

608 MORGAN STREET
Santa Rosa
Sonoma County
California

DESCRIPTIVE AND HISTORIC NARRATIVE
PHOTOGRAPHS

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

HISTORIC DOCUMENTATION PACKAGE

608 MORGAN STREET

Location: 608 Morgan Street, Santa Rosa, Sonoma County, California

Zone 10; 587798.417836167 mE/4206286.757792604 mN (April 2016 DPR form [updated March 2019])

Significance: The following excerpt is from the 2016 *Historic Resources Report, Caritas Resources Report, Caritas Village* (updated 2019):

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 [individual] eligibility to 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.

The Caritas Village Project site is within the St. Rose Historic Preservation District, a locally designated resource on the Santa Rosa Register. The following is quoted from the City's Processing Review Procedures and gives a brief summary describing the St. Rose Historic Preservation District:¹

The St. Rose Neighborhood [a.k.a. St. Rose Historic Preservation District] includes a unique cross section of Santa Rosa's residential building types as well as a number of fine institutional and commercial buildings. The historic homes date from 1872 to the 1940's. Many of the homes, particularly the well maintained bungalows along Lincoln Street, were built in the 1920's for Santa Rosa's small business owners such as bakers, druggists, and salesmen as well as firemen, auto mechanics, foremen, farmers, and the City's treasurer. In addition, the District includes seven of Santa Rosa's grandest surviving 19th Century homes.

¹ City of Santa Rosa Department of Community Development, *Processing Review Procedures for Owners of Historic Properties*, Adopted by City Council Resolution No. 24694 on January 9, 2001 (rev. September 2006).

The District grew up around the St. Rose Church, a Gothic Revival stone structure built by local Italian stone masons in 1900. Many of Santa Rosa's finest 19th Century downtown homes were moved into the St. Rose neighborhood as the commercial areas of the City expanded. The Post Office (now the Sonoma County Museum) was moved from Fifth Street to its present site on Seventh Street in 1979.

The period of significance for the District is 1872-1948 and when it was originally surveyed in 1989 it included 96 contributors, 37 non-contributors, and five open spaces within the area roughly bound by Lincoln Street and College Avenue to the north, Morgan Street to the east, Sixth and Seventh streets to the south, and B and Healdsburg streets to the east.²

District-wide character-defining features of the St. Rose Historic Preservation District include the following:

- Irregular street pattern;
- St. Rose Church is central and flanked to the north and south by distinct residential neighborhoods.

The 1989 Department of Parks and Recreation 523 D – District (DPR) form individually presented the neighborhoods around the St. Rose Church. 608 Morgan Street is part of the South St. Rose District. The South St. Rose District is a subarea within the larger St. Rose Historic Preservation District boundary, described above. The residential development in the South St. Rose District is primarily located along Morgan, A, and Eighth streets and was constructed between 1870 and 1924. Character-defining features of the South St. Rose District include the following:

- One- to two-and-a-half-story single and multi-family homes;
- Variety of architectural styles including: 1930s track type, 19th century Vernacular, Bungalow, Craftsman, Colonial Revival, Gothic Revival, Italianate, Mediterranean Revival, Prairie School, Provincial, Queen Anne, and Stick/Eastlake;³
- Narrow, rectangular lots with modest front yard setbacks and larger rear yards;
- Gabled, hipped, and flat roof types;
- Landscaping including mature trees;
- Sidewalks (with or without narrow strip of landscaping between street and the sidewalk).

² Bloomfield, Anne, *St. Rose Local District Department of Parks and Recreation Historic Resources Inventory*, July 1989.

³ Bloomfield, Anne, *St. Rose Local District Department of Parks and Recreation Historic Resources Inventory*, July 1989.

Description:

The following description is from the 2016 *Historic Resources Report, Caritas Resources Report, Caritas Village* (updated 2019):

The property is located on Morgan Street near its intersection with Seventh Street. 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.

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. [The gabled roof of the single-story entry porch covers the original, parapeted flat roof.]

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.

608 Morgan Street is a Mission style apartment building and character-defining features include the following:

Exterior CDFs

- Flat roof with shaped parapet
- Modified rectangular plan
- Stucco cladding
- Decorative, wooden blind arches
- Decorative, projecting vigas
- Multi-lite, wood-sash windows

- Paired window openings
- Wooden flower boxes supported by brackets
- Single-story entry porch
- Multi-lite glazed, wood doors

History:

Site and Building History of 608 Morgan Street

The following excerpt is from the 2016 *Historic Resources Report, Caritas Village, City of Santa Rosa* (updated 2019):

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, 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 quickly became the county seat, solidifying 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. Sonoma County was an extraordinarily rich agricultural region. By the 1860s, grain was being profitably cultivated. Dairies, stock farms, fruit orchards, vineyards, and hops were all successful. By the turn of the century, the money brought in by agriculture attracted investors and entrepreneurs, resulting in several additions to the original town plat. By this time, Santa Rosa was a small city. Entrepreneurs developed a local horse-drawn streetcar system[,] which[,] by 1896[,] connected the railroad depots near the east and west ends of Santa Rosa via a line that passed downtown along Fourth Street and branched north and south at the courthouse. The Great Earthquake of 1906, occurred early in the morning of April 18, 1906, destroying much of the commercial downtown.

Despite the devastation, the town continued to grow during the early twentieth century. Highway 101 was built in the 1940s, transforming 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 grew faster after World War II, and the city expanded. By 1950, Santa Rosa had a population of 15,000. Santa Rosa suffered another significant earthquake in 1969, which, combined with the broad trend toward urban renewal, led to significant redevelopment

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 grape cultivation for wine.

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.

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 Rheinhard. 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.

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.

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.

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.

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.

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.

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.

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 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. [No longer extant.] 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.

- Sources:** Bloomfield, Anne, St. Rose Local District Department of Parks and Recreation Historic Resources Inventory, July 1989.
- Brunzell Historical, *Historic Resources Report, City of Santa Rosa*. Prepared for the Stantec, April 2016 (updated March 2019).
- City of Santa Rosa Department of Community Development, Processing Review Procedures for Owners of Historic Properties, Adopted by City Council Resolution No. 24694 on January 9, 2001 (rev. September 2006).

Historian: Amber Grady, M.A.
Environmental Science Associates (ESA)
2600 Capitol Avenue, Suite 200
Sacramento, CA 95816
June 2020

Project Information: Catholic Charities of the Diocese of Santa Rosa sponsored this effort. Environmental Science Associates prepared the written documentation and conducted additional historical research. Jeff Cox and Katherine Weedman-Cox (Cox Black & White Lab, Inc., Rancho Cordova, California) completed the photography services.

HISTORIC DOCUMENTATION PACKAGE

INDEX TO PHOTOGRAPHS

608 MORGAN STREET

**Santa Rosa
Sonoma County
California**

Jeff Cox and Katherine Weedman-Cox, photographers, June 2020

- | | |
|----------------------------|--|
| 608 Morgan Street 1 | EXTERIOR, OVERVIEW OF PRIMARY (WEST) FAÇADE, VIEW TO NORTHEAST |
| 608 Morgan Street 2 | EXTERIOR, DETAIL OF SINGLE STORY ENTRY PORCH, VIEW TO NORTH. |
| 08 Morgan Street 3 | EXTERIOR; DETAIL OF SECOND FLOOR WINDOW PAIR WITH BLIND ARCHES, WOOD WINDOW SURROUND, AND WOODEN FLOWER BOX WITH BRACKETS, VIEW TO NORTH. |
| 608 Morgan Street 4 | EXTERIOR, OVERVIEW OF SECONDARY (NORTH) FAÇADE, VIEW TO SOUTHEAST. |
| 608 Morgan Street 5 | EXTERIOR, OVERVIEW OF SECONDARY (NORTH) AND REAR (EAST) FACADES, VIEW TO SOUTH. |
| 608 Morgan Street 6 | EXTERIOR, OVERVIEW OF REAR (EAST) FAÇADE, VIEW TO THE NORTHWEST. |
| 608 Morgan Street 7 | EXTERIOR; DETAIL OF SECOND FLOOR WINDOWS, INCLUDING WOOD WINDOW SURROUNDS AND PROJECTING VIGAS; VIEW TO THE NORTH. |
| 608 Morgan Street 8 | EXTERIOR, DETAIL OF VENT, VIEW TO THE SOUTHEAST. |



608 Morgan Street - Photo #1 - EXTERIOR, OVERVIEW OF PRIMARY (WEST) FACADE, VIEW TO NORTHEAST.



608 Morgan Street - Photo #2 - EXTERIOR, DETAIL OF SINGLE STORY ENTRY PORCH, VIEW TO NORTH.



608 Morgan Street - Photo #3 - EXTERIOR; DETAIL OF SECOND FLOOR WINDOW PAIR WITH BLIND ARCHES, WOOD WINDOW SURROUND, AND WOODEN FLOWER BOX WITH BRACKETS, VIEW TO NORTH.



608 Morgan Street - Photo #4 - EXTERIOR, OVERVIEW OF SECONDARY (NORTH) FACADE, VIEW TO SOUTHEAST.



608 Morgan Street - Photo #5 - EXTERIOR, OVERVIEW OF SECONDARY (NORTH) AND REAR (EAST) FACADES, VIEW TO SOUTH.



608 Morgan Street - Photo #6 - EXTERIOR, OVERVIEW OF REAR (EAST) FACADE, VIEW TO THE NORTHWEST.



608 Morgan Street - Photo #7 - EXTERIOR; DETAIL OF SECOND FLOOR WINDOWS, INCLUDING WOOD WINDOW SURROUNDS AND PROJECTING VIGAS; VIEW TO THE NORTH.



608 Morgan Street - Photo #8 - EXTERIOR, DETAIL OF VENT, VIEW TO THE SOUTHEAST.