

520 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

520 MORGAN STREET

Location: 520 Morgan Street, Santa Rosa, Sonoma County, California
Zone 10; 524471.602 mE/4254708.615 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):

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 (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 [Preservation] District...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,

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).

and the City's treasurer. In addition, the District includes seven of Santa Rosa's grandest surviving 19th Century homes.

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. 520 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;

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.

- Sidewalks (with or without narrow strip of landscaping between street and the sidewalk).

Description:

520 Morgan Street is located within the St. Rose Historic Preservation District, on the east side of Morgan Street, midblock between Sixth and Seventh streets. It is a one-story, single family residence. The footprint is roughly rectangular with a projection at the northeast corner. The majority of the roof is hipped with the exception of a front, closed gable at the north end of the west (primary) façade that is clad in alternating rows of round- and diamond-shaped wooden shingles. All roof surfaces are clad in modern, composition shingles. The partial-width front porch is tucked under the roof at the southwest corner and shelters the main entry, a single, modern pedestrian door. The porch and main entry are accessed via concrete steps that are centered on the west (primary) façade. The roof over the porch is supported by square posts with decorative brackets. The low porch railing includes a jigsaw-cut balustrade. The exterior is clad in horizontal, v-groove wood siding. The majority of the windows have been replaced with modern, aluminum-framed windows. However, some original one-over-one, single-hung and single- and multi-lite fixed wood sash windows are present. These including two one-over-one, single-hung wood sash windows at the front porch; one one-over-one, single-hung wood sash window on the north façade; and two one-over-one, single-hung wood sash windows on the rear (east) façade. A grouping of original one single-lite, wood sash window flanked by four-lite, wood sash windows is also present at the east end of the north façade. Original wood window and door surrounds are present on all facades.

520 Morgan Street is a Folk Victorian with Queen Anne influences and character-defining features include the following:

Exterior CDFs

- Hipped roof;
- Lower front gable with decorative wood shingle cladding;
- Porch (chamfered porch columns, decorative brackets, jigsaw-cut flat balustrade);
- Wood-sash windows (one-over-one, single-hung and single- and multi-lite fixed);
- Horizontal v-groove wood siding;
- Wood window and door surrounds.

History:

Site and Building History of 520 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.

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.

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.

- 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.
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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

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**Santa Rosa
Sonoma County
California**

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

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