2004, SF Gate, Hearst Communications; "Grace (Kuwada) Novitski, November 15-18, 2009, San Francisco Chronicle, SF Gate, Legacy.com; California, Marriage Index, 1949-1959.

Page 6 of 9 *Resource Name or # (Assigned by recorder) 516 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

Hospital. Schapp and Senter used the building as a medical office until at least 1990. About 1991, Catholic Charities began using the building for transitional housing in support of their mission to house homeless people centered at the nearby hospital. The non-profit organization remodeled the bathroom and upgraded the laundry room in 1991, boarding up a rear window in the process. The house has remained in use by the charity in the intervening decades.¹¹

Evaluation:

Criterion A/1/i: The house at 516 Morgan Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Therefore, it is not eligible to the NRHP, CRHR, or for local listing under Criterion 1/A/i.

Criterion B/2/ii: The house at 516 Morgan Street is not associated with the lives of persons important to local, state, or national history. Therefore, it is not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: The house at 516 Morgan Street is significant under Criterion 3 for its architecture. It is a good (if rather modest) example of Craftsman-style domestic architecture, which was the most popular style for small houses in the United States in the early 1920s when this house was originally constructed. Craftsman architecture is also one of the most commonly occurring styles in the St. Rose Historic District. The building does not rise to the level of significance required for nomination the NRHP or CRHR. However, its architecture is sufficiently distinguished to render it eligible as a contributor to the local St. Rose Historic District under Criterion C/3/iii.

Criterion D/4/iv: 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/iv. 516 Morgan Street does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 516 Morgan Street has been significantly altered over the years, most notably when it was moved to the parcel in the 1940s and by the c1970 enclosure of its porch. Integrity of location was lost when the building was moved to the parcel c1946, and integrity of setting has been compromised by the construction and expansion of the freeway across the street. Porches are among the most recognizable and important character-defining features of Craftsman architecture, and a virtually ubiquitous element of Craftsman houses. A porch is an especially important element of a house like 516 Morgan Street, which is a small, vernacular example of the style and lacks the ornamental features of more expansive, architect-designed Craftsman houses. The choice of materials for the porch enclosure (small aluminum slider windows, a flush side-facing door, and vertical-groove plywood for the porch enclosure) meant that the alteration not only destroyed an important design feature, it also introduced incompatible modern materials into the main façade of the house. In addition, the original Craftsman door (which is still present) was obscured from view by this alteration project. The porch enclosure therefore substantially degraded the building's integrity of design, materials, and workmanship. Later alterations, such as boarding up a rear window, have also degraded integrity. Integrity of feeling and association are negatively impacted by the loss of the more tangible aspects of integrity listed above. For these reasons, 516 Morgan Street lacks sufficient integrity to convey its history and is therefore ineligible for historic listing as a contributor to the St. Rose Historic District.

It has been assigned a Historic Resource Status Code of 6Z, and therefore does not qualify as a historic resource under CEQA.

¹¹ "Phase I Environmental Site Assessment Per ASTM E1527-05", prepared by Trans Tech Consultants, Windsor, CA, May 27, 2014, 5; "The EDR-City Directory Abstract", Environmental Data Resources Inc., 2013, 9; Bulletin: Alumni Faculty Association, Class of 1955, School of Medicine, University of California, San Francisco, Vol. 24, No. 2, Summer 1980; U.S., City Directories, 1822-1995; 1930 United States Federal Census; U.S., Public Records Index, 1950-1993, Volume 1; "Dr. Phyllis Senter, MD", Healthgrades, 2016, Healthgrades Operating Company, Inc.

Page 7 of 9 *Resource Name or # (Assigned by recorder) 516 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

Photographs:



Photograph 2: Detail, southeast elevation, camera facing north, April 1, 2016.



Photograph 3: Southeast and northeast elevations, camera facing west, April 1, 2016.

Page 8 of 9

*Resource Name or # (Assigned by recorder) 516 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 4: Northeast and northwest elevations, camera facing south, April 1, 2016.



Photograph 5: Northwest and southwest elevations, camera facing east, April 1, 2016.

Page 9 of 9 *Resource Name or # (Assigned by recorder) 516 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 6: Interior, enclosed front porch, April 1, 2016.



Photograph 7: Interior, hallway, facing into enclosed front porch showing original front door, April 1, 2016.

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 _____

Page 1 of 11

*Resource Name or # (Assigned by recorder) 600 Morgan Street

P1. Other Identifier: 600 Morgan Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County** Sonoma

***b. USGS 7.5' Quad** Santa Rosa **Date** 2012 **T** ____; **R** ____; ____ **¼ of Sec** ____; ____ **B.M.**

c. Address 600 Morgan Street **City** Santa Rosa **Zip** 95401

d. UTM: (give more than one for large and/or linear resources) **Zone** 10; 524467.251 mE/ 4254761.753 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-041-015-000

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

The 57.5' x 130' parcel is located on Morgan Street at the middle of the block between Sixth and Seventh Streets near Downtown Santa Rosa. The block is the southernmost section of St. Rose's Historic District, which is dominated by residences dating from the late-nineteenth and early-twentieth centuries. The block has several historic-period buildings including a hospital and a number of dwellings. The historic setting of the neighborhood has been compromised, however, by the construction of multi-story parking structures across A and Sixth Streets as well as the 101 Freeway just across the street from the parcel.

The 1.5-story Craftsman style house fronts southwest onto Morgan (originally Washington) Street. The dwelling features a modified rectangular plan and low-pitch side-gabled roof with broad open eaves, wood vents at gable ends, and exposed rafter tails. A front dormer is a diminutive version of the main roof and has an assemblage of four horizontal windows with multiple fixed lights. The dormer is clad in shingle, while the balance of the building is stucco (which does not appear to be original) with wood trim (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: Southwest (main) and northwest elevations of building, camera facing east, photograph taken April 1, 2016.

***P6. Date Constructed / Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1922

***P7. Owner and Address:**

Catholic Charities, Diocese of Santa Rosa
987 Airway Court
Santa Rosa, CA 95402

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

Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** April 1, 2016.

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Evaluation of Santa Rosa General Hospital.

516 Morgan Street and 600 Morgan Street, Letter Report

***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) _____

Page 2 of 11

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 600 Morgan Street

B1. Historic Name: 600 Morgan Street

B2. Common Name: 600 Morgan Street

B3. Original Use: dwelling B4. Present Use: homeless support center

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) 1922, original construction

1970s, portions of yard paved for parking

Before 1989, most of exterior stuccoed

Unknown date, front door replaced

1991, accessible ramp added to southeast elevation, interior layout altered, some windows replaced

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

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

The building does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the Santa Rosa Register of historic resources. Although the property is architecturally significant, it lacks integrity and is therefore ineligible for listing as a historic resource (see continuation sheet).

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

*B12. References:

(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: April 1, 2016

(This space reserved for official comments.)



Page 3 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016

☒ Continuation ☐ Update

***P3a. Description (continued):**

A deep full-width porch supported by heavy battered columns spans the main façade. The porch is sheltered by the primary roof, and a set of deeply cracked concrete steps lead to the centered main entryway, which is fitted with a multiple light glazed wood-frame door. Fenestration consists of a combination of aluminum replacement and double hung wood sash windows, with decorative three-window assemblages at the main façade. There is a large accessible ramp at the south elevation. A set of wood steps leads to a third entrance at the rear (northeast), which faces southeast. There are two outbuildings, which appear to have been constructed around the same time as the house, at the rear of the building. The small front-gabled buildings have been joined at the rear (east) by an addition with a flat parapet, creating one U-shaped building.

B10. Significance (continued):

City of Santa Rosa Historic Context

The area that became the City of Santa Rosa was home to Pomo, Miwok, and Wappo Native American groups before the arrival of Europeans. In 1841, the Mexican government granted the 17,000-acre Rancho Cabeza de Santa Rosa to Maria Carrillo, who was General Mariano Vallejo's mother-in-law. Speculators laid out the town of Santa Rosa in 1854, much of it on land donated by the Carillos. The new town soon became Sonoma's county seat, which solidified its regional political importance. It was settled primarily by farmers from the southern United States and its economy was based on agriculture. In 1870, Santa Rosa had 900 residents. The arrival of the railroad that year assured commercial growth, and four years later its population had tripled. In 1893, Santa Rosa had 7,000 residents. By the turn of the century, the money brought in by agriculture (especially hops) was attracting investors and entrepreneurs, and several additions to the original town had been platted. By this time, Santa Rosa was a small city with utilities and a streetcar system. The Great Earthquake of 1906, which occurred early in the morning of April 18, 1906, destroyed much of the commercial area downtown.¹

Despite the devastation wrought by the earthquake, the town continued to grow during the early twentieth century. Highway 101 was built in the 1940s and transformed the geography and economy of Santa Rosa. Though it was originally planned to pass Santa Rosa to the west, city leaders lobbied for the route to be changed, and the highway was built to pass through the heart of Santa Rosa. It brought new business to Santa Rosa but also divided the town in half. The population began to grow faster after World War II, and the city expanded. By 1950, Santa Rosa had a population of 15,000. Another earthquake in 1949 brought an era of urban renewal in the late 1960s and early 1970s. The city demolished the courthouse, plaza, and other landmarks, and changed the street layout. The Santa Rosa Plaza mall was also constructed during this period. New industries began to appear in Santa Rosa, and its formerly diverse agriculture gradually shifted toward a focus on wine as grape-growing accelerated.²

Bayler & Menihan's Second Addition History

The block bounded by Morgan (Washington), A, Sixth, and Seventh Streets is just a few blocks northwest of the courthouse that was at the heart of nineteenth-century Santa Rosa, and just outside the boundaries of the original town plat. The railroad half a mile to the west drew development in that direction beginning in the 1870s, but during the last decades of the century Santa Rosa also grew northward. Investors began subdividing additions to Santa Rosa in the St. Rose neighborhood in 1869. By the late 1880s, there were a handful of churches and large residences in the neighborhood (named for the Catholic parish church at its center). By 1893 there were two houses at the southwest corner of what would later become the hospital block. By 1897, the block was surrounded on all sides by development and newly subdivided land.³

The block was originally subdivided as Bayler and Menihan's Second Addition. It was recorded by John Paul Bayler, who was a minor, along with several guardians. John Rheinhard Bayler, Jr. was born about 1873 to Caroline and John Rheinhard Bayler, Sr., immigrants from Wurtemberg, Germany. John Bayler, Sr. emigrated in 1854 and moved to Sonoma County in 1864. He married Caroline C. Bucher in 1870, and they had six children: John Rheinhard, Joseph Anthony, Mary Theresa, Crescentia A., Mary, and Reinhard. The Baylers were

¹ Voliva, Bob and Kay, *Santa Rosa, California in Vintage Postcards*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 1999, 8; R. Melander, R. Owens, and T.F. King "Archaeological Impact Evaluation: Santa Rosa Urban Renewal Area," URS Research Company, August 15, 1973, 7 – 12; Eric Stanley, *Santa Rosa: Then and Now*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 2008, 9, 11.

² Voliva 8; Stanley 9.

³ Reynolds & Proctor, "Illustrated Atlas of Sonoma County, California," Santa Rosa, California, 1897; Sanborn Insurance Maps, Santa Rosa, California, 1893.

Page 4 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016

☒ Continuation ☐ Update

living in Mendocino in 1870 and Redwood Township in 1880. John, Sr. was a saloon keeper. Joseph was born in 1869, John in 1872, Mary Theresa in 1874, and Crescentia in 1875.⁴

In 1894, John Bayler, Jr. married Hermina Agnes Steiger in Sonoma. Hermina Steiger was born in Agua Caliente in 1875. Hermina and John had three children: Frank Bernard (1895), Leslie Joseph (1897), and John Paul (1904). The Baylers were living in Santa Rosa by 1896. John was a farmer and teamster, and also the proprietor of the Ford & Bayler Saloon at Fourth and Washington Streets. Leslie died in 1905 at the age of eight, and John Bayler, Jr. and nine-year-old Frank died April 18, 1906 when their Santa Rosa saloon collapsed during the great earthquake. In 1916, the subdivision was recorded by several relatives on behalf of the twelve-year-old John Bayler. His mother Hermina moved to San Francisco around 1920, but returned to Santa Rosa in 1923 when she married James B. McAndrews. John Paul Bayler died in 1979 in Burlingame.⁵

In 1916, Bayler and Menihan's Second Addition was partitioned between John Paul Bayler, his mother Hermina, and his other guardians: Isabelle and Crescentia Bayler, Theresa Phillips, and Mrs. Mary Menihan. Crescentia and Theresa were John Jr.'s sisters, and Isabelle his sister-in-law. Mary Menihan was Michael Menihan's widow. Menihan had been a Cloverdale resident and hotelkeeper who had partnered with John Paul's grandfather for the Bayler and Menihan subdivision in 1881. Lot 14 went to John Paul Bayler, who was twelve. Crescentia took lots 10 and 11 and shared part of lot 12 with Isabelle; the other part of lot 12 went to Theresa, along with lot 13. Isabelle also took lot 9. Lots 1-6 went to Mary Menihan.⁶

General Hospital

About 1917, Hermina Menihan sold Lots 1-5 of Bayler & Menihan's Second Addition to the General Hospital Association. By the beginning of 1916, the General Hospital Association of Santa Rosa formed under the direction of Henry Shanor Gutermute and was raising money to open a hospital. Although several local sources date the hospital's opening to 1917 and the General Hospital appears in the 1918 Polk Directory, construction of the current building took place at the end of 1919. In early November, H.S. Gutermute obtained a permit for four one-story frame buildings to be connected by corridors under the name "The Cottage Hospital." The project cost \$6,500, which was a very inexpensive hospital building even for 1919. (Substantial houses were often double this price, and hospitals could cost hundreds of thousands to build.) Gutermute soon settled on the name General Hospital. Santa Rosa residents William Herbert and W.L. Proctor were the architect and construction contractor for the new facility. Henry Shanor Gutermute was the first superintendent and owner of the General Hospital. Bertha Levy was Santa Rosa General Hospital's Matron, in charge of the nursing staff. During its first decade of operation it was the largest general medical facility in Sonoma County, with about 30 beds.⁷

In 1945, Henry Gutermute was 80 years old and must have been ready for retirement. Gutermute sold the General Hospital to Mac Millan Properties. Douglas W. MacMillan was born about 1901 in Canada. He was a surgeon, and worked in Los Angeles and Hollywood from 1922 to 1955. The other partners in the venture were his wife and son, his siblings, and their spouses. MacMillan family members (most of whom were in medical professions) formed the hospital board. Gladys Kay became General Hospital's administrator around the time MacMillan bought the hospital. The MacMillans do not appear to have had any connection to Santa Rosa other than the investment in the hospital. In 1950, state-of-the-art Santa Rosa Memorial Hospital was completed. Although it had been intended as a replacement for the aging General Hospital with its re-used buildings, the older hospital remained in use as an alternative hospital until 1984. By 1978, MacMillan had put Santa Rosa General up for sale. In 1980, Santa Rosa Memorial Hospital acquired the General Hospital after managing it for a year. General Hospital closed in 1984, discontinuing not only its acute care services but a newer dementia treatment center and laying off 90 health care workers. The alcohol treatment center remained in operation for a few years, but by 1987 it was vacant. The Salvation Army opened a homeless shelter in the building. Although neighbors opposed a permanent shelter, the use has persisted for decades. Catholic Charities took over from the Salvation Army, leasing the property from Memorial Hospital and operating the Family Support Center. By 1991, the old buildings were in poor repair after many years of use and some cases of deferred maintenance. Catholic

⁴ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; *An Illustrated History of Sonoma County, California*, The Lewis Publishing Company, Chicago, Illinois, 1889; 1870 Federal Census; 1880 Federal Census; U.S. City Directories, 1822-1989.

⁵ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; Patricia Bunker Maguire and Ann Bunker Wieser, *Ancestral Profiles for Two Early Settlers of the Far West*, Pine Press, Sunnyvale, California, 2000; California Voter Registers, 1866-1898; U.S. City Directories, 1822-1989; California Death Index, 1905-1939.

⁶ Deeds on file with the Sonoma County Recorder's Office; U.S. Find a Grave Index, 1600s-current; New York Passenger Lists, 1820-1957; 1900 Federal Census; 1910 Federal Census; U.S. City Directories, 1822-1989; 1920 Federal Census; 1930 Federal Census; Social Security Death Index, 1935-2014; California Death Index, 1940-1997.

⁷ Deeds on file with the Sonoma County Recorder's Office; Oakland Tribune, 21 January 1916, 4; "Hospitals," Building & Engineering News, 12 November 1919, 9; "Residences," Building & Engineering News, 12 November 1919, 8.

Page 5 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016

☒ Continuation ☐ Update

Charities made alterations and repairs, and also began to use the old houses on the block for housing support and other services. In 2015, the Santa Rosa Memorial Hospital sold the property to Catholic Charities of the Diocese of Santa Rosa. Catholic Charities currently owns the entire block, operating services for the homeless from the buildings that remain in use. The non-profit operates the 138-bed Family Support Center in the Santa Rosa General Hospital building, and provides meals, career counseling, and other services for homeless and at-risk families.⁸

600 Morgan Street

The house at 600 Morgan Street was built in 1922. By 1947, the property was owned by Antonio and Angelina Toscani. Antonio Toscani was born in Switzerland in 1880 and arrived in America with his family in 1893. He married Angelina (who was born around 1890 in California) in Sonoma in 1907. They were living in Santa Rosa by 1910. The couple had two children. By 1917, Antonio Toscani was operating the Pioneer French American bakery in partnership with the Maccarios, and later took full ownership of the business. The Toscanis lived in the house on Washington Street by 1930, and are likely to have been its first residents. Son Francis (Bud), went to work in the bakery in the 1930s, while daughter Angelina was a stenographer. After Bud married Leonore Slusser in 1933, the young couple moved into the house a few doors down at 512 Washington Street. He eventually became the bakery manager. The family sold the business in 1946, moving to Reno, where they opened another bakery. Antonio Toscani died in Nevada in 1967, and Angelina Toscani died in Walnut Creek in 1975. In 1947, after selling the bakery business, the Toscanis sold the house to J.B. Cheney.⁹

By 1950, it was owned by Eliza Tanner. Eliza Ann Tanner was born in 1886 in Toledo, Washington. She came with her family to Santa Rosa in 1893 and attended Santa Rosa High School. She graduated Stanford Nursing School in 1911, and volunteered as a World War I nurse. By 1940, she lived and worked on a farm with her mother and a three-year-old foster daughter. Ironically, she was not involved with Santa Rosa General Hospital, despite owning the adjacent house at 600 Morgan Street. She ran an older hospital beginning in 1929, which she renamed the Eliza Tanner Hospital. She continued living in Santa Rosa until her death in Sonoma in 1965. She does not appear to have lived in the house, and sold the building to Stan and Roberta Connell in 1951.¹⁰

Stanley W. Connell was born in 1924. He lived in San Bruno by 1950. In 1954, he married Roberta R. Meagher or Lenderman in Sonoma. They lived in Santa Rosa until 1955, when they moved to Oakland. Stan and Roberta Connell sold the building in 1955 to Florence Goudreau. Florence L. Goudreau was likely born in 1905. She lived in San Francisco in the forties and Santa Rosa in the fifties. By the eighties, she was probably living in Arizona, and she died there in 1994. The property was acquired in the late 50s or early 60s by Agatha Fekete, also known as Sister Mary Ottila Fekete, who was born around 1900 and died in 1971 in San Francisco. In 1964, she granted the building to Saint Barbara's Rest Home.¹¹

The building does not appear to have been used as a single-family dwelling after 1964. It was a rest home until 1969, when Saint Barbara's sold it to MacMillan Properties. MacMillan appears to have leased the property out at times and to have used it for health-care related activities. By 1979, it was in use as an Indian Health and Nutrition Site. By 1980, it was a doctor's office. It may have been part of T. Wesley Hunter's orthopedic surgery practice, which also included 516 Morgan Street. Hunter was born around 1927 in Southern California. He attended medical school at the University of California, San Francisco, graduating in 1955. He moved to Santa Rosa and joined the

⁸ "Closure of Hospital ends 2 Programs," 7 June 1984; "Cautious Neighbors back SR shelter for homeless," 15 December 1987; Deeds on file with the Sonoma County Recorder's Office; About Us: History and Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Larry Maniscalco, *Strategic Moments in Organizational History*, St. Joseph Health System, July, 2005, accessed November 3, 2015; About Us: Historical Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Gaye LeBaron, *Reflecting on what was lost when Santa Rosa General Hospital closed*, The Press Democrat, November 22, 2009; Gaye LeBaron, *When Memorial Hospital changed health care in Sonoma County*, The Press Democrat, December 14, 2013; American Medical Directory, Volume 7, The American Medical Association, Chicago, Illinois, 1921; California State Journal of Medicine, Volume 20, No. 1, The Medical Society of the State of California, San Francisco, California, 1922; U.S. Census Records, Santa Rosa California, 1930, 1940; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1-6, 1971.

⁹ Santa Rosa Press Democrat, "Eliza Tanner dies at 79," 12 August 1965; Deeds on file with the Sonoma County Recorder's Office.

¹⁰ "Environmental Assessment: Determinations and Compliance Findings for HUD-assisted Projects, 24 CFR Part 58", City of Santa Rosa, prepared by AEM Consulting, March 2015, 17; Deeds on file with the Sonoma County Recorder's Office; Burke Corporation, "Your Health," September, 1917, p. 39; Find a Grave Index, 1600s-Current; New York, Passenger Lists, 1820-1957; 1910 United States Federal Census; 1920 United States Federal Census; 1940 United States Federal Census; U.S., City Directories, 1822-1995; 1930 United States Federal Census; California, Death Index, 1940-1997.

¹¹ Deeds on file with the Sonoma County Recorder's Office; U.S., Social Security Death Index, 1935-2014; U.S., City Directories, 1822-1995; California, Marriage Index, 1949-1959; U.S., Public Records Index, 1950-1993, Vol. 1; "Phase I Environmental Site Assessment Per ASTM E1527-05", prepared by Trans Tech Consultants, Windsor, CA, May 27, 2014, 6; California, Death Index, 1940-1997.

Page 6 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016

☒ Continuation ☐ Update

hospital staff about 1960, serving as medical chief in 1966-1967. The hospital closed in 1984, and the 600 Morgan Street was vacant in 1987. By 1991, the hospital was being used as a homeless shelter, and when Catholic Charities took over its operation they also began to offer services from 600 Morgan Street. The non-profit undertook a major project to transform the building from its original function as a dwelling into the Homeless Support Center. The charity added a large accessible ramp at the side of the house and gutted much of the interior, replacing the original kitchen with a laundry room, and adding bathrooms and shower rooms. It has remained in use as a support center in the intervening years.¹²

Previous Evaluations

Dan Peterson included the building in the St. Rose District he identified in 1976-1977. Anne Bloomfield listed 600 Morgan Street as a contributor to the St. Rose Historic District in 1989.

Evaluation:

Criterion A/1/i: The house at 600 Morgan Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Therefore, it is not eligible to the NRHP, CRHR, or for local listing under Criterion A/1/i.

Criterion B/2/ii: The house at 600 Morgan Street is not associated with the lives of persons important to local, state, or national history. Therefore, it is not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: The house at 600 Morgan Street is significant under Criterion 3 for its architecture. It is a good example of Craftsman-style domestic architecture, which was the most popular style for small houses in the United States in the early 1920s, when this house was originally constructed. Craftsman architecture is also one of the most commonly occurring styles in the St. Rose Historic District. The building does not rise to the level of significance required for nomination to the NRHP or CRHR as an individual landmark. However, its architecture is sufficiently distinguished to render it eligible as a contributor to the local St. Rose Historic District under Criterion C/3/iii.

Criterion D/4/iv: 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/iv. 600 Morgan Street does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. 600 Morgan Street has been significantly altered over the years. It retains integrity of location. Its integrity of setting has been compromised by the construction and expansion of the freeway across the street as well as the alteration of outbuildings behind the house and the incursion of parking onto the parcel. The interior of the house has been significantly altered in order for the building to be used as a homeless support center, and it has lost much of its original domestic layout. Although the main façade has retained its essential features, the addition of a large accessible ramp on the south elevation and a bathroom addition at the rear have compromised integrity of design, materials, and workmanship. Original wood and/or brick cladding has also been covered with stucco. Integrity of feeling and association are degraded by the above changes, as well as by the building's transformation in use from a family dwelling to a social services support facility. For these reasons, 600 Morgan Street lacks sufficient integrity to convey its history and is therefore ineligible for historic listing as a contributor to the St. Rose Historic District.

The property at 600 Morgan Street is not eligible for historic listing on the NRHP, the CRHR, or locally. Therefore the building does not qualify as a historic resource under CEQA.

¹² "Phase I Environmental Site Assessment Per ASTM E1527-05", prepared by Trans Tech Consultants, Windsor, CA, May 27, 2014, 6; Deeds on file with the Sonoma County Recorder's Office; "The EDR-City Directory Abstract", Environmental Data Resources Inc., 2013, 9; California, Marriage Index, 1960-1985; U.S., Social Security Death Index, 1935-2014; U.S., City Directories, 1822-1989; Bulletin: Alumni Faculty Association, Class of 1955, School of Medicine, University of California, San Francisco, Vol. 24, No. 2, Summer 1980.

Page 7 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016

☒ Continuation ☐ Update

Santa Rosa Pioneer French Bakery

MACCARIO BROS. & TOSCANI, Proprietors

AMERICAN AND FRENCH BREAD

French Rolls Made to Order

105 West Seventh St., Cor. Jefferson

Phone 582

Santa Rosa, California

Figure 2: Santa Rosa Pioneer French Bakery advertisement, September 1917.

Photographs:



Photograph 2: Southeast elevation, camera facing west, April 1, 2016.

Page 8 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016

☒ Continuation ☐ Update



Photograph 3: Southeast and northeast elevations, camera facing west, April 1, 2016.



Photograph 4: Northeast and northwest elevations of main building and northwest elevation of rear building, camera facing south, April 1, 2016.

Page 9 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016

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Photograph 5: Detail, front porch, April 1, 2016.



Photograph 6: Rear building, southwest and northwest elevations, camera facing east, April 1, 2016.

Page 10 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

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☒ Continuation ☐ Update



Photograph 7: Rear building, southwest and southeast elevations, camera facing north, April 1, 2016.



Photograph 8: Rear building, southeast and northeast elevations, camera facing west, April 1, 2016.

Page 11 of 11 *Resource Name or # (Assigned by recorder) 600 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016

☒ Continuation ☐ Update



Photograph 9: Rear building, northeast and northwest elevations, camera facing south, April 1, 2016.

May 31, 2016

Stephen Edwards
Safety and Facilities Manager
Catholic Charities of the Diocese of Santa Rosa
987 Airway Court
Santa Rosa, California 95402

Subject: Historical Evaluation of the building at 520 Morgan Street, Santa Rosa, Sonoma County, California.

Dear Stephen,

The letter report that follows, along with the DPR 523 forms attached, comprise the evaluation of the buildings at 520 Morgan Street, Street in Santa Rosa, as required by the City of Santa Rosa Planning Department. ✓

Preparer's Qualifications

Historic Preservation standards in the United States are regulated by the National Park Service, under authority granted by the Secretary of the Interior. The Secretary of the Interior has established Standards and Guidelines for both archaeology and historic preservation. The Standards and Guidelines are prepared under the authority of sections 101(f), (g), and (h), and section 110 of the National Historic Preservation Act of 1966, as amended. The Secretary of the Interior has established the following professional qualifications for historians and architectural historians:

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period domestic, agricultural, and commercial properties for private and municipal clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Methodology

I conducted a site visit on April 1, 2016. The site visit included collecting photographs of all elevations of the buildings, the parcels, and the neighborhood setting. I conducted a record search of the subject properties at the Northwest Information Center (NWIC), located at California State University, Sonoma, deed research at the Sonoma County Recorder's office, and online research at ancestry.com and other websites. In addition, I conducted research through the property owner, the City of Santa Rosa Planning Division and the Sonoma County Heritage Collection.

Summary of Findings

The record search at the NWIC did not reveal any previous surveys of the two parcels. However, the City of Santa Rosa's Planning Division provided documentation demonstrating that both parcels were evaluated and found to be a contributor to the St. Rose Historic District in 1989.

For the current study the buildings on the parcel were evaluated for California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility. In addition, they were re-evaluated for eligibility as district contributors to Santa Rosa's St. Rose's Historic District.

National Register of Historic Places

The National Register of Historic Places (NRHP) was authorized by the National Historic Preservation Act of 1966 and is administered by the National Park Service under the authority of the Secretary of the Interior. A property is considered eligible when it possesses one or more of the following significance criteria:

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

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated.

The NRHP and CRHR also require that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Santa Rosa Zoning Code Definitions Regarding Historic Resources and Cultural Preservation

Historic and Cultural Preservation. The following terms and phrases are defined for the purposes of Section 20-28.040 (Historic Combining District) and Chapter 20-58 (Historic and Cultural Preservation).

1. California Register of Historic Places. As defined in California Public Resources Code Section 5020.1 and in California Code of Regulations Title 14 Chapter 11.5, Section 4850 et seq.

2. Contributor. A contributing property is a building, structure, site, feature or object located within a designated preservation district that embodies the significant physical characteristics and features, or adds to the historical associations, historic architectural qualities or archaeological values identified for the historic district, and was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.

3. Demolition. The removal of 50 percent or more of the exterior walls and interior structural elements, which support the exterior walls, roof, or exterior elements of a historic resource. Demolition does not include either:

- a. The removal and replacement in kind of deteriorated, non-repairable materials required for the restoration or rehabilitation of a historic resource (resulting in no change to its exterior appearance or historic character); or
- b. Removal of non-historic features or additions that may exist on a historic resource.

4. Feature or Characteristic. A fixture, component or appurtenance attached to, contiguous with or otherwise related to a structure or property including landscaping, setbacks, distinguishing aspects, roof attributes, overlays, moldings, sculptures, fountains, light fixtures, windows and monuments. May include historically and/or architecturally significant interior areas that are accessible to or made available to the public, including, but not limited to: areas commonly used as public spaces such as lobbies, meeting rooms, gathering rooms, public hallways, or similar spaces. Interior areas that generally are not accessible to or made available to the public, but which occasionally may be visited by business invitees or members of the public including those on a tour of a facility, do not constitute a "feature or characteristic."

5. Landscape Feature or Characteristic. One or more trees or other vegetation, rocks, walls, and/or other exterior feature of a site that contributes to historical significance and/or is representative of, or evokes the time period, community or neighborhood character or appearance of a specific time period.

6. Historic Resource. Includes any of the following:

- a. A resource listed in or determined by the State Historical Resources Commission to be eligible for listing in the California Register of Historic Places;
- b. A resource included in the local register of historic resources as defined in Public Resources Code Section 5020.1(k) or identified as significant in an historic resources survey meeting the requirements of Public Resources Code Section 5024.1(g), which is presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise;
- c. A resource listed in or determined to be eligible for listing in the National Register of Historic Places; and/or
- d. Any object, building, structure, site, area, place, record, or manuscript that the Historic Resources Review Board or Director determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of Santa Rosa, may be considered to be historically significant.

Criteria for evaluating significance and integrity shall include location, design, setting materials, workmanship, feeling and association along with one of the following: (i) the resource is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage; (ii) is associated with the lives of persons important in our past; (iii) embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; (iv) has yielded or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in or has not yet been determined to be eligible for listing in the California Register of Historical Resources not listed in the Official Register, or identified in a historic resources survey does not preclude a lead agency from determining that the resource may be a Historic Resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

7. Neglect. Failure to prevent or correct any deterioration of or damage to a structure or any part thereof and failure to restore the structure or part thereof to its condition prior to the occurrence of such deterioration or damage.

8. Non-contributor. A non-contributing property is any building, structure, site, feature, or object located within a designated preservation district that which does not add to the historical integrity or architectural qualities that make the district historically significant.

9. Rehabilitation. The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

10. Secretary of the Interior's Standards. The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 67), with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

Evaluation

520 Morgan Street

Criterion A/1/i: The house is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although it was constructed as part of the general pattern of Santa Rosa's growth during the early twentieth century, it does not exemplify any important event or series of events in the history of Santa Rosa. Therefore the house is not eligible to the NRHP, CRHR, or Santa Rosa Register under Criterion 1/A/i.

Criterion B/2/ii: 520 Morgan Street is not associated with the lives of persons important to local, state, or national history. Therefore, it is not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: 520 Morgan Street is significant under Criterion 3 for its architecture. It is a good example of a Folk Victorian house with Queen Anne influences. Its hipped roof and lower front gable with decorative wood shingle cladding are elements that were common in simpler examples of Queen Anne houses constructed in the early 1890s. Meanwhile, its porch treatment (chamfered porch columns, decorative brackets, and jigsaw-cut flat balustrade) would be found on Folk Victorian houses, a vernacular style of architecture that often incorporated Queen Anne features. Both styles are represented elsewhere in the St. Rose Historic District. The building does not rise to the level of significance required for nomination the NRHP or CRHR. However, its architecture is sufficiently distinguished to render it eligible as a contributor to the local St. Rose Historic District under Criterion C/3/iii.

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. Santa Rosa General Hospital does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. Although its original integrity of location was lost when it was moved to the parcel in the 1940s, sufficient time has passed for the current location to become historic. Its integrity of setting has been compromised by the construction and expansion of the freeway across the street, however, unlike other nearby houses, it has retained much of the historic landscaping adjacent to the house. Few changes have been made to its exterior, therefore it retains integrity of design, materials, workmanship, feeling and association. Therefore, the building retains sufficient integrity to retain its status as a contributor to the St. Rose Historic District.

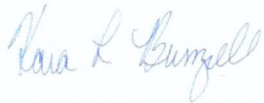
The property at 520 Morgan Street is eligible as a St. Rose Historic District contributor for its architecture and retains integrity, and therefore qualifies as a historic resource under CEQA.

Recommendations

Since 520 Morgan Street qualifies as a historic resource, its demolition or significant alteration would constitute an adverse effect under CEQA. Therefore, the building should be preserved if feasible. If future projects on the parcel render preservation infeasible, then appropriate mitigations should be undertaken. Potential mitigations include HAER-type recordation, or another form of recordation of the property that may be suggested by interested local parties.

Please contact me by phone at 707/290-2918 or e-mail at 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.
Architectural Historian

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 _____

Page 1 of 9

*Resource Name or # (Assigned by recorder) 520 Morgan Street

P1. Other Identifier: 520 Morgan Street

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Sonoma

***b. USGS 7.5' Quad** Santa Rosa **Date** 2012 T; **R** ____; ____ ¼ of Sec ____; ____ **B.M.**

c. Address 520 Morgan Street City Santa Rosa Zip 95401

d. UTM: (give more than one for large and/or linear resources) Zone 10; 524471.602 mE/ 4254708.615 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Assessor Parcel Number 010-041-014-000

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

The 50' x 131' lot is on Morgan Street at the middle of the block between Sixth and Seventh Streets near Downtown Santa Rosa. The block is the southernmost section of St. Rose's Historic District, which is dominated by residences dating from the late-nineteenth and early-twentieth centuries. The immediate vicinity of the parcel features a number of historic-period buildings including a warehouse and several dwellings. The historic setting of the neighborhood has been compromised, however, by the construction of multi-story parking structures across A and Sixth Streets as well as the 101 Freeway a block to the west.

The building is one-story and faces southwest onto Morgan Street. The front yard is enclosed with a low board fence, while a tall privacy fence encloses the rear yard. Its hipped roof is composition shingle with a fishscale-clad front gable. A partial-width porch under the primary roof shelters the entryway. The porch has a low railing with a jigsaw-cut decorative balustrade and chamfered supports with decorative brackets (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: Southwest (main) and southeast elevations of building, camera facing north, photograph taken April 1, 2016.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1903, moved 1946

***P7. Owner and Address:**

Catholic Charities, Diocese of Santa Rosa
987 Airway Court
Santa Rosa, CA 95402

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

Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** April 1, 2016

***P10. Survey Type:** (Describe) Intensive

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

Evaluation of 520 Morgan Street, Letter Report.

***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) _____

DPR 523A (1/95)

*Required Information

Page 2 of 9

*NRHP Status Code 5D1

*Resource Name or # (Assigned by recorder) 520 Morgan Street

B1. Historic Name: 520 Morgan Street

B2. Common Name: 520 Morgan Street

B3. Original Use: dwelling B4. Present Use: dwelling

*B5. Architectural Style: Queen Anne/Folk Victorian

*B6. Construction History: (Construction date, alteration, and date of alterations) c1890, original construction
1946, moved to parcel

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1946 Original Location: unknown

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Residential Architecture Area St. Rose Historic District

Period of Significance 1946 Property Type Single family property Applicable Criteria C/3/i

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

The building does not meet the criteria for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). However, its architecture is sufficiently distinguished for listing as a contributor to the St. Rose Historic District on the Santa Rosa Register of historic resources (see continuation sheet).

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

*B12. References:

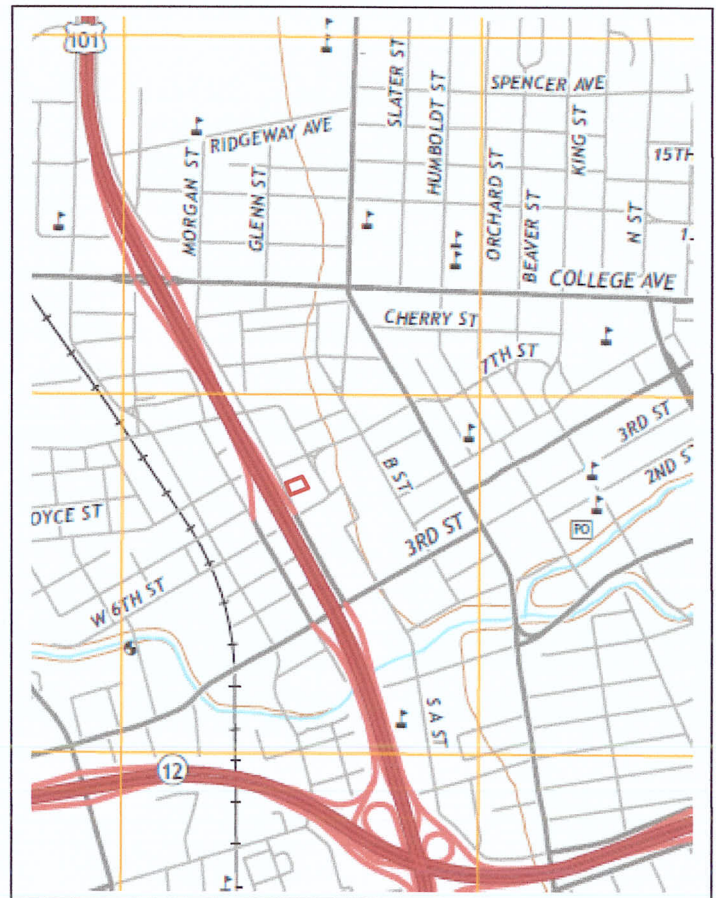
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: April 1, 2016

(This space reserved for official comments.)



Page 3 of 9 *Resource Name or # (Assigned by recorder) 520 Morgan Street

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***P3a. Description (continued):**

It is accessed in the center of the elevation by three concrete steps with a wooden railing. Fenestration consists of double-hung wood sash windows with decorative crowns. An enclosed rear porch at the building's north corner has fixed wood sash windows. The house is clad in horizontal drop siding.

B10. Significance (continued):

City of Santa Rosa Historic Context

The area that became the City of Santa Rosa was home to Pomo, Miwok, and Wappo Native American groups before the arrival of Europeans. In 1841, the Mexican government granted the 17,000-acre Rancho Cabeza de Santa Rosa to Maria Carrillo, who was General Mariano Vallejo's mother-in-law. Speculators laid out the town of Santa Rosa in 1854, much of it on land donated by the Carillos. The new town soon became Sonoma's county seat, which solidified its regional political importance. It was settled primarily by farmers from the southern United States and its economy was based on agriculture. In 1870, Santa Rosa had 900 residents. The arrival of the railroad that year assured commercial growth, and four years later its population had tripled. In 1893, Santa Rosa had 7,000 residents. By the turn of the century, the money brought in by agriculture (especially hops) was attracting investors and entrepreneurs, and several additions to the original town had been platted. By this time, Santa Rosa was a small city with utilities and a streetcar system. The Great Earthquake of 1906, which occurred early in the morning of April 18, 1906, destroyed much of the commercial area downtown.¹

Despite the devastation wrought by the earthquake, the town continued to grow during the early twentieth century. Highway 101 was built in the 1940s and transformed the geography and economy of Santa Rosa. Though it was originally planned to pass Santa Rosa to the west, city leaders lobbied for the route to be changed, and the highway was built to pass through the heart of Santa Rosa. It brought new business to Santa Rosa but also divided the town in half. The population began to grow faster after World War II, and the city expanded. By 1950, Santa Rosa had a population of 15,000. Another earthquake in 1949 brought an era of urban renewal in the late 1960s and early 1970s. The city demolished the courthouse, plaza, and other landmarks, and changed the street layout. The Santa Rosa Plaza mall was also constructed during this period. New industries began to appear in Santa Rosa, and its formerly diverse agriculture gradually shifted toward a focus on wine as grape-growing accelerated.²

Bayler & Menihan's Second Addition History

The block bounded by Morgan (Washington), A, Sixth, and Seventh Streets is just a few blocks northwest the courthouse that was at the heart of nineteenth-century Santa Rosa, and just outside the boundaries of the original town plat. The railroad half a mile to the west drew development in that direction beginning in the 1870s, but during the last decades of the century Santa Rosa also grew northward. Investors began subdividing additions to Santa Rosa in the St. Rose neighborhood in 1869. By the late 1880s, there were a handful of churches and large residences in the neighborhood (named for the Catholic parish church at its center.) By 1893 there were two houses at the southwest corner of what would later become the hospital block. By 1897, what would become the hospital block was surrounded on all sides by development and newly subdivided land.³

The block was originally subdivided as Bayler and Menihan's Second Addition. It was recorded by John Paul Bayler, who was a minor, along with several guardians. John Rheinhard Bayler, Jr. was born about 1873 to Caroline and John Rheinhard Bayler, Sr., immigrants from Wurtemberg, Germany. John Bayler Sr. emigrated in 1854 and moved to Sonoma County in 1864. He married Caroline C. Bucher in 1870, and they had six children: John Rheinhard, Joseph Anthony, Mary Theresa, Crescentia A., Mary, and Reinhard. The Baylers were living in Mendocino in 1870 and Redwood Township in 1880. John, Sr. was a saloon keeper. Joseph was born in 1869, John in 1872, Mary Theresa in 1874, and Crescentia in 1875.⁴

In 1894, John Bayler, Jr. married Hermina Agnes Steiger in Sonoma. Hermina Steiger was born in Agua Caliente in 1875. Hermina and John had three children: Frank Bernard (1895), Leslie Joseph (1897), and John Paul (1904). The Baylers were living in Santa Rosa by 1896. John was a farmer and teamster, and also the proprietor of the Ford & Bayler Saloon at Fourth and Washington Streets. Leslie died in 1905

¹ Voliva, Bob and Kay, *Santa Rosa, California in Vintage Postcards*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 1999, 8; R. Melander, R. Owens, and T.F. King "Archaeological Impact Evaluation: Santa Rosa Urban Renewal Area," URS Research Company, August 15, 1973, 7 – 12; Eric Stanley, *Santa Rosa: Then and Now*, Charleston, Chicago, Portsmouth, San Francisco: Arcadia Publishing, 2008, 9, 11.

² Voliva 8, Stanley 9.

³ Reynolds & Proctor, "Illustrated Atlas of Sonoma County, California," Santa Rosa, California, 1897; Sanborn Insurance Maps, Santa Rosa, California, 1893.

⁴ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; *An Illustrated History of Sonoma County, California*, The Lewis Publishing Company, Chicago, Illinois, 1889; 1870 Federal Census; 1880 Federal Census; U.S. City Directories, 1822-1989.

Page 4 of 9 *Resource Name or # (Assigned by recorder) 520 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

at the age of eight, and John Bayler, Jr. and nine-year-old Frank died April 18, 1906 when their Santa Rosa saloon collapsed during the great earthquake. In 1916, the subdivision was recorded by several relatives on behalf of the twelve-year-old John Bayler. His mother Hermina moved to San Francisco around 1920, but returned to Santa Rosa in 1923 when she married James B. McAndrews. John Paul Bayler died in 1979 in Burlingame.⁵

In 1916, Bayler and Menihan's Second Addition was partitioned between John Paul Bayler, his mother Hermina, and his other guardians: Isabelle and Crescentia Bayler, Theresa Phillips, and Mrs. Mary Menihan. Crescentia and Theresa were John Jr.'s sisters, and Isabelle his sister-in-law. Mary Menihan was Michael Menihan's widow. Menihan had been a Cloverdale resident and hotelkeeper who had partnered with John Paul's grandfather for the Bayler and Menihan subdivision in 1881. Lot 14 went to John Paul Bayler, who was twelve. Crescentia took lots 10 and 11 and shared part of lot 12 with Isabelle; the other part of lot 12 went to Theresa, along with lot 13. Isabelle also took lot 9. Lots 1-6 went to Mary Menihan.⁶

General Hospital

About 1917, Hermina Menihan sold Lots 1-5 of Bayler & Menihan's Second Addition to the General Hospital Association. By the beginning of 1916, the General Hospital Association of Santa Rosa formed under the direction of Henry Shanor Gutermute and was raising money to open a hospital. Although several local sources date the hospital's opening to 1917 and the General Hospital appears in the 1918 Polk Directory, construction of the current building took place at the end of 1919. In early November, H.S. Gutermute obtained a permit for four one-story frame buildings to be connected by corridors under the name "The Cottage Hospital." The project cost \$6,500, which was a very inexpensive hospital building even for 1919. (Substantial houses were often double this price, and hospitals could cost hundreds of thousands to build.) Gutermute soon settled on the name General Hospital. Santa Rosa residents William Herbert and W.L. Proctor were the architect and construction contractor for the new facility. Henry Shanor Gutermute, was the first superintendent and owner of the General Hospital. Bertha Levy was Santa Rosa General Hospital's Matron, in charge of the nursing staff. During its first decade of operation it was the largest general medical facility in Sonoma County with about 30 beds.⁷

In 1945, Henry Gutermute was 80 years old and must have been ready for retirement. Gutermute sold the General Hospital to MacMillan Properties. Douglas W. MacMillan was born about 1901 in Canada. He was a surgeon, and worked in Los Angeles and Hollywood from 1922 to 1955. The other partners in the venture were his wife and son, his siblings, and their spouses. MacMillan family members (most of whom were in medical professions) formed the hospital board. Gladys Kay became General Hospital's administrator around the time MacMillan bought the hospital. The MacMillans do not appear to have had any connection to Santa Rosa other than the investment in the hospital. In 1950, state-of-the-art Santa Rosa Memorial Hospital was completed. Although it had been intended as a replacement for the aging General Hospital with its re-used buildings, the older hospital remained in use as an alternative hospital until 1984. By 1978, MacMillan had put Santa Rosa General up for sale. In 1980, Santa Rosa Memorial Hospital acquired the General Hospital after managing it for a year. General Hospital closed in 1984, discontinuing not only its acute care services but a newer dementia treatment center and laying off 90 health care workers. The alcohol treatment center remained in operation for a few years, but by 1987 it was vacant. The Salvation Army opened a homeless shelter in the building. Although neighbors opposed a permanent shelter, the use has persisted for decades. Catholic Charities took over from the Salvation Army, leasing the property from Memorial Hospital and operating the Family Support Center. By 1991, the old buildings were in poor repair after many years of use and some cases of deferred maintenance. Catholic Charities made alterations and repairs, and also began to use the old houses on the block for housing support and other services. In 2015, the Santa Rosa Memorial Hospital sold the property to Catholic Charities of the Diocese of Santa Rosa. Catholic Charities currently owns the entire block, operating services for the homeless from the buildings that remain in use. The non-profit operates the 138-bed Family Support Center in the Santa Rosa General Hospital building, and provides meals, career counseling, and other services for homeless and at-risk families.⁸

⁵ 1900 Federal Census; U.S. Find a Grave Index, 1600s-current; Patricia Bunker Maguire and Ann Bunker Wieser, *Ancestral Profiles for Two Early Settlers of the Far West*, Pine Press, Sunnyvale, California, 2000; California Voter Registers, 1866-1898; U.S. City Directories, 1822-1989; California Death Index, 1905-1939.

⁶ Deeds on file with the Sonoma County Recorder's Office; U.S. Find a Grave Index, 1600s-current; New York Passenger Lists, 1820-1957; 1900 Federal Census; 1910 Federal Census; U.S. City Directories, 1822-1989; 1920 Federal Census; 1930 Federal Census; Social Security Death Index, 1935-2014; California Death Index, 1940-1997.

⁷ Deeds on file with the Sonoma County Recorder's Office; Oakland Tribune, 21 January 1916, 4; "Hospitals," Building & Engineering News, 12 November 1919, 9; "Residences," Building & Engineering News, 12 November 1919, 8.

⁸ "Closure of Hospital ends 2 Programs," 7 June 1984, "Cautious Neighbors back SR shelter for homeless," 15 December 1987. Deeds on file with the Sonoma County Recorder's Office; About Us: History and Milestones, St. Joseph Health, 2015, accessed November 3, 2015; Larry Maniscalco, *Strategic*

Page 5 of 9 *Resource Name or # (Assigned by recorder) 520 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

520 Morgan Street

The current building at 520 Morgan Street, which was built about 1890, was moved onto the property around 1946, apparently by the Chiodo family. In the late 1940s, Giuseppe and Julia (Giuglia) Chiodo lived in and owned the house. Julia Tonelli Chiodo was born in 1880 and died in 1981 in Santa Rosa. In 1950, the Chiodos sold the house to three unmarried sisters, Margaret, Grace, and Jane Christie. Jane and Grace Christie were both born around 1896, and Margaret Christie was born in 1899, possibly all in South Carolina. They may have moved to California together by 1938. Margaret Christie died in Santa Rosa in 1968. Grace Christie died in 1970 and Jane Christie in 1975, also both in Santa Rosa. In 1951, Mary Bristol sold the building to Ernest J. Urmann and his mother, Julia Urmann. Julia A. Pangerl was born in 1893 in Rutledge, Minnesota to Austrian immigrants. Her family moved around Pine County in Minnesota throughout her childhood. In 1915, she married Mathias Urmann. He was born in Germany in 1885 and likely immigrated sometime within the first decade of the 20th century. The year after they married, Matt and Julia Urmann moved to California and bought a chicken ranch in Windsor.⁹

By 1920, Matt's brother (whose wife had died) was living with them along with his six children. He had moved out by 1930, when Julia Urmann's sister, Marie P. Snock, was staying with them. The Urmanns had seven children, including Ernest, who was born in 1925. Matt Urmann died in 1936, and Julia Urmann took over running the ranch after his death. It burned down in 1939, but her friends and brother-in-law helped rebuild it. She continued to operate the ranch until 1951, when her son Ernest Urmann, who had enlisted in 1944, returned from World War II and moved to 520 Morgan Street (then called Washington Street) with her. He married Peggy Allen in Lake in the same year, and the couple continued to live with Julia in the house. In 1956, Julia Urmann was selected as the "Typical Santa Rosa Mother" of 1956 by the Santa Rosa Eagles Lodge, an award that entailed a place of prominence in city parades, among other honors. While the exact order of ownership is somewhat unclear, the Christie sisters owned the building again by 1968, when Margaret Christie died. Julia Urmann died in 1974 in Windsor. Ernest Urmann lived in Windsor for at least some time in the 1990s, but died in Idaho in 2002. The building was in use as a warehouse by the General Hospital by 1976. In 1979, it was acquired by MacMillan Properties from the Sonoma Title Guaranty Co. The General Hospital then used it as a purchasing office. The building was vacant by 1987. By 1989, Santa Rosa Memorial Hospital was using the house as a Home Health office and had plans to transform the building to a low-income dental clinic. In recent years it has been used as transitional housing in conjunction with homeless services operated by Catholic Charities on the block.¹⁰

Evaluation:

Criterion A/1/i: The house is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Although it was constructed as part of the general pattern of Santa Rosa's growth during the early twentieth century, it does not exemplify any important event or series of events in the history of Santa Rosa. Therefore the house is not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion 1/A/i.

Criterion B/2/ii: 520 Morgan Street is not associated with the lives of persons important to local, state, or national history. Therefore, it is not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: 520 Morgan Street is significant under Criterion 3 for its architecture. It is a good example of a Folk Victorian house with Queen Anne influences. Its hipped roof and lower front gable with decorative wood shingle cladding are elements that were common in simpler examples of Queen Anne houses constructed locally until shortly after the turn of the century. Meanwhile, its porch treatment

Moments in Organizational History, St. Joseph Health System, July, 2005, accessed November 3, 2015; *About Us: Historical Milestones*, St. Joseph Health, 2015, accessed November 3, 2015; Gaye LeBaron, *Reflecting on what was lost when Santa Rosa General Hospital closed*, The Press Democrat, November 22, 2009; Gaye LeBaron, *When Memorial Hospital changed health care in Sonoma County*, The Press Democrat, December 14, 2013; American Medical Directory, Volume 7, The American Medical Association, Chicago, Illinois, 1921; California State Journal of Medicine, Volume 20, No. 1, The Medical Society of the State of California, San Francisco, California, 1922; U.S. Census Records, Santa Rosa California, 1930, 1940; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1-6, 1971.

⁹ "Environmental Assessment: Determinations and Compliance Findings for HUD-assisted Projects, 24 CFR Part 58", City of Santa Rosa, prepared by AEM Consulting, March 2015, 17; DPR 523 Form: St. Rose Local District, prepared by Anne Bloomfield, July 1989; Deeds on file with the Sonoma County Recorder's Office; U.S., Social Security Death Index, 1935-2014; California, Death Index, 1940-1997; U.S., City Directories, 1822-1995; Minnesota, Territorial and State Censuses, 1848-1905; U.S., Find a Grave Index, 1600s-current; 1920 United States Federal Census; 1930 United States Federal Census; "Mrs. Julia Urmann Gets 'Typical Mother' Award", 1956, Santa Rosa.

¹⁰ 1920 United States Federal Census; 1930 United States Federal Census; "Mrs. Julia Urmann Gets 'Typical Mother' Award", 1956, Santa Rosa; U.S., World War II Army Enlistment Records, 1938-1946; California, Marriage Index, 1949-1959; U.S., Social Security Death Index, 1935-2014; U.S. Public Records Index, 1950-1993, Volume 1; "Phase I Environmental Site Assessment Per ASTM E1527-05", prepared by Trans Tech Consultants, Windsor, CA, May 27, 2014, 5; "The EDR-City Directory Abstract", Environmental Data Resources Inc., 2013, 8, 9.

Page 6 of 9 *Resource Name or # (Assigned by recorder) 520 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update

(chamfered porch columns, decorative brackets, and jigsaw-cut flat balustrade) would be found on Folk Victorian houses, a vernacular style of architecture that often incorporated Queen Anne features. Both styles are represented elsewhere in the St. Rose Historic District. The building does not rise to the level of significance required for nomination the NRHP or CRHR as an individual landmark. However, its architecture is sufficiently distinguished to render it eligible as a contributor to the local St. Rose Historic District under Criterion C/3/iii.

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. Santa Rosa General Hospital does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. Although its original integrity of location was lost when it was moved to the parcel in the 1940s, sufficient time has passed for the current location to become historic. Its integrity of setting has been partially compromised by the construction and expansion of the freeway across the street, however, unlike other nearby houses, it has retained much of the historic landscaping adjacent to the house. Few changes have been made to its exterior, therefore it retains integrity of design, materials, workmanship, feeling and association. Therefore, the building retains sufficient integrity to retain its status as a contributor to the St. Rose Historic District.

The property at 520 Morgan Street is eligible as a St. Rose Historic District contributor for its architecture and retains integrity, and therefore qualifies as a historic resource under CEQA. It has been assigned a Historic Resource Status Code of 5D1.

Photographs:



Photograph 2: Detail, southeast elevation, camera facing northwest, April 1, 2016.

Page 7 of 9 *Resource Name or # (Assigned by recorder) 520 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 3: Southeast elevation and northeast elevation, camera facing west, April 1, 2016.



Photograph 4: Northeast elevation, including southeast and northeast elevations of projection, camera facing west, April 1, 2016.

Page 8 of 9 *Resource Name or # (Assigned by recorder) 520 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 5: Northeast and northwest elevations, camera facing south, April 1, 2016.



Photograph 6: Detail, windows on northwest elevation, camera facing southeast, April 1, 2016.

Page 9 of 9 *Resource Name or # (Assigned by recorder) 520 Morgan Street

*Recorded by Kara Brunzell

*Date: April 1, 2016 ☒ Continuation ☐ Update



Photograph 7: Northwest and southwest elevations, camera facing east, April 1, 2016.