

# **APPENDIX F**

## **Historical Resources Report**

**Historical Resources Report  
Caritas Village Project  
City of Santa Rosa, Sonoma County, California**

Prepared for:  
Stantec  
7502 North Colonial Avenue Suite 101  
Fresno CA 93711-5862

Prepared by:  
Kara Brunzell, M.A.  
Brunzell Historical  
1613 B Street  
Napa, California 94559



**BRUNZELL**  
**HISTORICAL**

August 27, 2019

## CONTENTS

Description of Study Area .....	2
Regulatory Framework.....	4
Federal.....	4
State of California.....	4
Local – City of Santa Rosa .....	5
Research & Field Methods .....	8
Historic Overview.....	9
Historic Context of Santa Rosa.....	9
Hospital Block Historic Summary .....	10
St. Rose Historic Preservation District Previous Studies .....	13
Description of Resources.....	18
Significance Evaluations.....	23
Project Impacts Analysis .....	31
Proposed Mitigations.....	35
References .....	36
Personnel.....	40

## FIGURES

1. Project Area Map.....	2
2. 1896, Map of Santa Rosa .....	10
3. 1954, Aerial Photograph.....	11
4. 1957, Map of Santa Rosa .....	12
5. c1977, Map of St. Rose Historic District .....	13
6. 1989, Bloomfield Map of St. Rose Historic District .....	15
7. City of Santa Rosa GIS Map of St. Rose Historic District.....	15
8. GIS Map showing parcels added to district.....	16

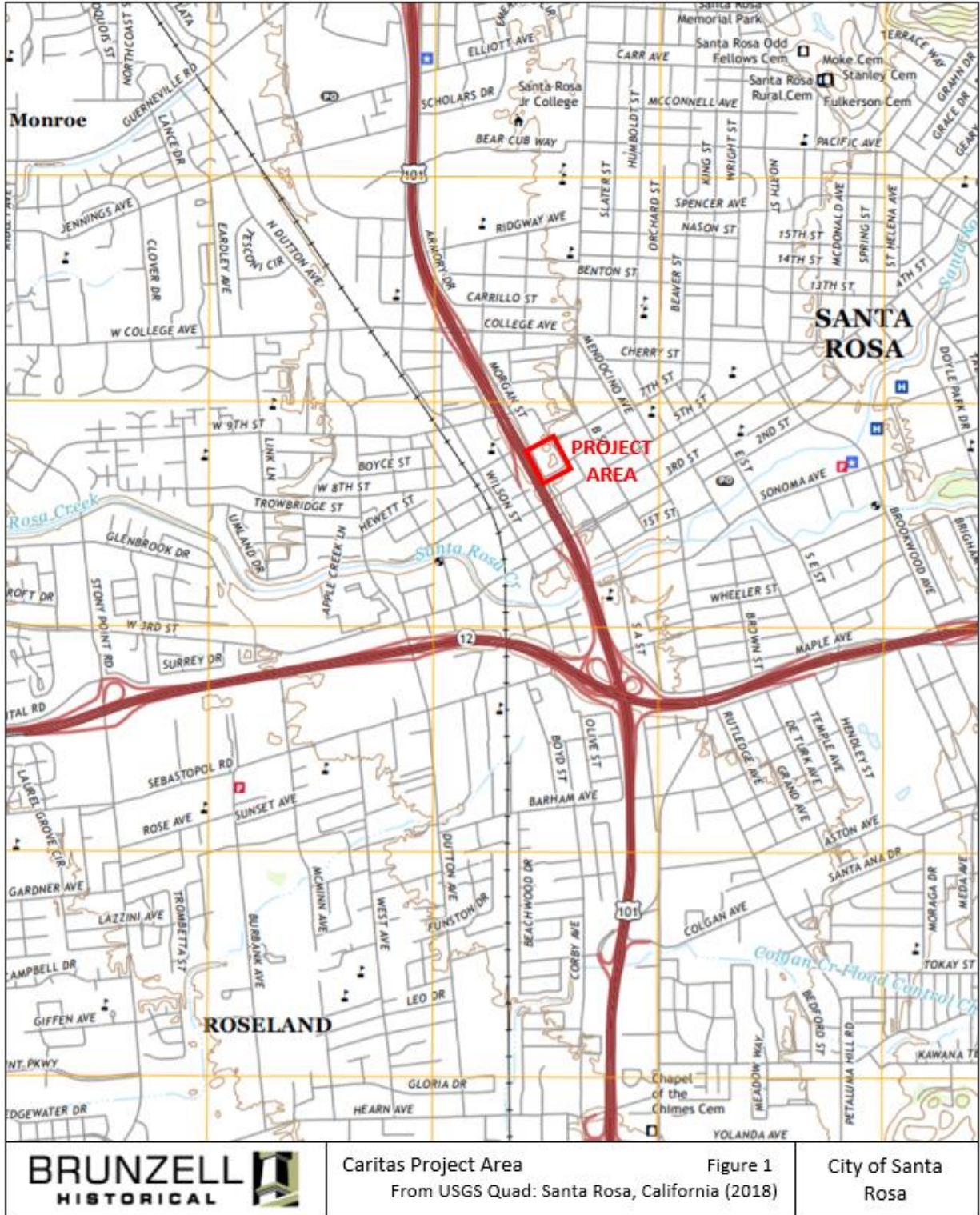
## APPENDICES

- A: DEPARTMENT OF PARK AND RECREATION 523 FORMS
- B: PERSONNEL RESUMES

## **DESCRIPTION OF STUDY AREA**

Catholic Charities proposes a project on the block bounded by A, Morgan, Sixth, and Seventh Streets in downtown Santa Rosa (the Hospital Block). The project includes the parcels at 437 and 465, A Street as well as those at 506, 512, 516, 520, 600, 608, and 612 Morgan Street (see Figure 1). The parcels include vacant lots, historic-period residential and institutional buildings, some of which are contributors to the St. Rose Historic Preservation District. The Project involves construction of a comprehensive family and homeless support services facility (Caritas Center) to be operated by Catholic Charities and an affordable housing development (Caritas Homes) to be operated by Burbank Housing. The Project encompasses the full city-block. The Caritas Center would consolidate the existing on-site Family Support Center and Homeless Services Center into a single building that would provide an emergency shelter, day center, transitional housing, wrap-around services, health services, and administrative offices. Caritas Homes would provide two permanent housing developments for 126 permanent affordable housing units, plus two units for on-site managers. The Caritas Center would be at the southern edge of the block along Sixth Street. The Center would be comprised of a single building three stories in height. The two Caritas Homes buildings would be constructed mostly on top of ground floor podium parking for the equivalent of four-story buildings except along Seventh Street, where they would only be two stories high.

FIGURE 1



## **REGULATORY FRAMEWORK**

Federal and state regulations recognize the public's interest in historical resources and the public benefit of preserving such resources. These regulations include federal and state historical resource registration programs designed to assist in the identification and evaluation of resources and to determine whether these resources should be considered historical resources under CEQA.

Properties eligible for the National Register of Historic Places (NRHP) and/or California Register of Historical Resources (CRHR) are subject to California laws that require consideration of potential impacts of proposed projects on historical resources. These properties should also receive special consideration in the planning processes, or merit consideration as candidates for individual protection.

### **Federal**

#### **National Register of Historic Places**

The criteria for significance for the NRHP are defined by the U.S. Department of the Interior under the National Park Service, listed below.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.<sup>1</sup>

### **State of California**

#### **California Environmental Quality Act.**

Lead agencies (local governments with permit approval) are required by CEQA to carry out environmental impact analysis. Historical resources are considered part of the environment and are subject to review under CEQA. Historical resources are defined by CEQA Guidelines (California Code of Regulations [CCR] Title 14, Chapter 3, 15064.5) as follows:

---

<sup>1</sup> National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation, National Register Publications, 1990, 2.

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resource Code [PRC] 5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources.

### **California Register of Historical Resources**

The State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The CRHR is the authoritative guide to the state's significant historical and archeological resources.

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA (California Environmental Quality Act).

Criteria for Designation:

1. Associated with 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. Associated with the lives of persons important to local, California or national history.
3. 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.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

### **Local – City of Santa Rosa**

#### **Historic Preservation Ordinance**

The City of Santa Rosa officially adopted its Historic and Cultural Preservation Ordinance in 1988, establishing a Cultural Heritage Board (CHB). Its duties are to make recommendations on designation of historic landmarks and preservation districts and review proposed changes to historic buildings. Santa Rosa's Municipal Code authorizes the City Council to designate historic

landmarks and preservation districts. Article 17-22.030 defines a landmark as “any site, including significant trees or other significant permanent landscaping located thereon, place, building, structure, street, street furniture, sign, work of art, natural feature or other object having a specific historical, archaeological, cultural or architectural value in the City and which has been designated a landmark by the City Council.” A preservation district is defined in 17-22.060 “any clearly described geographic area having historical significance or representing one or more architectural periods or styles typical to the history of the City which has been designated a preservation district by the City Council.”

### **City of Santa Rosa Eligibility Criteria**

Santa Rosa’s local eligibility criteria for historic landmarks and preservation districts is closely modeled on the NRHP and CRHR criteria. The CHB set forth local criteria in “Processing Review Procedures for Owners of Historic Properties,” which was adopted by the City Council in 2001.

The Department of Community Development staff will review the project to determine if the property in question has historical or cultural significance to Santa Rosa. The staff will apply the following criteria that are utilized widely by federal, State, and local jurisdictions to determine historical significance.

- Event. Is the property associated with an event that has made a significant contribution to Santa Rosa’s history; or
- Person. Is the property associated with the life of a person who was significant in Santa Rosa’s history; or
- Design. Does the property embody the distinctive characteristics of a type, period, or method of construction found in Santa Rosa before 1950; or
- Information. Has the property yielded, or may be likely to yield, information important in Santa Rosa’s prehistory or history; and
- Integrity. Does the property retain enough aspects of location, design, setting, workmanship, materials, feeling, and association to convey its historic significance?

### **City of Santa Rosa General Plan**

Santa Rosa City Council adopted General Plan 2035 on November 3, 2009. The following General Plan goals and policies are applicable to the current project:

HP-B Preserve Santa Rosa’s historic structures and neighborhoods.

HP-B-1 Ensure that alterations to historic buildings and their surrounding settings are compatible with the character of the structure and the neighborhood. Ensure that specific rehabilitation projects follow the Secretary of Interior’s Standards for Rehabilitation to a reasonable extent, taking into consideration economic and technical feasibility.

HP-B-2 Preserve significant historic structures. Consider the life cycle costs when evaluating the alternatives to demolition of these structures, including the adaptive reuse of historic buildings for contemporary uses.



HP-B-3 Establish priorities and pursue designating new landmarks and historic preservation districts, following study by the Cultural Heritage Board, to preserve historic areas.

HP-B-4 Allow for the adaptive reuse of historic landmark structures for institutional, office, or limited commercial uses, incorporating improvements to minimize negative impacts on existing neighborhoods to the extent feasible.

HP-B-5 Update the Survey of Historic Properties Inventory of 1990, taking into consideration buildings, neighborhoods and other features of historic, architectural or cultural significance.

HP-B-6 Provide historic street name signs for each designated preservation district.

HP-B-7 In establishing zoning designations for historic properties, consider historic uses and establish provisions to encourage retention of the historic use and/or setting.

HP-B-8 Preserve sites that are eligible for the National Register of Historic Places, and pursue listing eligible sites in the Register.

HP-B-9 Integrate the common goals of the city's green ordinances and historic preservation objectives. Provide building owners of older and historic structures clear and cost effective options to measurably enhance energy efficiency while maintaining the structure's historic character to the greatest degree possible.

HP-C Increase public participation in the historic preservation process.

HP-C-1 Prepare and distribute educational guides and walking tour brochures of places of historical, architectural or cultural interest in Santa Rosa, to increase public awareness of these resources.

HP-C-2 Hold neighborhood meetings to achieve the following:

- Increase public awareness of preservation issues and opportunities;
- Provide information on the historic designation process;
- Publicize low-impact/low-cost/high benefit options for energy efficiency upgrades in context of green building program requirements; and
- Alert neighborhoods, when necessary, to the pending loss of significant buildings or other features.<sup>2</sup>

---

<sup>2</sup> City of Santa Rosa, General Plan 2035, 3 November 2009, 11-5 – 11-6, <https://srcity.org/DocumentCenter/View/3095/Santa-Rosa-2035-General-Plan-PDF>, accessed 27 February 2019.

## **RESEARCH & FIELD METHODS**

### **Research**

Historical resource evaluations of the buildings in the Project area were undertaken in stages between 2015 and 2018. Brunzell Historical performed additional research through the City of Santa Rosa, the Sonoma County Assessor/Recorder, the Sonoma County History and Genealogy Library, Sonoma State University Library's North Bay Digital Collection, and various internet resources including ancestry.com and historicaerials.com.

### **Field Survey**

Intensive-level cultural resources field surveys of the APE were conducted on October 27, 2015; April 1, 2016; and August 22, 2018. Personnel took digital photographs at various points within the Project area. These included overviews as well as detail photographs of all elevations of the thirteen buildings and interior documentation of the former hospital building. Potential historical resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field.

## HISTORIC OVERVIEW

### Historic Context, City of Santa Rosa

The historic context which follows was prepared for the Historic Resource Evaluations appended to this report (See DPR 523 forms in Appendix X).

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.<sup>3</sup>

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.<sup>4</sup>

---

<sup>3</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal., 1896*; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>4</sup> Voliva 8; Stanley 9.

### Hospital Block Historic Summary

The current Project area is located a few blocks from the historic Santa Rosa core and within St. Rose Parish (which was founded in 1880). The area that would become the Hospital Block developed slowly.



Figure 2: Map showing Project area and portions of St. Rose Historic Preservation District, City of Santa Rosa & Vicinity, Newton V. Smyth, 1896. *Sonoma County Recorder's office.*

Williamson's Addition (which ended just north of Sixth Street) was platted in 1872. By 1885, there was a lumber yard at the south end of the block, but everything else remained vacant. In the late 1880s, two residences were built at the southwest corner of the block. Around the turn of the century, a handful of new buildings were constructed at the south end of the block including a warehouse on A Street. About 1915, a second warehouse was built at 437 A Street. Despite subdivision of the remainder of the block in 1916, most of the lots remained vacant until 1919.

About 1917, Henry Shanor Gutermute purchased five lots at the corner of Seventh and A Streets on which he planned to develop a new hospital. Gutermute gave a young architect named William Herbert (who would later design many notable local buildings) his first commission: to design the General Hospital. Gutermute's budget was limited, however, and the new hospital

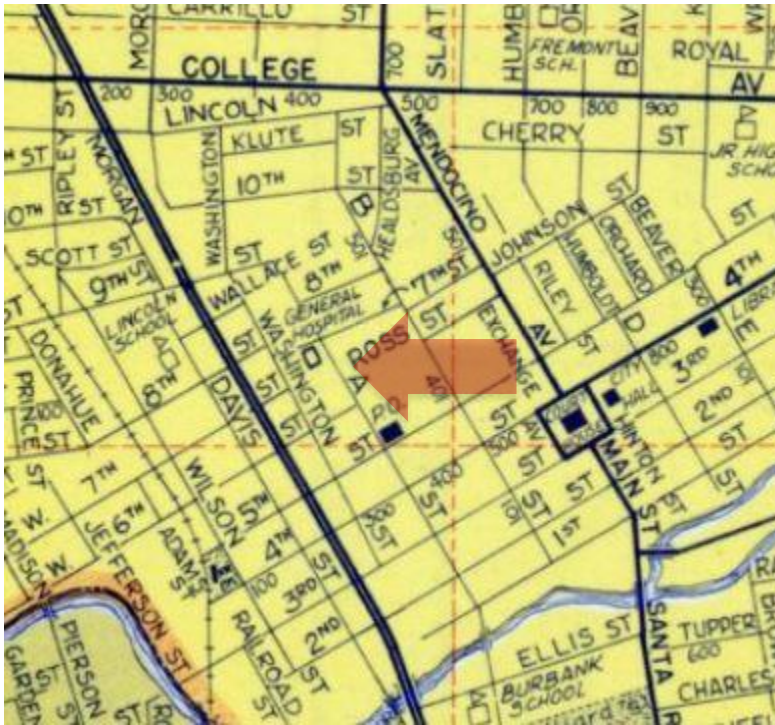
building appears to have pieced together from several existing buildings (World War I-era barracks according to local sources). Gutermute was a serial entrepreneur who operated a sanitarium but had no medical expertise, and this General Hospital appears to have been primarily a business venture. The new hospital had about 30 beds, and was for a time the largest medical facility in the area.

After construction of the hospital, the remaining empty lots developed as housing. About 1920, the four-unit Casa del Sol apartment building was constructed behind the hospital at 608 Washington (currently Morgan) Street. Single-family residences were built at 512 and 600 Washington (currently Morgan) Street in the early 1920s. Residents were a cross-section of working- and middle-class Santa Rosans. The neighborhood was home to small business owners, postal clerks, printers, housewives, and nurses as well as other hospital employees. About 1940, Henry Gutermute constructed three modest houses with garages along Seventh Street to use as rentals. In the mid-1940s two houses were moved from other parts of Santa Rosa to their current parcels at 516 and 512 Washington Street.

By 1950, Sanborn Maps show every parcel on the block developed. A mattress factory, stores, a small office, and two warehouses were located south of the hospital at 431-445 B Street. Although Sixth Street was very narrow (less than half the width of typical streets in the neighborhood), it had four small residences in the middle of the block. All the lots on Washington (Morgan) Street between Sixth and Seventh Streets held residential buildings.



**Figure 3: Aerial photograph showing Project area with Highway 101 left of frame, Don Meacham, 1954. Sonoma Heritage Collection, Sonoma County Library.**



**Figure 4: Thomas Bros. Map showing Project area, 1957.** *David Rumsey Historical Map Collection.*

In 1945, Gutermute sold the General Hospital to MacMillan Properties, Inc., an ownership group which included a doctor from Canada and several of his family members. Santa Rosa Memorial Hospital opened in 1950, which was supposed to replace the General Hospital, but the facility remained in use for three more decades despite its small size and aging facilities. Expansion of Highway 101 into a freeway in the mid-1950s began a transformation of the neighborhood, creating a barrier between Washington (Morgan) Street and the rest of the neighborhood to the west. The block makeup shifted from primarily residential uses to institutional ones in the 1960s. In 1964, the residence at 600 Morgan Street became a rest home, later housing a variety of healthcare related services. MacMillan-Properties acquired Casa del Sol to use as hospital staff apartments and storage in the 1960s, and eventually purchased some of the other houses on the block, using them for storage and offices. US 101 was widened in the mid-1960s, resulting in demolition of the row of houses on the west side of Washington (Morgan) Street and construction of a northern extension of the street. The new northern extension and original southern portion of Washington Street were renamed Morgan Street in about 1975, while the section of Washington Street between Ninth and Lincoln Streets remained the same.

By the 1970s, the hospital facility had grown to 60 beds. Between 1981 and 1982, Santa Rosa Plaza mall and a multi-story parking garage were constructed south of the Hospital Block and Sixth Street was widened, destroying the south end of the St. Rose neighborhood and further altering the historic setting. The street widening resulted in demolition of properties on the north side of Sixth Street, including the turn of the century warehouse at the corner of B Street, the

small houses facing Sixth Street, and a 1880s house at 500 Morgan Street. The stores, mattress factory, and office at 439-445 B Street (just south of the hospital) were also demolished about this time. Three years later, the General Hospital closed, becoming first an alcohol treatment center and, in the late 1980s, a homeless shelter. Catholic Charities began operation of the facility about 1990, and has used the site for homeless services, acquiring more buildings on the block. In 2018, 512 Morgan Street was the only single-family house on the Hospital Block still in use as a residence.

### **St. Rose Historic Preservation District, Previous Studies**

The St. Rose Historic Preservation District is one of eight City of Santa Rosa Historic Preservation Districts. All of Santa Rosa's districts are in neighborhoods which were developed prior to World War II. They are located north of Highway 12 near Santa Rosa's original downtown.

St. Rose Historic Preservation District is located north of the Santa Rosa Plaza mall and east of US 101. It is bounded by Morgan Street on the west, is roughly bounded by Lincoln Street on the north, Sixth and Seventh Streets form its southern border, and its irregular eastern boundary is formed by B Street, Healdsburg Avenue, and Tenth Street. Although primarily residential, the historic district is named for St. Rose Catholic Church and its associated parish school which were established in 1880, around which the neighborhood formed. The district also features the old post office (now the Santa Rosa Museum).

### **Dan Peterson Study, late 1970s**

The St. Rose neighborhood was identified as a potential historic district by local architect Dan Peterson. Peterson surveyed the neighborhood between 1976 and 1977, identifying the St. Rose Catholic Church and school campus as the neighborhood's focal point. Peterson did not evaluate the district for historic significance under the NRHP criteria. He listed Queen Anne, Stick-Eastlake, Italianate, Craftsman, and "hip roof cottages" as the important district residential architectural styles, and dated the district development from 1868 to 1910. Peterson outlined more expansive neighborhood boundaries with the current northern and western borders, while extending the neighborhood south to Fifth Street and east to Mendocino Avenue (see Figure 5).<sup>5</sup>

In 1981-1982, Santa Rosa Plaza (the Downtown mall) was constructed at the south end of the St. Rose neighborhood. The expansive building stretched from First Street to Sixth Street, with multi-level parking structures occupying the blocks between south of Sixth and Seventh Streets. The mall and its parking structures razed three entire blocks at the southeast corner of the district as identified by Peterson. The former post office (built in 1909) was moved from Fifth Street to Seventh Street in 1979 to create space for the mall, whereas many other historic-period buildings were demolished.

---

<sup>5</sup> City of Santa Rosa, Peterson Survey Summary, prepared by Dan Peterson, undated manuscript c1977.



Figure 5: St. Rose District map, Dan Peterson, c1977. *City of Santa Rosa*.

### Anne Bloomfield Study, 1989

In 1989, Anne Bloomfield systematically surveyed the St. Rose neighborhood, and found it eligible as a historic district. Bloomfield defined a broader period of significance than Peterson (1872-1948). Her list of important local architectural styles built upon Petersons adding Art Deco, Colonial Revival, Mediterranean Revival, “Provincial,” and “Bungalow.” Its footprint was smaller than that identified by Peterson since the southern end of the neighborhood had been demolished to construct the mall (see Figure 6). Bloomfield produced a DPR 523 form in which she documented the neighborhood’s current condition and history. She did not evaluate the resources in the neighborhood or the district as a whole for significance under the NRHP or CRHR criteria, but her DPR form stated that the neighborhood was eligible for listing as a local historic district and photo documented each property within the district. Bloomfield also prepared a table with basic information about each building including status as a contributor or non-contributor. In 1990, the City of Santa Rosa adopted St. Rose Historic Preservation District as its first local historic district.<sup>6</sup>

<sup>6</sup> Santa Rosa City Directories; Anne Bloomfield, DPR 523 form, St. Rose Historic District, July, 1989.





Figure 6: St. Rose Local District Map, Anne Bloomfield, 1989. *City of Santa Rosa.*

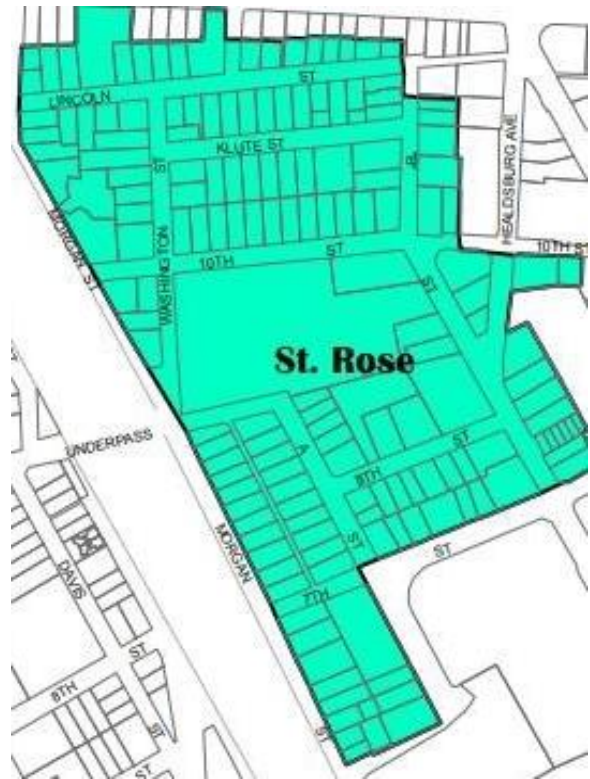


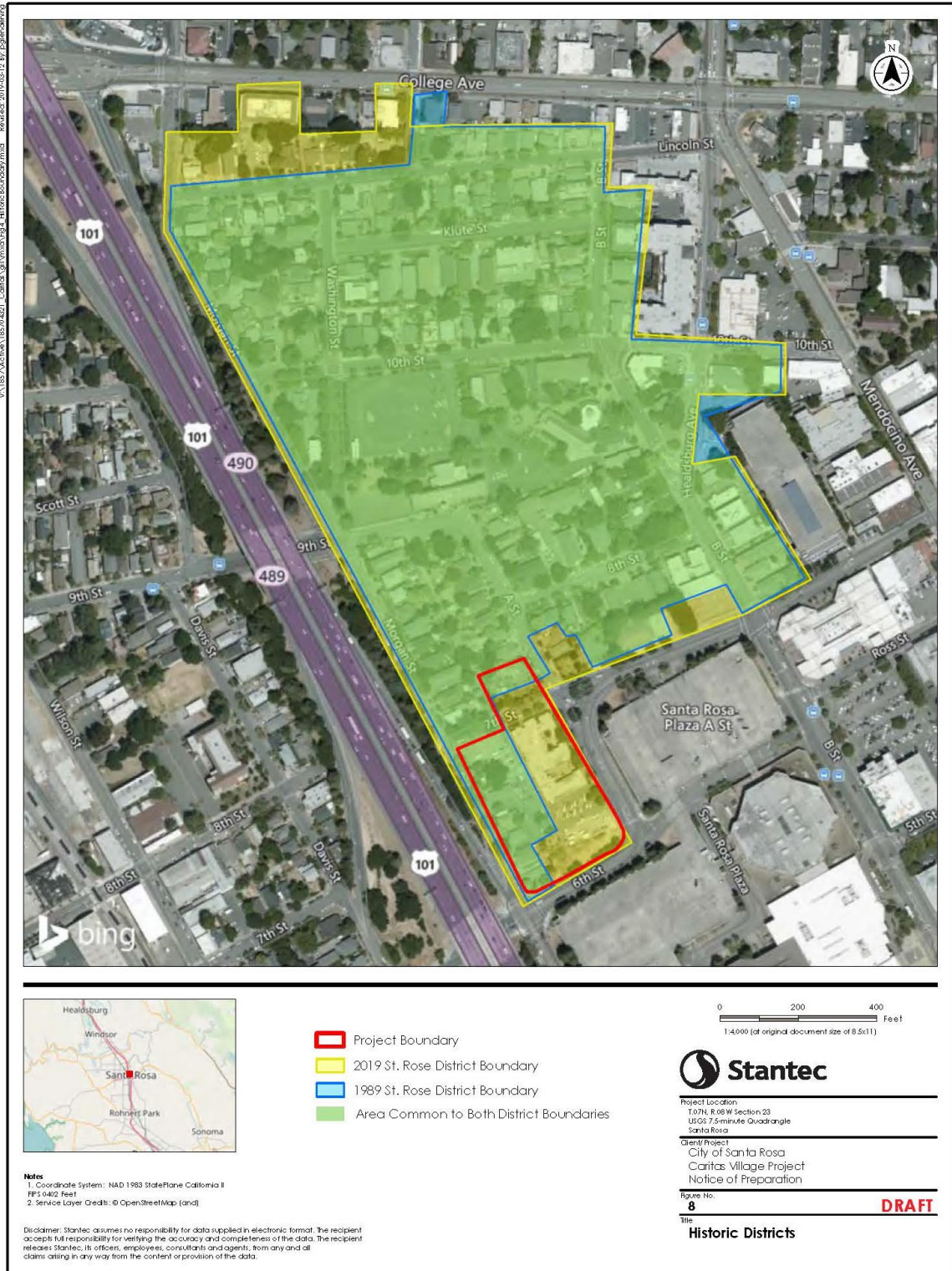
Figure 7: GIS map, St. Rose Historic Preservation District, 2019. *City of Santa Rosa.*

### City of Santa Rosa Documentation

The City of Santa Rosa conducted a windshield survey of the St. Rose Historic Preservation District in 2007, in which Community Development staff photographed buildings and produced DPR 523 Primary forms. The forms documented the condition of the buildings within the district, but did not evaluate them for significance individually or discuss historic integrity. Research has not revealed the process by which the decision was made to alter the City's district map, although the expanded district map appears to date from this documentation effort (See Figure 7). The 2019 City of Santa Rosa's GIS map of the St. Rose Historic Preservation District is larger than the district identified by Bloomfield (See Figure 8 for comparison of the two district maps and the Project Area). The current district map includes at least 24 parcels excluded from the district map adopted by the City in 1990. Research has not revealed documentation to explain why the historic district boundary was enlarged.<sup>7</sup>

<sup>7</sup> City of Santa Rosa, Community Development, Historic Preservation Districts GIS, April 2004, Updated May 2007, <https://srcity.org/DocumentCenter/View/3100/Designated-Historic-Preservation-Districts-PDF?bidId=>, accessed 19 December 2018.

FIGURE 8



### **Cultural Resources Evaluation, October 2014**

William Roop of Archaeological Resource Service (ARS), a Registered Professional Archaeologist, conducted an archaeological evaluation of the Project area in October 2014. Surface inspection of native soils resulted in negative findings. Soil type and the age of the buildings indicated that subsurface prehistoric and historic archaeological features could be present. Roop recommended construction monitoring for the Project area as well as historical evaluation of all the buildings.<sup>8</sup>

### **“The Block” Report, 2014**

In 2014, Catholic Charities retained AEM Consulting of Santa Rosa to prepare a report on the Project Area. This effort resulted in a desktop review of the parcels, and included photographs, basic information about the buildings, and a brief description of the historic district. Apparently undertaken pursuant to Section 106 in order to meet requirements of the US Department of Housing and Urban Development’s housing grant program, the report title indicated that it was a historical resource evaluation of the buildings. No preparer’s name or qualifications were included with the document, but AEM Consulting’s principal does not appear to be qualified as a historian or architectural historian under the Secretary of Interior’s Standards. Although Section 106 and the St. Rose Historic Preservation District were referenced in the document, it lacked the basic elements of a historical resource evaluation: historic context, statement of significance, and evaluation under NRHP criteria. DPR 523 Primary forms prepared by the City in 2007 (which documented but did not evaluate the properties under the criteria) were appended. The report concluded that the properties in the Project area were within the St. Rose Historic District and stated that “almost all” were district contributors without distinguishing contributors from non-contributors. It did not evaluate any of the resources within the Project area for historical significance under local, state, or national criteria.<sup>9</sup>

---

<sup>8</sup> William Roop, Archaeological Resource Service, “A Cultural Resources Evaluation of the Several Parcels Between Morgan and A Street Near Seventh, Santa Rosa, Sonoma County,” 21 October 2014.

<sup>9</sup> AEM Consulting, “Historic & Cultural Resources Evaluation, Historic Resources Evaluation for Section 106 Review: The Block, 7<sup>th</sup> & A Streets, Santa Rosa, CA 95401,” December 2014.

## DESCRIPTION OF RESOURCES

Brunzell Historical undertook historical resource evaluations of all eleven buildings in the Project Area (the Hospital Block bounded by Morgan, Sixth, A, and Seventh Streets) between 2015 and 2018. The following table summarizes the results of these surveys as well as the previous evaluation:

Address	Year Built	Use	Bloomfield Survey (1989)	Historic eligibility 2015-2018	Extant
437 A Street	c1915	warehouse	Not included in survey area	Ineligible (lacked significance)	No
465 A Street	1919	Hospital, homeless shelter	Not included in survey area	Ineligible (lacked significance)	Yes
506 Morgan St	c1885	Residence	Non-contributor	Ineligible (lacked significance)	Yes
512 Morgan St	c1920	Residence	District contributor	Ineligible (lacked integrity)	Yes
516 Morgan St	1922/ 1946*	Residence, office	District contributor	Ineligible (lacked integrity)	Yes
520 Morgan St	1903/ 1946*	Residence, office	District contributor	Eligible as district contributor	Yes
600 Morgan St	1922	Residence, office, support	District contributor	Ineligible (lacked integrity)	Yes
608 Morgan St	c1920	Multi - family	District contributor	Eligible as district contributor	Yes
612 Morgan St	c1940	Residence	District contributor	Ineligible (lacked significance)	No
304 Seventh St	c1940	Residence	District contributor	Ineligible (lacked significance)	No
306 Seventh St	c1940	Residence	District contributor	Ineligible (lacked significance)	No

\*Year the building was moved to its current address.

The historic-period buildings studied are all located on the block bounded by A, Morgan, Sixth, and Seventh Streets in downtown Santa Rosa. The Project area is the southernmost portion of the St. Rose Historic Preservation District, which is dominated by residences dating from the late-nineteenth and early-twentieth centuries. It is a “panhandle” surrounded by structures constructed outside the period of significance. The historic setting of this part of the neighborhood has been compromised by the multi-story parking structures to the south and east and the 101 Freeway (along with its soundwall and onramp) to the west. Four properties, 437 A Street, 612 Morgan Street, 304 Seventh Street, and 306 Seventh Street were previously determined ineligible for the NRHP, CRHR, and the Santa Rosa Register and have subsequently

been demolished. The DPR-523 Site Records for these properties are included in the Appendix of this report.

#### **465 A Street**

The .74-acre parcel is southwest of the intersection of A and Seventh Streets, occupying the northeast quarter of its block. 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” in plan. The three rectangular wings which 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.

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, 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 of 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.

#### **506 Morgan Street**

The property is on the corner of Morgan and Sixth Streets. There is a driveway to the north of the building and a small front lawn. The house has a rectangular plan and a steeply-pitched cross-gabled roof. The main entrance, on the north side of the west elevation, is sheltered by a small entry porch with a gabled roof. It is supported by simple wood posts and has open balustrades, both of which feature simple decorative “X” patterns. Fenestration consists of vinyl replacement

windows, and the house is clad in stucco. A concrete path and three concrete steps lead to the porch.

### **512 Morgan Street**

The property is near the corner of Morgan and Sixth Streets. There is a narrow concrete driveway to the south of the house and a small front lawn enclosed by a wooden picket fence. The Craftsman-style house is rectangular in plan with a gabled composition shingle roof. It has wide eaves with exposed rafter tails and triangular knee braces, and latticed vents at the gable ends. The house is clad in wide lapped cement board siding, and primary fenestration consists of double-hung wood sash. The main (west) façade has a partial-width porch with a gable-on-hip roof that projects below the main roof. The gabled section, which shelters the main entryway, echoes the details of the main roof with knee braces and latticed vent. Its heavy support columns and solid balustrade are clinker brick. The entryway is fitted with a partially glazed modern door with a matching sidelight on its south side. A concrete path leads from the front gate up to the wide concrete porch steps. A chimney on the north elevation is constructed of clinker bricks which match the porch, and its upper end is encased in a metal sleeve. The rear (east) elevation of the house has a secondary entrance at its southeast corner, which appears to have originally been a screened porch. It is accessed via a set of unpainted wooden steps leading from the driveway and has a small deck enclosed in a plain railing of the same material. The northeast corner of the house has two windows fitted with replacement aluminum sash.

The narrow driveway leads to a small single-car garage located behind the house to the east. The garage is square in plan with a gabled roof featuring exposed rafter tails but lacking decorative knee braces and vents. Its cladding matches the house. It is accessed by a top-mounted sliding wooden garage door on the west elevation and has an aluminum-sash window on the north elevation.

### **516 Morgan Street**

The property is on Morgan Street just south of the middle of the block between Sixth and Seventh Streets. 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.

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.

### **520 Morgan Street**

The property is on Morgan Street at the middle of the block between Sixth and Seventh Streets. 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. 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.

### **600 Morgan Street**

The property is on Morgan Street just north of the middle of the block between Sixth and Seventh Streets. The 1.5-story Craftsman style house fronts southwest onto Morgan Street. The residence 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.

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.

### **608 Morgan Street**

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. 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.



## **SIGNIFICANCE EVALUATIONS**

Brunzell Historical evaluated eleven historic-period described above for historic eligibility according to the NRHP, CRHR, and City of Santa Rosa criteria. Of these eleven resources, five were evaluated in 2015, four in 2016, and two in 2018. Four properties, 437 A Street, 612 Morgan Street, 304 Seventh Street, and 306 Seventh Street were determined ineligible for the NRHP, CRHR, and the Santa Rosa Register in 2015, and have subsequently been demolished. The DPR-523 Site Records for these properties are included in the Appendix of this report.

### **465 A Street**

This property was evaluated in 2016 and determined ineligible for historic listing under all criteria; see the summary below.

Criterion A/1/i: 465 A Street a former hospital building built in 1919, 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 A/1/i.

Criterion B/2/ii: 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/ii.

Criterion C/3/iii: 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/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. 465 A Street does not appear to be a principal source of important information in this regard.

465 A Street is within the boundaries of 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. 465 A Street does not meet the criteria for individual significance and is therefore recommended not eligible for listing on national, state, or local historic registers nor as a contributor to the historic district.

### **506 Morgan Street**

This property was evaluated in 2018 and determined ineligible for historic listing under all criteria; see the summary below.

Criterion A/1/i: 506 Morgan Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. The house was originally constructed in the late 1880s with a major renovation in 1946 that dramatically altered the house. Due to the alterations, the house no longer has any associations for when it was constructed in the 1880s. Further, research has not revealed any significant associations to the development of the neighborhood. Therefore, the building is recommended not eligible to the NRHP, CRHR, or Santa Rosa Register under Criterion A/1/i.

Criterion B/2/ii: 506 Morgan Street is not associated with the lives of persons important to local, state, or national history. Research has not revealed any important impacts by Mary and Mike Rossi, Jr. on Santa Rosa history or their professions, and the house is therefore recommended not eligible to the NRHP, CRHR, or local designation under Criterion B/2/ii.

Criterion C/3/iii: 506 Morgan 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 is a simple building constructed without an architect, and presents a somewhat awkward hybrid of the steeply-pitched roof form popular during the Victorian period and stucco cladding and minimalistic decorative detailing popular in the middle decades of the twentieth century. The building lacks architectural significance and integrity and is therefore recommended not eligible for historic listing 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. 506 Morgan Street does not appear to be a principal source of important information in this regard.

### **512 Morgan Street**

This property was evaluated in 2018 and determined ineligible for historic listing under all criteria; see the summary below.

Criterion A/1/i: 512 Morgan Street, a single-family residence constructed in 1920, is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Research has not revealed any important associations with this or

any other historic context. Therefore, it is recommended not eligible to the NRHP, CRHR, or Santa Rosa Register under Criterion A/1/i.

Criterion B/2/ii: 512 Morgan Street is not associated with the lives of persons important to local, state, or national history. Angelina Violetti was not significant to Santa Rosa history. Bud Toscani was prominent during his lifetime and well-known as a football player. However his residence does not have direct correlation to his football career and his association with the property was relatively brief. Nor were later residents important to history. The property is therefore recommended not eligible to the NRHP, CRHR, or local designation under Criterion B/2/ii.

Criterion C/3/iii: 512 Morgan Street is significant under Criterion 3 for its architecture. The modest house 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. It features a moderate-pitch gabled roof with decorative knee braces and exposed rafter tails at its wide eaves as well as double-hung wood sash windows. Its wide porch and chimney are important decorative features. They are constructed of clinker bricks, which were prized for Craftsman architecture because of their naturalistic irregularity. Based on these reasons it is therefore recommended eligible to the NRHP, CRHR, and as a contributor to the local St. Rose Historic District under Criterion C/3/iii. However, a loss of integrity negates its significance (see a discussion of integrity below).

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. 512 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. 512 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 large parking structure to the south. Although the main façade has retained its essential features, alterations have resulted in a loss of integrity of design, materials, and workmanship. The original wood siding has been replaced with wide cement boards which lack the naturalistic quality of Craftsman-style cladding. The original partially-glazed paneled wood door was strongly characteristic of Craftsman architecture with its unusual width and six small panes. It was replaced by a modern door after 2007, which did not fit the original opening or have the same glazing. The upper portion of the clinker brick chimney has been clad in or replaced with metal, original windows at the side and rear have been replaced with aluminum sash, and original vents at the gable ends have been replaced with lattice. Although some of these alterations are relatively minor, cumulatively they result in substantial compromise of integrity of design, materials, and workmanship. Integrity of feeling and association are degraded by the above changes. For these reasons, 512 Morgan Street lacks

sufficient integrity to convey its history and is therefore recommended ineligible for historic listing on the NRHP, CRHR, or as a contributor to the St. Rose Historic District.

### **516 Morgan Street**

This property was evaluated in 2016 and determined ineligible for historic listing under all criteria; see the summary below.

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. 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, 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 recommended ineligible for historic listing as a contributor to the St. Rose Historic District.

### **520 Morgan Street**

This property was evaluated in 2016 and determined eligible for historic listing as a district contributor; see the summary below.

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 (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/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. 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, and 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.

### **600 Morgan Street**

This property was evaluated in 2016 and determined ineligible for historic listing under all criteria; see the summary below.

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. 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, 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 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.

### **608 Morgan Street**

This property was evaluated in 2015 and determined eligible for historic listing as a district contributor, see the summary below.

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 Santa Rosa 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 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.

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.

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 recommended non-contributors to the historic district.



## PROJECT IMPACTS ANALYSIS

### Direct Impacts – Project Area

#### Impacts to Individual Historical Resources

The proposed project would constitute a substantial adverse change to two historical resources. The historical resources evaluation conducted for the proposed project identified two historical resources within the project area: the single-family residence at 520 Morgan Street and the multi-family building at 608 Morgan Street, both of which are contributors to the St. Rose Historic Preservation District. The proposed project will demolish both buildings. The CEQA Guidelines state that the significance of a historical resource is materially impaired by demolition, which destroys a resource's ability to convey its significance. Therefore the project would result in a significant negative impact to two historical resources, 520 and 608 Morgan Street.

#### St. Rose Historic Preservation District

The proposed project would not constitute a substantial adverse change to the St. Rose Historic Preservation District. The Project location is a “panhandle” on the southern edge of the historic district and as such is surrounded on three sides by large-scale buildings and structures constructed outside its period of significance: Highway 101, an onramp, a soundwall, and multi-level parking structures. These large structures are incompatible with the historic district and have significantly compromised the historic setting of the Project area. Furthermore, when the historic district was evaluated in 1989, six of seven parcels located both within historic district boundaries and in the Project area held buildings that qualified as district contributors. In 2019, only two of these buildings have sufficient significance and integrity to qualify as district contributors, so the Project area lacks a sufficient concentration of contributing resources to continue to convey the significance of the historic district.

Additional alterations to the historic district in the immediate vicinity of the Project area have also take place over the three decades since the original survey. District contributors at 507 A Street and 411 Seventh Street have been demolished, and at least four new buildings have been constructed within 500 feet of the Project area and within the historic district. Demolition of the two additional historical resources within the Project area does not constitute a substantial alteration to the district when considered within the context of previous alterations to the district, its setting, and its contributing resources. If the Project area was removed from the St. Rose Historic Preservation District, the district boundary could be redrawn along Seventh Street. With this new boundary, the resources in the district would be more closely related to one another spatially and it would exhibit a stronger concentration of contributing resources. Therefore, the demolition of these two buildings would not result in a significant negative impact to the district.

### Indirect Impacts – Adjacent to Project Area

The proposed project has the potential to indirectly impact nine historical resources. One institutional building and eight single-family residences which are contributors to the St. Rose Historic Preservation District are located in the vicinity of the project area. They are located in an area adjacent to the Project area at its northern edge, and roughly bounded by Morgan Street,

Eighth Street, and the Santa Rosa Museum. Resources within it are no more than about 300 feet from the project area. District contributors located outside this area are too distant to be significantly visually impacted by the project, which is unlikely to be visible from district contributors outside this area. The following individual contributing resources have the potential to be indirectly impacted by the project:

Address	Year Built	Description (Bloomfield survey)
425 Seventh Street	1909, moved 1979	Santa Rosa Museum (former post office and federal building)
700 Morgan Street	1915	Bungalow
708 Morgan Street	1892	Queen Anne House
714 Morgan Street	1904	Colonial Revival House
722 Morgan Street	1894	Queen Anne House
408 Eighth Street	1876	Gothic Revival House
414 Eighth Street	1915	Bungalow
511 A Street	1908	Bungalow
521 A Street	1894	Queen Anne House

The National Park Service has developed *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, which provide detailed guidelines for the preservation, rehabilitation, restoration, and reconstruction of historic buildings. Projects that conform to the standards are generally considered to not cause a significant impact under CEQA. The project is therefore analyzed below for conformance to the Standards for Rehabilitation:<sup>10</sup>

*1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The proposed project as outlined above will not alter the use of any of the nine historic properties, contributors to the historic district, in its vicinity. All nine will continue in their present residential or institutional uses.

*2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

---

<sup>10</sup> Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, US Department of the Interior, National Park Service, Technical Preservation Services, Washington, D.C., 2017, 76.

The current project as outlined above will not remove materials or alter features of any of the nine historic properties in its vicinity. All nine historic properties will be retained and preserved, and none of their character-defining features will be modified.

*3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project as outlined above will not create a false sense of development by adding conjectural features or elements from other historic properties to any of the nine historic properties in its vicinity. Nor will the new construction create a false sense of historical development.

*4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The current project as outlined above does not alter the nine historic properties in its vicinity. Therefore, it will retain any changes to the contributing resources that have acquired historic significance.

*5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The current project as outlined above will not alter the nine historic properties in its vicinity. Therefore all distinctive materials, features, and finishes will be preserved.

*6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The current project as outlined above will not alter the nine historic properties in its vicinity. It does not include repair or replacement of deteriorated historic features.

*7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The current project as outlined above will not alter the nine historic properties in its vicinity. No chemical treatments will be utilized.

*8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The current project as outlined above does not propose to excavate previously undisturbed areas, and is unlikely to disturb archaeological resources. Monitoring will be undertaken, and mitigations measures undertaken if archaeological resources are disturbed.

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The current project as outlined above will not destroy historic materials, features, or spatial relationships that characterize the nine historic properties in its vicinity. The new buildings will

not mimic historic architectural styles, and will be differentiated from the historic buildings. The three- and four-story height of elements of the current project is not compatible with the size, scale and proportion, and massing of the single-story historic houses in the vicinity. The northern border of the current project has therefore been carefully designed to step back from one-story entrance vestibules to a two-story volume in order to avoid overwhelming the smaller historic properties. Taller sections of the new buildings are at a sufficient distance from the smaller-scale historic houses to protect the integrity of the properties and their environment. Additionally, design features such as hipped roofs and vertical window openings will be utilized at the southern end of the Project area where the new buildings will be near district contributors. These elements will provide compatibility with features of the historic properties in the vicinity.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The current project as outlined above is not located on or immediately adjacent to the parcels of the nine historic properties in its vicinity. Therefore, if it were demolished in the future it would not damage the form and integrity of the historic properties or their environment.

## **MITIGATIONS**

CEQA Guidelines 15064.5(b)(4) require mitigation measures to be undertaken in order to mitigate substantial adverse changes to a historical resource. The project as outlined above calls for the demolition of two historical resources, the residential buildings at 512 and 600 Morgan Street. There is no means to mitigate the impact of demolition below the threshold of significance. Measures can be taken, however, that would lessen the impacts of the project.

### **Mitigation Option 1: Public Report**

Documentation in the form of a public report can be undertaken as mitigation. A typical documentation effort for a historic resource of this nature would include production of a historical narrative and accompanying photo-documentation. Photo-documentation would be undertaken with large-format black-and-white film according to the standards of the Historic American Building Survey (HABS) or scanning of a historic building's interior and exterior and submitted to a local archive or repository for curation and display. It is recommended that the mitigation measure of a public report establish specific production standards, reviewers and commenters, and final disposition of the public report if this option is undertaken. These specific requirements should be determined by the City of Santa Rosa in consultation with interested local parties. Interested local parties include (but are not limited to) Santa Rosa's CHB, local preservation groups, and any local neighborhood groups that may express interest in the historic resources. A public report would partially mitigate the negative impact to the historic resource, but would not mitigate below the level of significance.

### **Mitigation Option 2: Interpretive Materials**

Plaques, signage, panels, or similar interpretive materials can be produced as mitigation. A typical effort of this nature would include panels, signage, and/or plaques documenting the history of the resources that would be installed in a neighborhood location or at a local archive or museum. As with Option 1 above, it is recommended that specific requirements be determined in conjunction with interested local parties if the mitigation measure of interpretive materials is undertaken. Interpretive materials would partially mitigate the negative impact to the historic resource, but would not mitigate below the level of significance.

## REFERENCES

Brunzell Historical utilized the following sources for this report as well as the DPR 523 forms in its Appendix.

### Published Sources

American Medical Directory, Volume 7. Chicago: The American Medical Association, 1921.

*An Illustrated History of Sonoma County, California*. Chicago: The Lewis Publishing Company, 1889.

*Architect and Engineer*. Volume 43 – 44. 1915.

*Building & Engineering News*.

“Hospitals.” 12 November 1919.

“Residences.” 12 November 1919.

Bulletin: Alumni Faculty Association, Class of 1955. School of Medicine, University of California, San Francisco. Volume 24, No. 2. Summer 1980.

Bulletin of the Massachusetts Institute of Technology Catalogue. Massachusetts Institute of Technology, 1911.

California Birth Index. 1905 – 1995.

California Death Index. 1905 – 1939, 1940 – 1997.

California Marriage Index. 1949 – 1959.

California Occupational Licenses, Registers, and Directories.

California State Court Naturalization Records. 1850 – 1986.

California State Journal of Medicine, Volume 20, No. 1. San Francisco: The Medical Society of the State of California, 1922.

California Voter Registers. 1866 – 1898.

Cerny, Susan Dinklespiel. *An Architectural Guidebook to San Francisco and the Bay Area*. Salt Lake City: Gibbs Smith, 2007.

Deeds on file with the Sonoma County Recorder’s Office.

“George C. Feliz.” *Davis Enterprise*. 28 April 2000.

“Grace (Kuwada) Novitski.” *San Francisco Chronicle*. 15 – 18 November 2009.

Grimmer, Anne E. *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*. US Department of the Interior, National Park Service, Technical Preservation Services. Washington, D.C., 2017.

*Healdsburg Tribune, Enterprise and Scimitar*.

“Secured Carnegie Library Contract.” 7 May 1908.

“Legion Accepts Building Plans.” 13 October 1921.  
18 October 1932.

“College Gym Contract is Signed, Let.” 25 April 1934.

17 January 1935.

“Plans are Ordered for New Firehouse.” 24 July 1941.

LeBaron, Gaye. *Santa Rosa: A Twentieth Century Town*. Historia, 1993.

Maguire, Patricia Bunker, and Ann Bunker Wieser. *Ancestral Profiles for Two Early Settlers of the Far West*. Sunnyvale: Pine Press, 2000.

Minnesota Territorial and State Censuses. 1848 – 1905.

National Park Service. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. National Register Publications, 1990.

New York Passenger Lists. 1820 – 1957.

“Novitski, Martin T. ‘Ski.’” *SF Gate*. 6 April 2004.

*Oakland Tribune*. 21 January 1916.

Polk City Directories. Santa Rosa, California. 1929, 1938, 1947, 1953.

*Santa Rosa Press Democrat*.

29 October 1931.

2 April 1933.

25 October 1936.

14 July 1939.

1 August 1943.

4 August 1943.

31 August 1944.

23 December 1945.

26 September 1946.

“Mrs. Julia Urmann Gets ‘Typical Mother’ Award.” 6 May 1956.

“Hospitals, Medical Staff Keep Health Levels High.” October 1956.

26 May 1957.

9 February 1960.

8 December 1964.

21 June 1965.

25 January 1965.

“Emergency Room Doctor on Duty.” 21 February 1965.

“Eliza Tanner Dies at 79.” 12 August 1965.

“Dr. Hunter Heads Medical Staff.” 17 February 1966.

“General Hospital Names Staff Chief.” 17 February 1966.

“Registered Nurse.” 23 March 1966.

22 June 1966.

“General Hospital Cuts Daily Rates.” 6 March 1967.

“SR General Hospital Seeks County Facility Acquisition.” 20 October 1967.

“General Hospital Permit Delayed.” 22 August 1969.

“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.  
Derek J. Moore. “Alyce Hansel Obituary.” 10 April 2008.  
Gaye LeBaron. “Reflecting on What Was Lost When Santa Rosa General Hospital Closed.” 22 November 2009.  
Guy Covner. “Hansel: Cars Are in Our Blood.” 11 February 2011.  
Gaye LeBaron. “When Memorial Hospital Changed Health Care in Sonoma County.” 14 December 2013.

Sonoma County Medical Society Bulletin, Volume 21, Issues 1 – 6. 1971.

Stanley, Eric. *Santa Rosa: Then and Now*. Charleston: Arcadia Publishing, 2008.

“Time Dealer of the Year Press Release.” *Time Magazine*. 2011.

U.S. border crossings from Canada to U.S. 1895 – 1956.

U.S. Census Records. 1870, 1880, 1900, 1910, 1920, 1930, 1940, 1949.

U.S. City Directories. 1822 – 1989; 1822 – 1995.

U.S. Naturalization Record Indexes. 1791 – 1992.

U.S. Public Records Index. 1950 – 1993, Volume 1.

U.S. Social Security Application and Claims Index. 1936 – 2007.

U.S. Social Security Death Index. 1935 – 2014.

U.S. World War II Army Enlistment Records. 1938 – 1946.

Voliva, Bob and Kay. *Santa Rosa, California in Vintage Postcards*. Charleston: Arcadia Publishing, 1999.

“Your Health.” Burke Corporation. September 1917.

### Unpublished Sources

AEM Consulting. “Historic & Cultural Resources Evaluation, Historic Resources Evaluation for Section 106 Review: The Block, 7<sup>th</sup> & A Streets, Santa Rosa, CA 95401.” December 2014.

Bloomfield, Anne. DPR 523 Form: St. Rose Historic District. July 1989.

Building permits on file with the City of Santa Rosa Building Department.

City of Santa Rosa. Environmental Assessment: Determinations and Compliance Findings for HUD-Assisted Projects, 24 CFR Part 58. Prepared by AEM consulting. March 2015.

City of Santa Rosa. Peterson Survey Summary. Prepared by Dan Peterson. Undated manuscript c1977.

City of Santa Rosa. Parks and Recreation Department Newsletter. Spring 2008.

The EDR-City Directory Abstract. Environmental Data Resources Inc. 2013.

Johnson, Corbin. DPR 523 Form: 465 A Street. 2007.



Melander, R., R. Owens, and T.F. King. "Archeological Impact Evaluation: Santa Rosa Urban Renewal Area." URS Research Company, 15 August 1973.

Phase I Environmental Site Assessment Per ASTM E1527-05. Prepared by Trans Tech Consultants. Windsor, CA. 27 May 2014.

Roop, William. "A Cultural Resources Evaluation of the Several Parcels Between Morgan and A Street Near Seventh, Santa Rosa, Sonoma County." Archaeological Resource Service. 21 October 2014.

World War II Draft Registration Card. William Fulton Herbert. 24 April 1942.

## Maps

Original Plat Map, Bayler & Menihan's Second Addition. 1916.

Reynolds & Proctor. Illustrated Atlas of Sonoma County, California. Santa Rosa, California, 1897.

Sanborn Insurance Maps. 1888, 1893, 1904, 1908, 1950.

## Electronic Sources

"About Us." Hansel Ford Commercial Truck Department. 2014 – 2015. Accessed 10 November 2015.

"About Us: History and Milestones." St. Joseph Health. July 2005. Accessed 3 November 2015. <https://www.stjoesonoma.org/about-us/history-and-milestones/>.

AIA Historical Directory of American Architects. Accessed 15 April 2016. <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Browse%20Ca.aspx>.

City of Santa Rosa. Community Development, Historic Preservation Districts GIS. April 2004. Updated May 2007. Accessed 19 December 2018. <https://srcity.org/DocumentCenter/View/3100/Designated-Historic-Preservation-Districts-PDF?bidId=>.

City of Santa Rosa. General Plan 2035. 3 November 2009. Accessed 27 February 2019. <https://srcity.org/DocumentCenter/View/3095/Santa-Rosa-2035-General-Plan-PDF>.

"Dr. Phyllis Senter, MD." Healthgrades Operating Company, Inc. 2016. <https://www.healthgrades.com/physician/dr-phyllis-senter-2vqp5>.

Maniscalco, Larry. "Strategic Moments in Organizational History." St. Joseph Health. July 2005. Accessed 3 November 2015. [https://www.stjoesonoma.org/documents/SJHS-SC\\_strategic\\_moments.pdf](https://www.stjoesonoma.org/documents/SJHS-SC_strategic_moments.pdf).

U.S. Find a Grave Index. 1600s – current.

## **PERSONNEL**

Kara Brunzell, M.A., acted as the Project Manager and Principal Investigator for the current study. Ms. Brunzell also completed additional research through various archives and repositories, and compiled the Department of Park and Recreation (DPR) 523 forms and technical report. Ynez Barber acted as research assistant.

Kara Brunzell is the Owner and Principal of Brunzell Historical, a historic preservation and cultural resource management consulting firm and a certified Woman Business Enterprise (WBE). Brunzell Historical specializes in the recordation, inventory, and evaluation of historic resources. Our personnel meet the Secretary of the Interior's Professional Qualification Standards for History and Architectural History. Brunzell Historical is consistently able to provide consulting services for National Historic Preservation Act (NHPA) Section 106 and California Environmental Quality Act (CEQA) compliance on schedule and within budget. Projects include evaluations of individual properties as well as large-scale documentation efforts recording hundreds of resources. In addition to evaluations, Ms. Brunzell has produced findings of effect, historic context statements, NRHP nominations, and Historic American Engineering Record (HAER) documentation. She frequently presents the results of her research to municipal government entities, planning commissions, and non-profit groups. Based in Napa, California, she has worked extensively in the Bay Area and Sacramento, and undertakes projects throughout the state. She had also completed projects in Nevada, Oregon, Hawaii, New York, West Virginia, and Puerto Rico.

Ynez Barber has worked for Brunzell Historical since June 2015. She is experienced in the recordation and inventory of historic resources using the NRHP and CRHR guidelines. She is an accomplished researcher and has a working knowledge of the California Environmental Quality Act (CEQA). Ynez has assisted in NRHP and local register landmark nominations and in the recordation of state-owned historic buildings.

Brunzell Historical

Historical Resources Report, Caritas Village Project

AUGUST 27, 2019

## **APPENDIX A: DEPARTMENT OF PARK AND RECREATION 523 FORMS**

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

\*a. County Sonoma

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

\*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 northwest of the intersection of Sixth and A Streets near Downtown Santa Rosa. 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 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, 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.") Historical

Resources Report, Caritas Village Project, City of 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) \_\_\_\_\_

\*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: Warehouse

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alteration, and date of alterations) c1915, original construction  
1975, interior reconfigured

\*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:

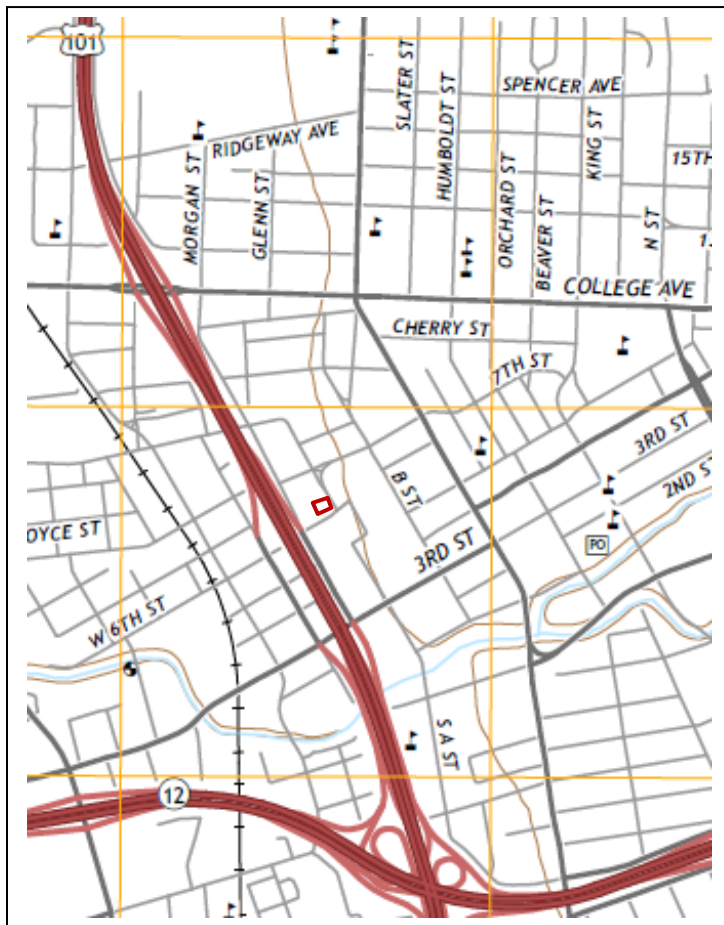
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: October 27, 2015 updated March 8, 2019

(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



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

#### **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, 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.<sup>1</sup>

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.<sup>2</sup>

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal.*, 1896; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

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

\*Recorded by Kara Brunzell

\*Date: October 27, 2015  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 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, what would become the hospital block was surrounded on all sides by development and newly subdivided land.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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.<sup>6</sup>

#### 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

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

<sup>4</sup> 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.

<sup>5</sup> 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.

<sup>6</sup> 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 6 \*Resource Name or # (Assigned by recorder) 437 A Street

\*Recorded by Kara Brunzell \*Date: October 27, 2015  Continuation  Update

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.<sup>7</sup>

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.<sup>8</sup>

#### 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.<sup>9</sup>

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 a 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 constructed the building at 437 A Street to serve as a garage about between 1915 and 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.<sup>10</sup>

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 his death in 2012. By 1964, he was operating Major Muffler at the property. By 1968, 437 A

<sup>7</sup> 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.

<sup>8</sup> "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.

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

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



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

\*Recorded by Kara Brunzell

\*Date: October 27, 2015  Continuation  Update

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).<sup>11</sup>

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.<sup>12</sup>

#### 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: 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 City of Santa Rosa Register under Criterion 1/A/i.

Criterion B/2/ii: 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 City of Santa Rosa Register under Criterion B/2/ii.

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

437 A Street is within the boundaries of 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.

<sup>11</sup> 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.

<sup>12</sup> 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

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 20

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

**P1. Other Identifier:** 465 A Street

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Sonoma

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

\*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, occupying the northeast quarter of its block. 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" in plan. The three rectangular wings which 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.

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 (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.") Historical Resources Report, Caritas Village Project, City of 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) \_\_\_\_\_

\*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:

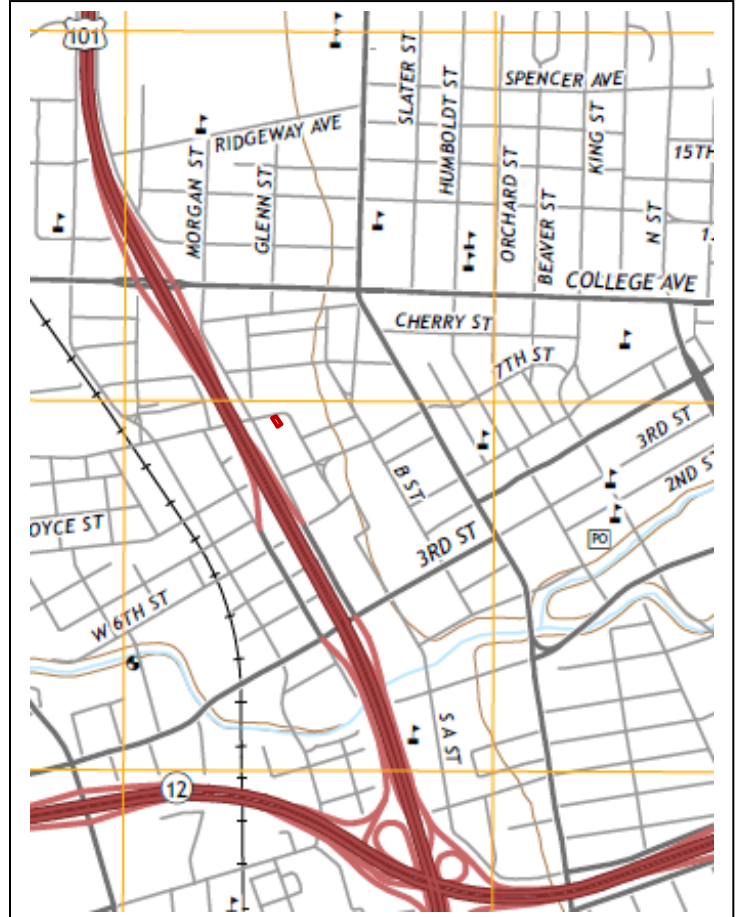
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: April 1, 2016 updated March 8, 2019

(This space reserved for official comments.)



Page 3 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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

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, 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 of 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.



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

Page 4 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update



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

Page 5 of 20 \*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 6 of 20 \*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 7 of 20 \*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 8 of 20 \*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 9 of 20 \*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.

**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, 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

Page 10 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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, destroyed much of the commercial downtown.<sup>1</sup>

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 wine as grape-growing accelerated.<sup>2</sup>

#### 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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma County, California, 1896*; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva, 8; Stanley, 9.

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

<sup>4</sup> 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.

<sup>5</sup> 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* (Sunnyvale: Pine Press, 2000); California Voter Registers, 1866 – 1898; U.S. City Directories, 1822 – 1989; California Death Index, 1905 – 1939.

Page 11 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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.<sup>6</sup>

#### 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 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).<sup>7</sup>

#### 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.<sup>8</sup>

#### 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.<sup>9</sup>

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

<sup>6</sup> 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.

<sup>7</sup> 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;

<sup>8</sup> 1920 Federal Census; 1930 Federal Census; 1940 Federal Census.

<sup>9</sup> 1900 Federal Census; 1930 Federal Census; 1940 Federal Census; Bulletin of the Massachusetts Institute of Technology Catalogue, Massachusetts Institute of Technology, 1911, 452; *Healdsburg Tribune*, 17 January 1935; World War II Draft Registration Card, William Fulton Herbert, 24 April 1942.

Page 12 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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.<sup>10</sup>

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 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.<sup>11</sup>

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

<sup>10</sup> "Secured Carnegie Library Contract," *Healdsburg Tribune, Enterprise and Scimitar*, 7 May 1908; *Architect and Engineer*, 1915, Vol. 43 – 44, 107.

<sup>11</sup> "Legion Accepts Building Plans," *Healdsburg Tribune, Enterprise and Scimitar*, 13 October 1921; The AIA Historical Directory of American Architects, accessed 15 April 2016, <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/Browse%20Ca.aspx>; "College Gym Contract is Signed, Let," *Healdsburg Tribune*, 25 April 1934; Susan Dinklespiel Cerny, *An Architectural Guidebook to San Francisco and the Bay Area* (Salt Lake City: Gibbs Smith, 2007), 433 – 434; *Healdsburg Tribune*, 18 October 1932; "Plans are Ordered for New Firehouse," *Healdsburg Tribune, Enterprise and Scimitar*, 24 July 1941.

Page 13 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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.<sup>12</sup>

#### 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. 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.<sup>13</sup>

#### 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.<sup>14</sup>

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.<sup>15</sup> 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,

<sup>12</sup> 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.

<sup>13</sup> Gaye LeBaron, "Reflecting On What Was Lost When Santa Rosa General Hospital Closed," *Santa Rosa Press Democrat*, 22 November 2009; Gaye LeBaron, "When Memorial Hospital Changed Health Care In Sonoma County," *Santa Rosa Press Democrat*, 14 December 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; 1930 Federal Census; 1940 Federal Census; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1 – 6, 1971.

<sup>14</sup> 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; "Hospitals, Medical Staffs Keep Health Levels High," *Santa Rosa Press Democrat*, October 1956.

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

Page 14 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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.<sup>16</sup>

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 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.<sup>17</sup>

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.<sup>18</sup>

#### 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

<sup>16</sup> "Emergency Room Doctor on Duty," *Santa Rosa Press Democrat*, 21 February 1965; "Registered Nurse," *Santa Rosa Press Democrat*, 23 March 1966.

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

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

Page 15 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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.<sup>19</sup>



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

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



Page 16 of 20 \*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.

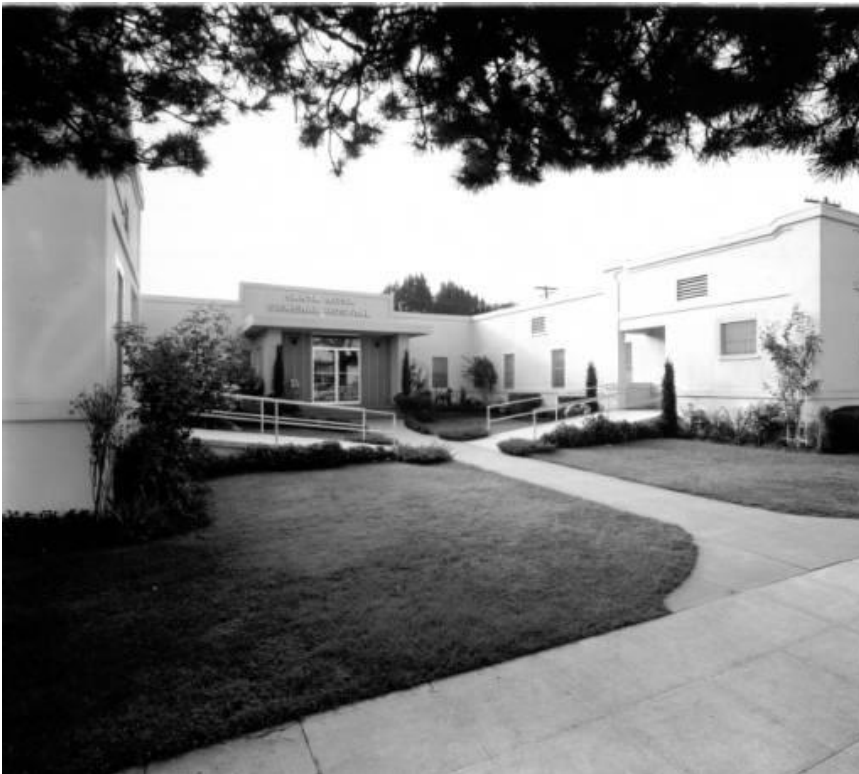


Figure 4: Santa Rosa General Hospital, 1962, Don Meacham, Sonoma Heritage Collection -- Sonoma County Library.

Page 17 of 20 \*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 18 of 20 \*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 19 of 20 \*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.

**Evaluation:**

This property was evaluated in 2016 and determined ineligible for historic listing under all criteria; see the summary below.

Criterion A/1/i: 465 A Street a former hospital building built in 1919, 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 A/1/i.

Criterion B/2/ii: 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/ii.

Criterion C/3/iii: 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

Page 20 of 20 \*Resource Name or # (Assigned by recorder) 465 A Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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

465 A Street is within the boundaries of 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. 465 A Street does not meet the criteria for individual significance and is therefore recommended not eligible for listing on national, state, or local historic registers nor as a contributor to the historic district.

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 7

\*Resource Name or # (Assigned by recorder) 506 Morgan Street

**P1. Other Identifier:** 506 Morgan Street

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** Sonoma

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

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

c. Address 506 Morgan Street City Santa Rosa Zip 95401

d. UTM: (give more than one for large and/or linear resources) Zone 10; 524500 mE/ 4254695 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 property is on the corner of Morgan and Sixth Streets. There is a driveway to the north of the building and a small front lawn. The house has a rectangular plan and a steeply-pitched cross-gabled roof. The main entrance, on the north side of the west elevation, is sheltered by a small entry porch with a gabled roof. It is supported by simple wood posts and has open balustrades, both of which feature simple decorative "X" patterns. Fenestration consists of vinyl replacement windows, and the house is clad in stucco. A concrete path and three concrete steps lead to the porch.

**\*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: West (main) and south elevations, camera facing northeast, photograph taken August 22, 2018.

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
c1880s, 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:** August 22, 2018

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

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

Resources Report, Caritas Village Project, City of 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) \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) 506 Morgan Street

B1. Historic Name: 506 Morgan Street

B2. Common Name: 506 Morgan Street

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1880s  
1931, permit for unknown alterations

1946, \$3,500 remodel and alterations, likely included north/west additions, exterior stucco, new entry porch  
c2000, vinyl replacement windows installed

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

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

B9. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*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. 506 Morgan Street lacks historical or architectural significance and is therefore recommended 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: August 22, 2018 updated March 8, 2019

(This space reserved for official comments.)



Page 3 of 7 \*Resource Name or # (Assigned by recorder) 506 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update

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



Photograph 2: West (main) elevation, camera facing east, August 22, 2018.



Photograph 3: West and north elevations, camera facing southeast, August 22, 2018.



Page 4 of 7 \*Resource Name or # (Assigned by recorder) 506 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update



Photograph 4: North elevation, camera facing southwest, August 22, 2018.



Photograph 5: East elevation, camera facing west, August 22, 2018.

Page 5 of 7 \*Resource Name or # (Assigned by recorder) 506 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update



Photograph 6: East and south elevation, camera facing west, August 22.

**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, 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.<sup>1</sup>

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.<sup>2</sup>

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal.*, 1896; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

Page 6 of 7 \*Resource Name or # (Assigned by recorder) 506 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update

### 506 Morgan Street

506 Morgan Street (originally Washington Street) was on the northern edge of Williamson's Addition, which was platted in 1872 and was one of the early neighborhoods that expanded outward from the original downtown. (Most of the block was subdivided later as part of Bayler & Menihan's Second Addition.) The original house at 506 Washington Street was constructed in the late 1880s. The entire block to the north of 506 Washington Street remained vacant until the hospital was constructed c1920. Research has not revealed details of the original style and massing of the house. Sanborn Maps show that its footprint was somewhat smaller than the current house, so it is likely to have been a single-story Folk Victorian residence.<sup>3</sup>

R.L. Duigan owned it by 1931, when he made some unspecified alterations to the building. Duigan was a real estate agent, and is likely to have purchased the house for use as a rental. The 1931 alterations are likely to have been minor, since it was a small rental property and the economy was difficult because of the Great Depression. Vernona R. Way, who lived in another part of town with her husband Fred, acquired the property in the 1930s as an investment. Hazel Bronsert moved into the house about 1937 after her husband William died. The widow was in her 30s with two teenage children, Edith and Russell. The family had lived on a farm near Santa Rosa until William Bronsert died suddenly in his early 40s. In 1939, V. R. Way sold the property to Hazel Bronsert, subject to a deed of trust held by Mike and Clara Rossi. Bronsert had a boarder named Zelo Roberts, a divorced man in his early 40s. Bronsert apparently could not keep up the payments even with the extra income from renting out the room, and the Rossis soon acquired the property, which they used at first as a rental. By late 1940, Mr. and Mrs. Ed Menne lived in the house. Joe Lovelace was living there in 1944.<sup>4</sup>

The Rossis were Italian immigrants, Mike born in 1892 and Clara in 1897; he immigrated in 1911 and she in 1913. Mike Rossi went to work growing vegetables at the Imwalle Gardens, where he stayed for seven decades, and the Rossis raised their family nearby on Garden Street. Mike Rossi, Jr. was born in 1916; his sister Alma was three years older. He served in World War II in the Army and returned to Santa Rosa and married Mary. Mike Rossi, Jr. worked at Traverso's market before his stint in the Army and returned to the job after the war, working as a clerk for decades. Mike Rossi, Sr. began remodeling 506 Washington Street in 1946 for the young couple to live in. This project is likely to have reshaped the original Victorian-period house into the current residence, which is more consistent with the Minimal Traditional style that was used widely between 1935 and 1950. The Press Democrat mentions \$3,500 worth of remodel and alterations to the property, a relatively expensive project at a time when residential additions cost as little as \$200 or \$300. Rossi expanded at the side (north) and rear (east) of the house, stuccoed its exterior, and added an entry porch featuring supports and railings consistent with Minimal Traditional architecture. Only the steeply-pitched cross-gabled roof remained from the original house. By 1949, Mike Rossi Jr. and his wife Mary had moved in. In 1953, the house was pictured in a garden story in the Press Democrat, showing that in most respects it had reached its current form. Mike and Mary Rossi did not have children. It is not clear when Mike and Clara transferred ownership to Mike and Mary, but Mike and Mary Rossi lived in the house until they sold the property to Philip N. and Sharon A. Smith in 1966. Harla Young and Harlan A. and Mildred E. Morrison bought it from Nellie M. Warren in 1974. Young lived in the house until at least 1978. By 1990, William J. Wollesen owned the property. He sold it to the Security Title Co. of Sonoma, who quickly resold it to Clement C. and Ann Marie Carinalli. The Carinallis owned it into the 2010s. Josh J. Lunsford bought the house in 2015 and sold it to Catholic Charities this year.<sup>5</sup>

<sup>3</sup> Sanborn Insurance Maps, Santa Rosa, 1888, 1893, 1904, 1908, 1950.

<sup>4</sup> Deeds on file with the Sonoma County Recorder's Office; Santa Rosa City Directory; *Santa Rosa Press Democrat*, 29 October 1931; *Santa Rosa Press Democrat*, 2 April 1933; *Santa Rosa Press Democrat*, 31 August 1944; *Santa Rosa Press Democrat*, 27 November 1966.

<sup>5</sup> Deeds on file with the Sonoma County Recorder's Office; *Santa Rosa Press Democrat*, 26 September 1946; *Santa Rosa Press Democrat*, 26 May 1957; 1930 Federal Census; 1940 Federal Census.

Page 7 of 7 \*Resource Name or # (Assigned by recorder) 506 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update

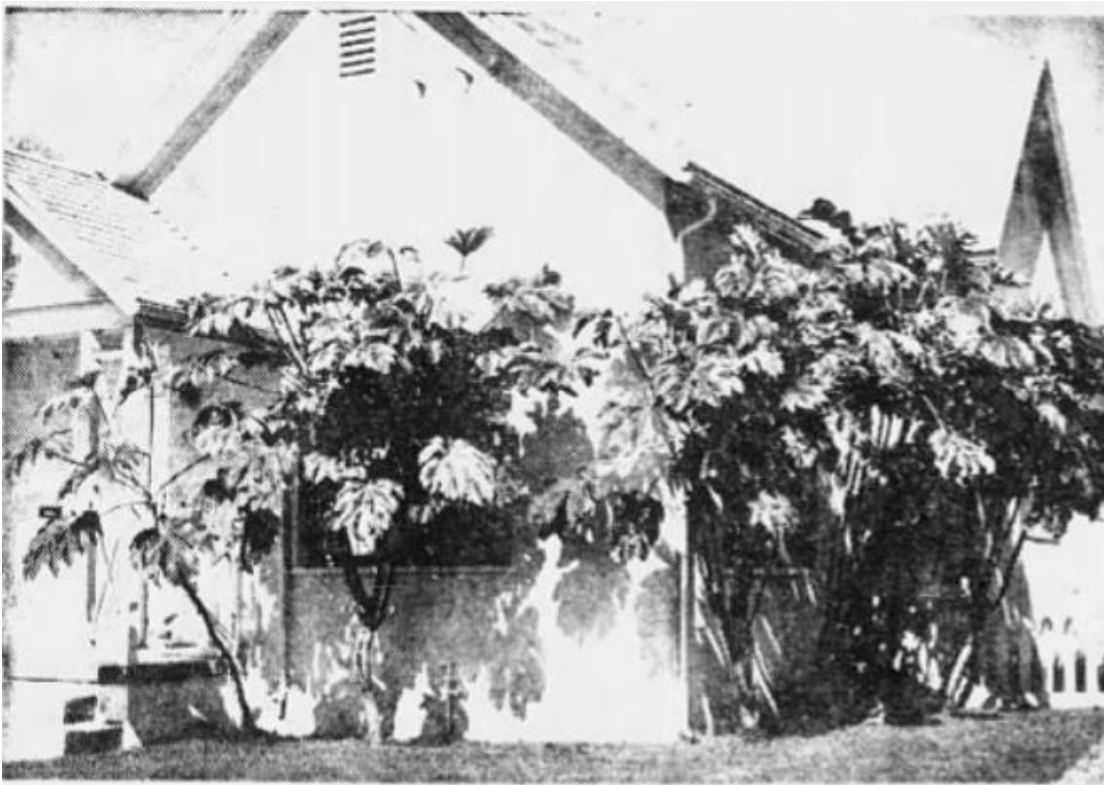


Figure 2: 506 Morgan Street, Santa Rosa Press Democrat, 16 April 1953.

**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: 506 Morgan Street is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. The house was originally constructed in the late 1880s with a major renovation in 1946 that dramatically altered the house. Due to the alterations, the house no longer has any associations for when it was constructed in the 1880s. Further, research has not revealed any significant associations to the development of the neighborhood. Therefore, the building is recommended not eligible to the NRHP, CRHR, or Santa Rosa Register under Criterion A/1/i.

Criterion B/2/ii: 506 Morgan Street is not associated with the lives of persons important to local, state, or national history. Research has not revealed any important impacts by Mary and Mike Rossi, Jr. on Santa Rosa history or their professions, and the house is therefore recommended not eligible to the NRHP, CRHR, or local designation under Criterion B/2/ii.

Criterion C/3/iii: 506 Morgan 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 is a simple building constructed without an architect, and presents a somewhat awkward hybrid of the steeply-pitched roof form popular during the Victorian period and stucco cladding and minimalistic decorative detailing popular in the middle decades of the twentieth century. The building lacks architectural significance and integrity and is therefore recommended not eligible for historic listing 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. 506 Morgan Street does not appear to be a principal source of important information in this regard.

**P1. Other Identifier:** 512 Morgan Street

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** Sonoma

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

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

**c. Address** 512 Morgan Street **City** Santa Rosa **Zip** 95401

**d. UTM:** (give more than one for large and/or linear resources) **Zone** 10; 524495 mE/ 4254709 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 property is near the corner of Morgan and Sixth Streets. There is a narrow concrete driveway to the south of the house and a small front lawn enclosed by a wooden picket fence. The Craftsman-style house is rectangular in plan with a gabled composition shingle roof. It has wide eaves with exposed rafter tails and triangular knee braces, and latticed vents at the gable ends. The house is clad in wide lapped cement board siding, and primary fenestration consists of double-hung wood sash. The main (west) façade has a partial-width porch with a gable-on-hip roof that projects below the main roof. The gabled section, which shelters the main entryway, echoes the details of the main roof with knee braces and latticed vent. Its heavy support columns and solid balustrade are clinker brick. The entryway is fitted with a partially glazed modern door with a matching sidelight on its south side. A concrete path leads from the front gate up to the wide concrete porch steps. A chimney on the north elevation is constructed of clinker bricks which match the porch, and its upper end is encased in a metal sleeve. The rear (east) elevation of the house has a secondary entrance at its southeast corner, which appears to have originally been a screened porch (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: West (main) and north elevations of building, camera facing southeast, photograph taken August 22, 2018.

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

Historic  Prehistoric  Both

c1920, City of Santa Rosa

**\*P7. Owner and Address:**

William A. and Katheryn Hodges

512 Morgan Street

Santa Rosa, CA 95401

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

Kara Brunzell

1613 B Street

Napa, California 94559

**\*P9. Date Recorded:** August 22, 2018

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

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

Resources Report, Caritas Village Project, City of 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) \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) 512 Morgan Street

B1. Historic Name: 512 Morgan Street

B2. Common Name: 512 Morgan Street

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Craftsman

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

Unknown date between c1950-1988, original wood cladding replaced with cement boards, rear/side windows replaced with aluminum sash, upper chimney sheathed in metal, gable vents replaced with lattice

c2010, original wide partially-glazed Craftsman-style wood door replaced with modern door and sidelight

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

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

B9. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*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. 512 Morgan Street is architecturally significant but lacks integrity and is therefore recommended ineligible for listing as a historic resource (see continuation sheet).

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

\*B12. References:

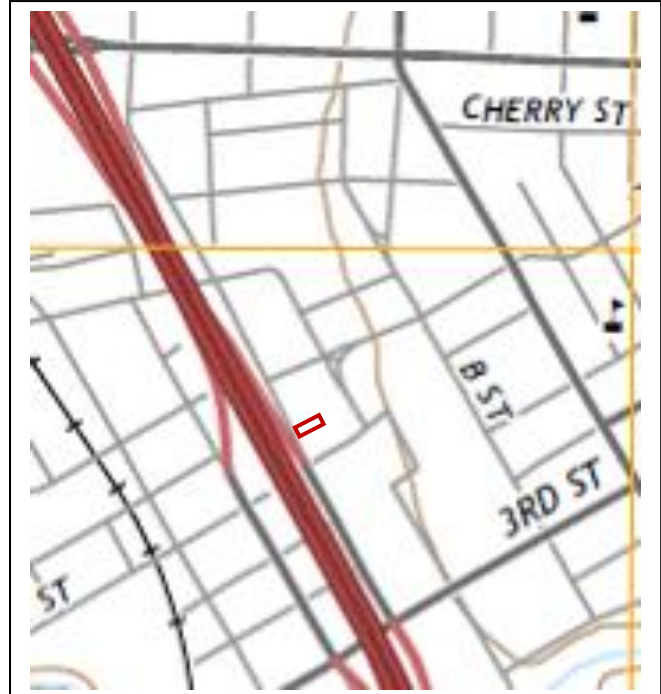
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: August 22, 2018 updated March 8, 2019

(This space reserved for official comments.)



Page 3 of 10 \*Resource Name or # (Assigned by recorder) 512 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update

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

It is accessed via a set of unpainted wooden steps leading from the driveway and has a small deck enclosed in a plain railing of the same material. The northeast corner of the house has two windows fitted with replacement aluminum sash.

The narrow driveway leads to a small single-car garage located behind the house to the east. The garage is square in plan with a gabled roof featuring exposed rafter tails but lacking decorative knee braces and vents. Its cladding matches the house. It is accessed by a top-mounted sliding wooden garage door on the west elevation and has an aluminum-sash window on the north elevation.



Photograph 2: Detail, west elevation, front porch, camera facing south from porch, August 22, 2018.

Page 4 of 10 \*Resource Name or # (Assigned by recorder) 512 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update



Photograph 3: North elevation, camera facing southwest, August 22, 2018.



Page 5 of 10 \*Resource Name or # (Assigned by recorder) 512 Morgan Street  
\*Recorded by Kara Brunzell \*Date: August 22, 2018  Continuation  Update



Photograph 4: East elevation, camera facing southwest, August 22, 2018.



Photograph 5: East elevation, camera facing northwest, August 22, 2018.

Page 6 of 10 \*Resource Name or # (Assigned by recorder) 512 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update



Photograph 6: South elevation, camera facing southwest, August 22, 2018.



Photograph 7: South elevation, camera facing northeast, August 22, 2018.

Page 7 of 10 \*Resource Name or # (Assigned by recorder) 512 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update



Photograph 8: West elevation, camera facing northeast, August 22, 2018.



Photograph 9: Garage, north and west elevations, camera facing southeast, August 22, 2018.

**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, 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

Page 8 of 10 \*Resource Name or # (Assigned by recorder) 512 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update

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.<sup>1</sup>

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.<sup>2</sup>

#### 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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal., 1896*; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

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

<sup>4</sup> 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.

<sup>5</sup> 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* (Sunnyvale: Pine Press, 2000); California Voter Registers, 1866 – 1898; U.S. City Directories, 1822 – 1989; California Death Index, 1905 – 1939.

Page 9 of 10 \*Resource Name or # (Assigned by recorder) 512 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update

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.<sup>6</sup>

#### 512 Morgan Street

The parcel was lot 8 of Bayler and Menihan's Second Addition. Morgan Street was originally named Washington Street. This house was built around 1920, probably by Angelina Violetti. Born in Italy in 1859, she immigrated in 1889 and was widowed by 1910. She moved into the house around the time it was constructed. By 1936, Angelina was elderly and frail, and her family advertised for a caretaker. She died in 1937, and left the property to Antonio Maccario, one of her children. The Toscanis moved into the house after Violetti's death. Bud Toscani was born around 1910 to Antonio and Angelina Toscani and grew up in Santa Rosa, where he attended local schools and was a football star. Antonio Toscani and the Maccarios were partners in the Pioneer French American Bakery. By 1930, Bud's family was living on Washington Street next door to Violetti. Bud attended St. Mary's college 1929-1931, where he was a standout football player. In 1932, he played for the Brooklyn Dodgers of the National Football League before returning to California and marrying Leonore Slusser in 1933. Their daughter Carol was born in 1935, and they moved into 512 Washington Street next door to Bud's parents. Bud worked at his family's bakery, eventually becoming its manager, and coached local football teams. A second daughter, Marlene, was born in 1939, while the Toscanis were living in the house. After a week-long battle with polio, including time in an iron lung, Leonore Toscani died in 1943. She was only 28 years old and the couple's children were both under 10. Bud Toscani moved out of the house and later remarried. Fred and Elsie Dickerson had moved into 512 Morgan Street by 1945. Fred worked as a roof contractor and Elsie as a maid at a hotel. The couple had a son named Robert who was serving in World War II by 1945. Their daughter, Ruth, graduated from Santa Rosa High School and worked for the telephone company before marrying in 1960. The Dickersons lived there until at least 1960.<sup>7</sup>

Caroline and Burton Frati owned the house by 1960, but do not seem to have ever lived there; Robert and Elva Faust were living at the address in 1964. Floyd and Edeltraud Langerman married in Sonoma in 1965 and moved into the house after their marriage. Floyd Eugene Langerman was born in 1942 and worked as a rigger. Edeltraud M Seidel was born around 1943. She was naturalized in Sonoma in 1971, and the Langermans moved out around this time. Philip and Sharon Smith bought the property from Mike and Mary Rossi in 1966. In 1974, Nellie Warren sold it to Marla Young and Harlan and Mildred Morrison. Angeline Raffo sold it to James N. and Teresa R. Sexton in 2000, who sold it to William A. and Katheryn V. Hodges in 2015.<sup>8</sup>

#### **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: 512 Morgan Street, a single-family residence constructed in 1920, is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history. Research has not revealed any important associations with this or any other historic context. Therefore, it is recommended not eligible to the NRHP, CRHR, or Santa Rosa Register under Criterion A/1/i.

Criterion B/2/ii: 512 Morgan Street is not associated with the lives of persons important to local, state, or national history. Angelina Violetti was not significant to Santa Rosa history. Bud Toscani was prominent during his lifetime and well-known as a football player. However

<sup>6</sup> 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.

<sup>7</sup> U.S., Find a Grave Index, 1600s – Current; 1910 Federal Census; 1930 Federal Census; 1940 Federal Census; Santa Rosa City Directory; deeds on file with the Sonoma County Recorder's Office; *Santa Rosa Press Democrat*, 25 October 1936; *Santa Rosa Press Democrat*, 14 July 1939; *Santa Rosa Press Democrat*, 1 August 1943; *Santa Rosa Press Democrat*, 4 August 1943; *Santa Rosa Press Democrat*, 22 June 1966; *Santa Rosa Press Democrat*, 23 December 1945; *Santa Rosa Press Democrat*, 9 February 1960.

<sup>8</sup> 1910 Federal Census; 1930 Federal Census; 1940 Federal Census; Santa Rosa City Directory; deeds on file with the Sonoma County Recorder's Office; *Santa Rosa Press Democrat*, 8 December 1964; *Santa Rosa Press Democrat*, 21 June 1965; California, Marriage Index, 1960 – 1985; U.S. Social Security Death Index, 1935 – 2014; California, State Court Naturalization Records, 1850 – 1986.

Page 10 of 10 \*Resource Name or # (Assigned by recorder) 512 Morgan Street

\*Recorded by Kara Brunzell

\*Date: August 22, 2018  Continuation  Update

his residence does not have direct correlation to his football career and his association with the property was relatively brief. Nor were later residents important to history. The property is therefore recommended not eligible to the NRHP, CRHR, or local designation under Criterion B/2/ii.

Criterion C/3/iii: 512 Morgan Street is significant under Criterion 3 for its architecture. The modest house 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. It features a moderate-pitch gabled roof with decorative knee braces and exposed rafter tails at its wide eaves as well as double-hung wood sash windows. Its wide porch and chimney are important decorative features. They are constructed of clinker bricks, which were prized for Craftsman architecture because of their naturalistic irregularity. Based on these reasons it is therefore recommended eligible to the NRHP, CRHR, and as a contributor to the local St. Rose Historic District under Criterion C/3/iii. However, a loss of integrity negates its significance (see a discussion of integrity below).

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. 512 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. 512 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 large parking structure to the south. Although the main façade has retained its essential features, alterations have resulted in a loss of integrity of design, materials, and workmanship. The original wood siding has been replaced with wide cement boards which lack the naturalistic quality of Craftsman-style cladding. The original partially-glazed paneled wood door was strongly characteristic of Craftsman architecture with its unusual width and six small panes. It was replaced by a modern door after 2007, which did not fit the original opening or have the same glazing. The upper portion of the clinker brick chimney has been clad in or replaced with metal, original windows at the side and rear have been replaced with aluminum sash, and original vents at the gable ends have been replaced with lattice. Although some of these alterations are relatively minor, cumulatively they result in substantial compromise of integrity of design, materials, and workmanship. Integrity of feeling and association are degraded by the above changes. For these reasons, 512 Morgan Street lacks sufficient integrity to convey its history and is therefore recommended ineligible for historic listing on the NRHP, CRHR, or as a contributor to the St. Rose Historic District.

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

\*a. County Sonoma

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

\*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 property is on Morgan Street just south of the middle of the block between Sixth and Seventh Streets. 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.

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 (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, 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: April 1, 2016

\*P10. Survey Type: (Describe) Intensive

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

Resources Report, Caritas Village Project, City of 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) \_\_\_\_\_

\*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:

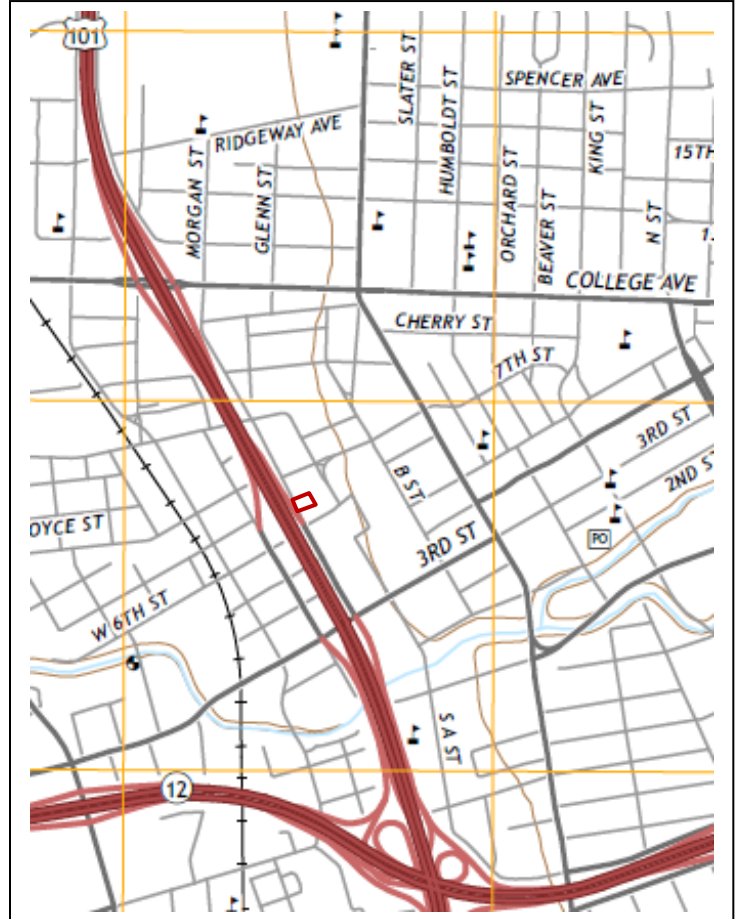
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: April 1, 2016 updated March 8, 2019

(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 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.



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



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

Page 4 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 5 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.

**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, 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,

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

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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.<sup>1</sup>

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.<sup>2</sup>

#### 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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal.*, 1896; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

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

<sup>4</sup> 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.

<sup>5</sup> 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* (Sunnyvale: Pine Press, 2000); California Voter Registers, 1866 – 1898; U.S. City Directories, 1822 – 1989; California Death Index, 1905 – 1939.

Page 7 of 9 \*Resource Name or # (Assigned by recorder) 516 Morgan Street  
\*Recorded by Kara Brunzell \*Date: April 1, 2016  Continuation  Update

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.<sup>6</sup>

#### 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.<sup>7</sup>

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.<sup>8</sup>

#### 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

<sup>6</sup> 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.

<sup>7</sup> 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.

<sup>8</sup> "Closure of Hospital ends 2 Programs," *Santa Rosa Press Democrat*, 7 June 1984; "Cautious Neighbors back SR shelter for homeless," *Santa Rosa Press Democrat*, 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; Gaye LeBaron, "Reflecting On What Was Lost When Santa Rosa General Hospital Closed," *Santa Rosa Press Democrat*, November 22, 2009; Gaye LeBaron, "When Memorial Hospital Changed Health Care in Sonoma County," *Santa Rosa 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, San Francisco: The Medical Society of the State of California, 1922; 1930 Federal Census; 1940 Federal Census; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1 – 6, 1971.

Page 8 of 9 \*Resource Name or # (Assigned by recorder) 516 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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.<sup>9</sup>

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.<sup>10</sup>

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 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.<sup>11</sup>

#### 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. 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, 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

<sup>9</sup> Deeds on file with the Sonoma County Recorder's Office; 1920 Federal Census; California, Death Index, 1940 – 1997; U.S., Social Security Applications and Claims Index, 1936 – 2007; "George C. Feliz," *Davis Enterprise*, 28 April 2000; 1940 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 Federal Census.

<sup>10</sup> 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,'" *SFGate*, 6 April 2004; "Grace (Kuwada) Novitski," *San Francisco Chronicle*, 15 – 18 November 2009; California, Marriage Index, 1949 – 1959.

<sup>11</sup> "Phase I Environmental Site Assessment Per ASTM E1527-05," prepared by Trans Tech Consultants, Windsor, CA, 27 May 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 Federal Census; U.S., Public Records Index, 1950 – 1993, Volume 1; "Dr. Phyllis Senter, MD," Healthgrades Operating Company, Inc., 2016.

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

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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 recommended ineligible for historic listing as a contributor to the St. Rose Historic District.

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

\*a. County Sonoma

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

\*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 property is on Morgan Street at the middle of the block between Sixth and Seventh Streets. 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. 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.

\*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, 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: April 1, 2016

\*P10. Survey Type: (Describe) Intensive

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

Resources Report, Caritas Village Project, City of Santa Rosa

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_



\*Resource Name or # (Assigned by recorder) 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:

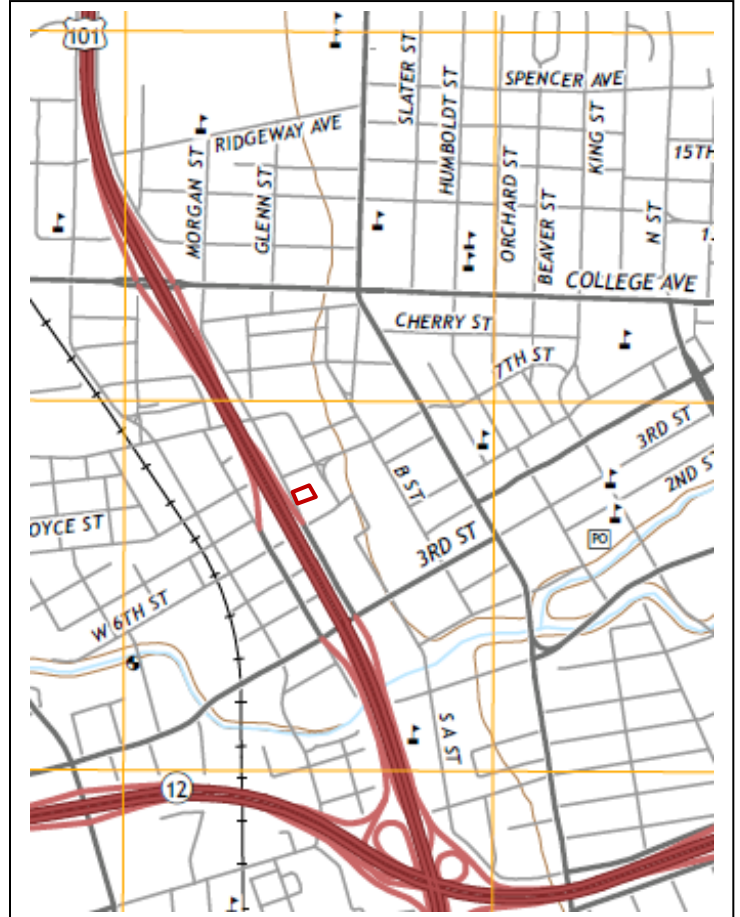
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: April 1, 2016 updated March 8, 2019

(This space reserved for official comments.)



Page 3 of 9 \*Resource Name or # (Assigned by recorder) 520 Morgan Street  
\*Recorded by Kara Brunzell \*Date: April 1, 2016  Continuation  Update

\*P3a. Description (continued):



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



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

Page 4 of 9 \*Resource Name or # (Assigned by recorder) 520 Morgan Street  
\*Recorded by Kara Brunzell \*Date: April 1, 2016  Continuation  Update



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



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

Page 5 of 9 \*Resource Name or # (Assigned by recorder) 520 Morgan Street  
\*Recorded by Kara Brunzell \*Date: April 1, 2016  Continuation  Update



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



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

**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, 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,

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

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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.<sup>1</sup>

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.<sup>2</sup>

#### 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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal., 1896*; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

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

<sup>4</sup> 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.

<sup>5</sup> 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* (Sunnyvale: Pine Press, 2000); California Voter Registers, 1866 – 1898; U.S. City Directories, 1822 – 1989; California Death Index, 1905 – 1939.

Page 7 of 9 \*Resource Name or # (Assigned by recorder) 520 Morgan Street  
\*Recorded by Kara Brunzell \*Date: April 1, 2016  Continuation  Update

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.<sup>6</sup>

#### 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.<sup>7</sup>

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.<sup>8</sup>

#### 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

<sup>6</sup> 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.

<sup>7</sup> 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.

<sup>8</sup> "Closure of Hospital ends 2 Programs," *Santa Rosa Press Democrat*, 7 June 1984; "Cautious Neighbors back SR shelter for homeless," *Santa Rosa Press Democrat*, 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; Gaye LeBaron, "Reflecting On What Was Lost When Santa Rosa General Hospital Closed," *Santa Rosa Press Democrat*, November 22, 2009; Gaye LeBaron, "When Memorial Hospital Changed Health Care in Sonoma County," *Santa Rosa 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, San Francisco: The Medical Society of the State of California, 1922; 1930 Federal Census; 1940 Federal Census; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1 – 6, 1971.

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

\*Recorded by Kara Brunzell

\*Date: April 1, 2016  Continuation  Update

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 20<sup>th</sup> century. The year after they married, Matt and Julia Urmann moved to California and bought a chicken ranch in Windsor.<sup>9</sup>

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.<sup>10</sup>

#### 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: 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 (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.

<sup>9</sup> 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," *Santa Rosa Press Democrat*, 6 May 1956.

<sup>10</sup> 1920 United States Federal Census; 1930 United States Federal Census; "Mrs. Julia Urmann Gets 'Typical Mother' Award," *Santa Rosa Press Democrat*, 6 May 1956; 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, 27 May 2014, 5; "The EDR-City Directory Abstract," Environmental Data Resources Inc., 2013, 8, 9.

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 10

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

**P1. Other Identifier:** 600 Morgan Street

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** Sonoma

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

**\*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 property is on Morgan Street just north of the middle of the block between Sixth and Seventh Streets. The 1.5-story Craftsman style house fronts southwest onto Morgan Street. The residence 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.

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 (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, 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:** April 1, 2016.

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

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

City of 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) \_\_\_\_\_



\*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:

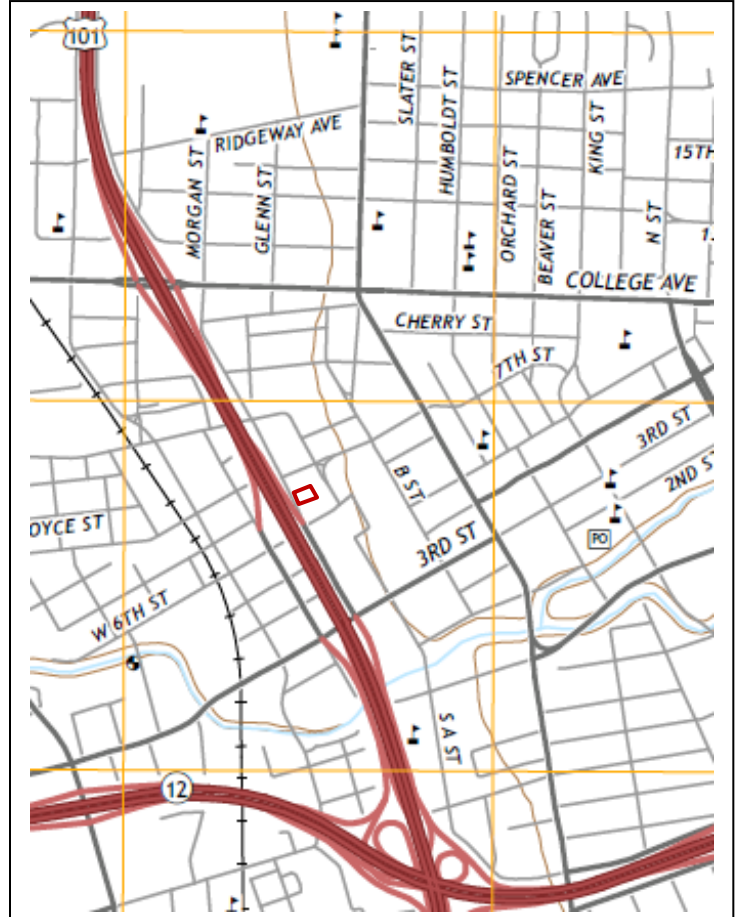
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: April 1, 2016 updated March 8, 2019

(This space reserved for official comments.)



Page 3 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update

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

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.



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



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

Page 4 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update



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



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

Page 5 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update



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



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

Page 6 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update



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



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

**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, 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

Page 7 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update

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.<sup>1</sup>

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.<sup>2</sup>

#### 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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal., 1896*; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

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

<sup>4</sup> 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.

<sup>5</sup> 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* (Sunnyvale: Pine Press, 2000); California Voter Registers, 1866 – 1898; U.S. City Directories, 1822 – 1989; California Death Index, 1905 – 1939.

Page 8 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update

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.<sup>6</sup>

#### 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.<sup>7</sup>

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.<sup>8</sup>

#### 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

<sup>6</sup> 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.

<sup>7</sup> 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.

<sup>8</sup> "Closure of Hospital ends 2 Programs," *Santa Rosa Press Democrat*, 7 June 1984; "Cautious Neighbors back SR shelter for homeless," *Santa Rosa Press Democrat*, 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; Gaye LeBaron, "Reflecting On What Was Lost When Santa Rosa General Hospital Closed," *Santa Rosa Press Democrat*, November 22, 2009; Gaye LeBaron, "When Memorial Hospital Changed Health Care in Sonoma County," *Santa Rosa 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, San Francisco: The Medical Society of the State of California, 1922; 1930 Federal Census; 1940 Federal Census; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1 – 6, 1971.

Page 9 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update

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.<sup>9</sup>

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.<sup>10</sup>

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 Otilia 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.<sup>11</sup>

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 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.<sup>12</sup>

#### 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.

<sup>9</sup> "Eliza Tanner dies at 79," *Santa Rosa Press Democrat*, 12 August 1965; deeds on file with the Sonoma County Recorder's Office.

<sup>10</sup> 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, 39; Find a Grave Index, 1600s – Current; New York, Passenger Lists, 1820 – 1957; 1910 Federal Census; 1920 Federal Census; 1940 Federal Census; U.S., City Directories, 1822 – 1995; 1930 Federal Census; California, Death Index, 1940 – 1997.

<sup>11</sup> 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, 27 May 2014, 6; California, Death Index, 1940 – 1997.

<sup>12</sup> "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 10 of 10 \*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.

### **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: 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. 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, 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 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.

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

\*Recorded by Kara Brunzell \*Date: April 1, 2016  Continuation  Update

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. 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, and 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.

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 10

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

**P1. Other Identifier:** 600 Morgan Street

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** Sonoma

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

**\*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 property is on Morgan Street just north of the middle of the block between Sixth and Seventh Streets. The 1.5-story Craftsman style house fronts southwest onto Morgan Street. The residence 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.

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 (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, 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:** April 1, 2016.

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

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

City of 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) \_\_\_\_\_

\*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:

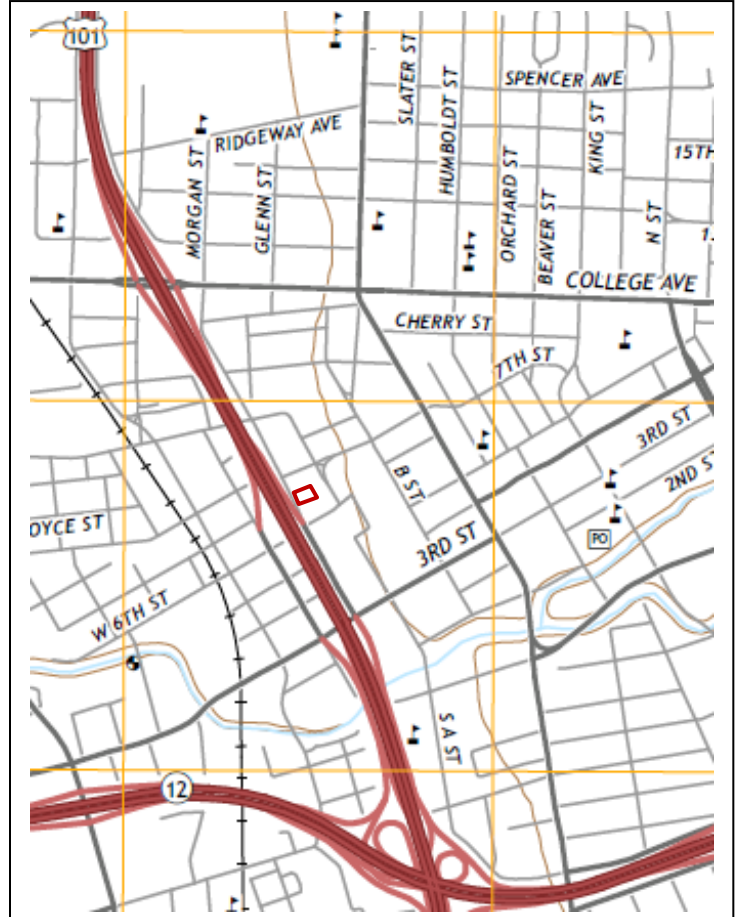
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: April 1, 2016 updated March 8, 2019

(This space reserved for official comments.)



Page 3 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update

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

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.



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



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

Page 4 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update



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



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

Page 5 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update



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



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

Page 6 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update



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



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

**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, 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



Page 7 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update

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.<sup>1</sup>

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.<sup>2</sup>

#### 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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal., 1896*; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

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

<sup>4</sup> 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.

<sup>5</sup> 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* (Sunnyvale: Pine Press, 2000); California Voter Registers, 1866 – 1898; U.S. City Directories, 1822 – 1989; California Death Index, 1905 – 1939.

Page 8 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update

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.<sup>6</sup>

#### 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.<sup>7</sup>

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.<sup>8</sup>

#### 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

<sup>6</sup> 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.

<sup>7</sup> 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.

<sup>8</sup> "Closure of Hospital ends 2 Programs," *Santa Rosa Press Democrat*, 7 June 1984; "Cautious Neighbors back SR shelter for homeless," *Santa Rosa Press Democrat*, 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; Gaye LeBaron, "Reflecting On What Was Lost When Santa Rosa General Hospital Closed," *Santa Rosa Press Democrat*, November 22, 2009; Gaye LeBaron, "When Memorial Hospital Changed Health Care in Sonoma County," *Santa Rosa 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, San Francisco: The Medical Society of the State of California, 1922; 1930 Federal Census; 1940 Federal Census; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1 – 6, 1971.

Page 9 of 10 \*Resource Name or # (Assigned by recorder) 600 Morgan Street

\*Recorded by Kara Brunzell

\*Date: April 1, 2016

Continuation  Update

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.<sup>9</sup>

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.<sup>10</sup>

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 Otilia 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.<sup>11</sup>

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 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.<sup>12</sup>

#### 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.

<sup>9</sup> "Eliza Tanner dies at 79," *Santa Rosa Press Democrat*, 12 August 1965; deeds on file with the Sonoma County Recorder's Office.

<sup>10</sup> 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, 39; Find a Grave Index, 1600s – Current; New York, Passenger Lists, 1820 – 1957; 1910 Federal Census; 1920 Federal Census; 1940 Federal Census; U.S., City Directories, 1822 – 1995; 1930 Federal Census; California, Death Index, 1940 – 1997.

<sup>11</sup> 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, 27 May 2014, 6; California, Death Index, 1940 – 1997.

<sup>12</sup> "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 10 of 10 \*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.

### **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: 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. 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, 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 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.

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

\*a. County Sonoma

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

\*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 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 (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, 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.") Historical

Resources Report, Caritas Village Project, City of 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) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

\*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:

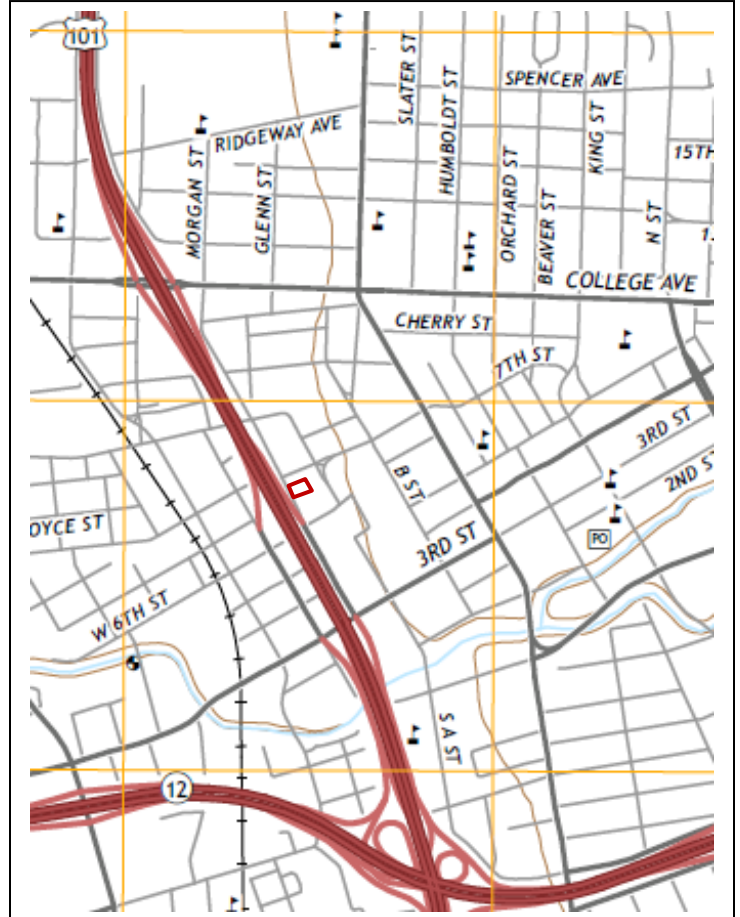
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: October 27, 2015 updated March 8, 2019

(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 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.



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

Page 4 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 5 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 6 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 1/2 Morgan Street, October 27, 2015.



Photograph 8: 608 1/2 Morgan Street, October 27, 2015.

Page 7 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.

**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, 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.<sup>1</sup>

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.<sup>2</sup>

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal.*, 1896; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

Page 8 of 11 \*Resource Name or # (Assigned by recorder) Casa del Sol Apartments

\*Recorded by Kara Brunzell

\*Date: October 27, 2015  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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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.<sup>6</sup>

#### 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

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

<sup>4</sup> 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.

<sup>5</sup> 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* (Sunnyvale: Pine Press, 2000); California Voter Registers, 1866 – 1898; U.S. City Directories, 1822 – 1989; California Death Index, 1905 – 1939.

<sup>6</sup> 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 9 of 11 \*Resource Name or # (Assigned by recorder) Casa del Sol Apartments

\*Recorded by Kara Brunzell

\*Date: October 27, 2015  Continuation  Update

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.<sup>7</sup>

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.<sup>8</sup>

#### 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.<sup>9</sup>

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

<sup>7</sup> 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.

<sup>8</sup> "Closure of Hospital ends 2 Programs," *Santa Rosa Press Democrat*, 7 June 1984; "Cautious Neighbors back SR shelter for homeless," *Santa Rosa Press Democrat*, 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; Gaye LeBaron, "Reflecting On What Was Lost When Santa Rosa General Hospital Closed," *Santa Rosa Press Democrat*, November 22, 2009; Gaye LeBaron, "When Memorial Hospital Changed Health Care in Sonoma County," *Santa Rosa 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, San Francisco: The Medical Society of the State of California, 1922; 1930 Federal Census; 1940 Federal Census; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1 – 6, 1971.

<sup>9</sup> 1920 Federal Census; Santa Rosa City Directories.

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

\*Recorded by Kara Brunzell

\*Date: October 27, 2015  Continuation  Update

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.<sup>10</sup>

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. 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.<sup>11</sup>



Figure 1: "Casa del Sol" Apartments, c1940, Perotta-Girolo Collection, Sonoma Heritage Collection, Sonoma County Library.

#### 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.

<sup>10</sup> 1930 Federal Census; Santa Rosa City Directories

<sup>11</sup> 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 11 of 11 \*Resource Name or # (Assigned by recorder) Casa del Sol Apartments

\*Recorded by Kara Brunzell

\*Date: October 27, 2015  Continuation  Update

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 Santa Rosa Register [RG1] 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 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.

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.

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 recommended non-contributors to the historic district.

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

\*a. County Sonoma

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

\*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 southeast of the intersection of Morgan and Seventh Streets near Downtown Santa Rosa. It is in the southernmost section of the St. Rose 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. Both volumes are 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, October 27, 2015.

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

c1940, 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.") Historical

Resources Report, Caritas Village Project, City of 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) \_\_\_\_\_



\*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, original construction

c1965 and c 1975, 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:

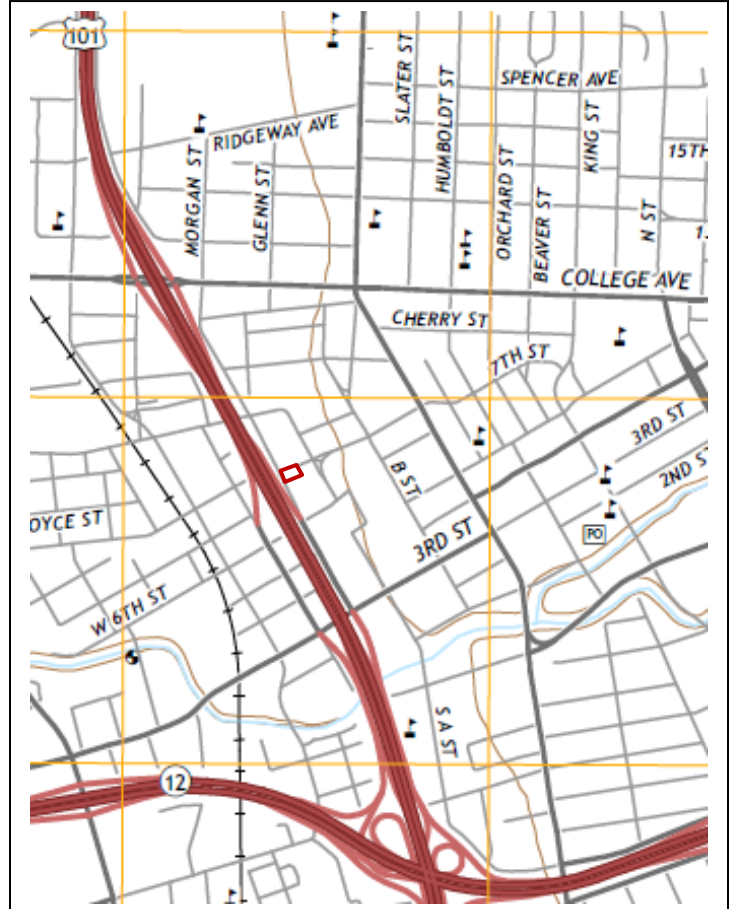
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: October 27, 2015 updated March 8, 2019

(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 Morgan Street and on its southeast elevation. 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.



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.

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



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



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



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



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

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



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



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

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



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



Photograph 10: 306 Seventh Street, northeast and northwest (main) elevations, camera facing southwest, 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 11: 306 Seventh Street, northeast and southeast elevations, camera facing northwest, October 27, 2015.



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

**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, 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,

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

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.<sup>1</sup>

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.<sup>2</sup>

#### 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.<sup>3</sup>

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.<sup>4</sup>

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.<sup>5</sup>

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

<sup>1</sup> Bob and Kay Voliva, *Santa Rosa, California in Vintage Postcards* (Charleston: Arcadia Publishing, 1999), 8; Tom Gregory, *History of Sonoma County, California* (Los Angeles: Historic Record Company, 1911), 439-441; Newton V.V. Smith, *Map of the City of Santa Rosa and Vicinity, Sonoma Co., Cal., 1896*; Eric Stanley, *Santa Rosa: Then and Now* (Charleston: Arcadia Publishing, 2008), 9, 11.

<sup>2</sup> Voliva 8; Stanley 9.

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

<sup>4</sup> 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.

<sup>5</sup> 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* (Sunnyvale: Pine Press, 2000); California Voter Registers, 1866 – 1898; U.S. City Directories, 1822 – 1989; California Death Index, 1905 – 1939.



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

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.<sup>6</sup>

#### 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.<sup>7</sup>

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.<sup>8</sup>

#### 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. 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

<sup>6</sup> 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.

<sup>7</sup> 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.

<sup>8</sup> "Closure of Hospital ends 2 Programs," *Santa Rosa Press Democrat*, 7 June 1984; "Cautious Neighbors back SR shelter for homeless," *Santa Rosa Press Democrat*, 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; Gaye LeBaron, "Reflecting On What Was Lost When Santa Rosa General Hospital Closed," *Santa Rosa Press Democrat*, November 22, 2009; Gaye LeBaron, "When Memorial Hospital Changed Health Care in Sonoma County," *Santa Rosa 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, San Francisco: The Medical Society of the State of California, 1922; 1930 Federal Census; 1940 Federal Census; California Occupational Licenses, Registers, and Directories; Bulletin – Sonoma County Medical Society, Volume 21, Issues 1 – 6, 1971.

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

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. Henry Gutermute died in Petaluma in 1958. Linda Gutermute died in 1978 at the age of 107.<sup>9</sup>

In 1940, the Gutermutes constructed three modest houses on the parcel, which was just west of the hospital building. 612 Morgan Street (at that time named 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. 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.<sup>10</sup>

In 1959, Linda Gutermute sold the three houses to the Macmillans, who deeded the property to MacMillan Properties in 1969. MacMillan Properties continued to operate the dwellings as rental properties while they owned operated the General Hospital into the late 1970s. 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.<sup>11</sup>

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, 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 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.<sup>12</sup>

#### 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.

<sup>9</sup> 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.

<sup>10</sup> Santa Rosa City Directories.

<sup>11</sup> 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.

<sup>12</sup> 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 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

Criterion A/1/i: 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 houses are not eligible to the NRHP, CRHR, or City of Santa Rosa Register under Criterion 1/A/i.

Criterion B/2/ii: 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 City of Santa Rosa Register under Criterion B/2/ii.

Criterion C/3/iii: 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 that 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 City of Santa Rosa Register 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. 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. They have been assigned a Historic Resource Status Code of 6Z, and do not qualify as historic resources under CEQA.

Brunzell Historical

Historical Resources Report, Caritas Village Project

AUGUST 27, 2019

## **APPENDIX B: PERSONNEL RESUMES**



**BRUNZELL**  
HISTORICAL

---

## **KARA BRUNZELL**

**Owner/Principal Historian (2009 – Present)**

**Brunzell Historical**

1613 B Street Napa, California, 94559  
707.290.2918 • kara.brunzell@yahoo.com

### **EXPERTISE**

Kara Brunzell has practiced in the fields of history/architectural history, cultural resource management, and historic preservation since 2007. She has served as a consulting historian on historical research investigations for federal, state, and local governments. She is proficient in the recordation, inventory, and evaluation of historic resources using the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) guidelines. Her expertise includes preparing reports and making recommendations regarding Section 106 review and compliance. Kara is experienced in applying the California Environmental Quality Act (CEQA) to both large-scale survey projects and individual historic-period resources. She has also worked in municipal preservation planning and non-profit historic preservation. Her non-profit work has included coordination of technical services, content creation and implementation for preservation education, and management of a preservation advocacy program. Kara qualifies as a historian and architectural historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR, Part 61).

### **EDUCATION**

California State University, Sacramento, MA, Public History  
UCLA, BA, History

### **CONTINUING EDUCATION**

HUD's Office of Environment and Energy: Historic Preservation and HUD, May 2014  
California Preservation Foundation Workshops:  
    The Environmental Benefits of Reuse, August 2011  
    Preservation Ordinances, April 2011  
    The Use and Application of the California Historical Building Code, July 2009

### **SELECT PROJECT EXPERIENCE**

**Historic Resource Evaluation of Five Buildings at Oakland International Airport; Port of Oakland, CA (2018).** Kara evaluated a mid-twentieth century maintenance hangar and four World War II-era buildings at the Oakland Airport for NRHP and CRHR eligibility. None were recommended eligible for historic listing.

**State Printing Plant and Textbook Warehouse Relocation and Building Demolition Project; California Department of General Services; Sacramento, CA (2017-Present).** Kara prepared a California Public Resources Code 5024 evaluation of the mid-twentieth century printing plant as well as greenhouse and maintenance buildings located on the property. This included an evaluation for NRHP and CRHR eligibility, and eligibility as a California Historical Landmark (CHL), along with an accompanying report.

**Interlake Tunnel Project: Monterey County Water Resources Agency; Monterey and San Luis Obispo Counties, CA (2017-Present).** Kara evaluated the San Antonio Dam in Monterey and San Luis Obispo Counties for NRHP and CRHR eligibility. She produced a historic context of the water resources agency and a chronology of the dam's development, which was recommended ineligible for historic listing.

**Department of Motor Vehicles Fell Street 5024 Evaluation; California Department of General Services; San Francisco, CA (2017).** Kara prepared a California Public Resources Code 5024 evaluation of the mid-twentieth century building. This included an evaluation for NRHP and CRHR eligibility, and eligibility as a California Historical Landmark, along with an accompanying report. The building was found to be ineligible and the State Historic Preservation Office concurred with the determination.

**NRHP Nomination of Sperry Flour Company, Vallejo, Solano County, CA (2017).** Kara prepared the NRHP nomination packet including historic context, the 10-900 form, historic figures, and photo-documentation of the historic flour mill. Located on the eastern shore of Mare Island Strait, flour was milled on the site with few interruptions from 1869 through 2004. The district's most important resources are its World War I-era mill buildings, which were designed by engineer Maurice Couchot represent an important early use of reinforced concrete in large industrial buildings. It was added to the NRHP in late 2017.

**Landfall Renovation Project, Review of Proposed Design; Belvedere, Marin County, CA (2016 – 2017).** Kara reviewed a proposed renovation project on a historic landmark residence in Belvedere for conformance with the Secretary of Interior's Standards for the Treatment of Historic Properties. Originally constructed in 1891, the house is associated with noted architects Albert Farr and Carr Jones. Kara worked with the architect to shape design solutions that allowed for the property's continued use while avoiding the destruction of character-defining features. She authored a report outlining important elements of its design and recommending a treatment plan.

**Los Gatos Creek Watershed Maintenance Program; San Jose Water Company, Santa Clara County, CA (2016).** Kara evaluated elements of the San Jose Water Company for NRHP and CRHR eligibility as a non-contiguous historic district. She produced a detailed historic context of the private water company, which has been active from 1866-present, and recorded nine water conveyance structures, several of which were recommended eligible for listing because of their association with the historically significant utility.

**Redwood Agricultural Inspection Station Repairs; California Department of General Services, Del Norte County, CA (2016).** Kara evaluated the Redwood Agricultural Inspection Station in rural Del Norte County for NRHP, CRHR, and California Historic Landmark (CHL) eligibility. The unique building was designed by California State Architect Alfred Eichler at the start of his career and constructed in 1931, and was recommended eligible for NRHP and CRHR listing based on its significant architecture.

**Jesse Unruh Building Roof Replacement Project; Department of General Services, Sacramento, CA (2016).** Kara acted as architectural historian for this project, which involved project review for a proposed roof repair project on the NRHP-listed Jesse Unruh State Office Building on the Capitol Mall in Sacramento. She performed a field visit to and prepared a letter to SHPO detailing condition of roof skylights.

**Historic Resource Survey and Evaluation of Soares Ranch; Union City, Alameda County, CA (2016).** Kara evaluated a historic-period ranch complex comprising four dwellings and a number of associated agricultural buildings for NRHP and CRHR eligibility. The property was historically significant but lacked the integrity required for historic listing at any level (Brunzell Historical).

**Architectural/Historical Evaluation of the Brown Ranch; Sonoma, CA (2016).** Kara conducted an Architectural/Historical evaluation of a historic-period ranch complex in Sonoma for NRHP and CRHR eligibility. Although the property was the site of the original Mission vineyard in Sonoma, its current buildings and vineyards are not associated with the Mission era, and the property was recommended ineligible for historic listing.

**Architectural/Historical Evaluation and Cultural Resources (Archeological and Paleontological) Assessment of a Motel at 11615 - 11645 San Pablo Avenue, El Cerrito, Contra Costa County, CA (2016).** Kara acted as Project Manager and Architectural Historian on an Architectural/Historical evaluation and Cultural Resources Assessment of a historic-period motel property in El Cerrito.

**Section 106 and CEQA Compliance Tasks for the GRID Roads Bookends Project, American Canyon, Napa County, CA (2016).** Kara acted as Architectural Historian on Section 106 and CEQA Compliance Tasks for the GRID Roads Bookends Project in American Canyon, California.

**Architectural/Historical Evaluation and Review of Proposed Project for Beltane Ranch; Sonoma County, CA (2015-2016).** Kara conducted an Architectural/Historical evaluation and review of proposed project for Beltane Ranch near Glen Ellen in rural Sonoma County. The ranch complex is significant under several contexts including the development of winemaking in Sonoma County. Its most important context is its association with African-American San Francisco pioneer Mary Ellen Pleasant (known as the mother of civil rights in California) who owned the property in the 1880s and built its architecturally significant ranch house. Kara reviewed a proposed alteration to the barn for conformance with the Secretary of Interior's Standards for the Treatment of Historic Properties and produced a recommended treatment plan.

**Architectural/Historical Evaluation and Archaeological Survey of Santa's Village in Skyforest, San Bernardino County, CA (2015).** Kara acted as Architectural Historian on an Architectural/Historical evaluation of a historic-period theme park in near Lake Arrowhead in the San Bernardino Mountains. The project also required archaeological investigation of the site.

**Historic Context Survey of Davis; Yolo County, CA (2014-2015).** Kara managed a Historic Context Update Survey for the City of Davis. The project, which was funded by SHPO's Certified Local Government grant program, included a detailed historic context of the years between 1940 and 1975, field survey of previously un-surveyed neighborhoods developed before 1975, DPR 523 update, and new DPR 523 District forms for roughly 150 subdivisions. Kara collaborated with the Davis Historic Resource Management Commission in order to leverage the impact of the limited grant budget, leading a team of community volunteers in a field survey effort that covered most parcels in a seven square-mile area. The final product incorporated the results of new research and field survey with the City's three existing Historic Context Statements and updated DPR 523 forms for over 300 resources on its Historic Resource Inventory.

**Historic Architectural Evaluation of the Delta Research Station; Rio Vista, Solano County, CA (2014-2015).** Kara authored a historical architectural evaluation of a former USACE base located in Rio Vista, California. The site, which was originally called the U.S. Engineers Storehouse, was established in 1911 by USACE as a repair and storage facility associated with the Sacramento River Flood Control Project. Kara evaluated the 20 extant buildings and structures on the site and recommended them eligible to the CRHR as a historic district.

**Historic Context Survey and Historic District Nomination for the Newton Booth Neighborhood; Sacramento, CA (2013-2014).** Kara prepared a historic context statement and historic district nomination for the Newton Booth neighborhood in Sacramento. The project included extensive recordation of the primarily residential neighborhood, a detailed neighborhood history, determination of contributing status for each property within the district, DPR 523 forms for individually eligible landmarks, and preparation of a Sacramento Register nomination form for the historic district. Kara worked with interested parties including the City of Sacramento's Preservation Director, the Sacramento Old City Association, and the Newton Booth Neighborhood Association in order to incorporate community input into the project.

**Section 106 Compliance Tasks for the Pavement Reconstruction Project, Belmont, San Mateo County, CA (2014).** Kara acted as Architectural Historian on Section 106 Compliance Tasks for a California Department of Transportation paving project.

**Historic Buildings and Structures Inventory for Fort Hunter Liggett, Jolon, Monterey County, CA (2012-2013).** Kara participated in the preparation of an update to the existing Fort Hunter Liggett inventory of historic buildings. The project included the recordation and evaluation of twenty historic-period buildings located within the boundaries of Fort Hunter Liggett. None of the buildings were recommended eligible for the NRHP of the CRHR.

**Schulte Road Bridge Replacement Project Cultural Mitigation Measures; Monterey County, CA (2012).** Kara acted as Project Manager and Principal Historian for Cultural Mitigations of the Schulte Road Bridge Replacement Project in rural Monterey County. The project EIR recommended detailed recordation of the bridge, which dated from the immediate postwar era, as a partial mitigation for the destruction of a historic resource. Kara authored a HAER-type report on the bridge and coordinated the preparation of permanent archival photographic documentation of the bridge.

**Postal Historic Structure Report; Nineteen California Locations, (2012).** Kara contributed to the preparation of a Postal Historic Structure Report for nineteen California post offices. All nineteen historic-period post offices, seven of which had previously been NRHP-listed, were slated for closure by the United States Postal Service. Project deliverables included current condition assessments and documentation of character-defining features. In addition, post offices which had not previously been listed on local, state, or national historic registers were evaluated for historic significance according to National Register of Historic Places and California Register of Historical Resources criteria.

**Local Historic Register Nomination of Main Street Bridge, Napa, Napa County, CA, (2010).** Ms. Brunzell performed research and authored a report in order to list Napa's Main Street Bridge as a local landmark. The bridge was adopted as a City of Napa Landmark by the City Council.

**Environmental Impact Report, California High-Speed Train Project, Fresno to Bakersfield Section, CA, (2010).** Kara performed research on a large number of properties adjacent to the High Speed Train corridor as a member of the team that produced the EIR.





**BRUNZELL**  
HISTORICAL

---

## **Ynez Barber**

**Senior Research Assistant (2015 – Present)**

**Brunzell Historical**

707.254.5866 ♦ ynezbarber@gmail.com

### **OVERVIEW**

Ynez Barber has worked for Brunzell Historical since June 2015. She is experienced in the recordation and inventory of historic resources using the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) guidelines. She is an accomplished researcher, a proficient field surveyor, is familiar with all aspects of DPR 523 preparation, and has a working knowledge of the California Environmental Quality Act (CEQA). Ynez has assisted in NRHP and local register landmark nominations and in the recordation of state-owned historic buildings. She is also responsible for website design and management.

### **EDUCATION**

University of California, Santa Cruz, BA, History of Art and Visual Culture

### **PROJECT EXPERIENCE**

**Burbank Theater Local Historic Register Nomination, Santa Clara County, CA (2018).** Ynez assisted with preparation of an evaluation and local register nomination of a historic cinema in Burbank, an unincorporated neighborhood surrounded by San Jose. Ynez performed a field visit and local archival research as well as extensive online research in order to place the property within the body of work of Cantin & Cantin, an architectural firm which designed dozens of early-twentieth century theater buildings.

**NRHP Nomination of the Napa County Infirmary, Napa, Napa County, CA (2017-2018).** Ynez assisted with preparation of the NRHP nomination packet for the historic county infirmary historic district. Duties included online and archival research, document editing, 10-900 form preparation, and management of a large number of high-resolution images.

**Department of Motor Vehicles Fell Street 5024 Evaluation; California Department of General Services; San Francisco, CA (2017).** Ynez assisted with preparation of a California Public Resources Code 5024 evaluation of the mid-twentieth century building.

**NRHP Nomination of Sperry Flour Company, Vallejo, Solano County, CA (2017).** Ynez assisted with preparation of the NRHP nomination packet for the historic flour mill. Located on the eastern shore of Mare Island Strait, flour was milled on the site with few interruptions from 1869 through 2004. Duties included online research, document editing, 10-900 form preparation, and management of a large number of high-resolution images.

**Redwood Agricultural Inspection Station Repairs; California Department of General Services, Del Norte County, CA (2016).** Ynez assisted with evaluation of the Redwood Agricultural Inspection Station in rural Del Norte County for NRHP, CRHR, and California Historic Landmark (CHL) eligibility, organizing photos and historic images, performing online research, and preparing DPR 523 forms for the state-owned building.

**Historic Resource Survey and Evaluation of Soares Ranch; Union City, Alameda County, CA (2016).** Ynez acted as research assistant for historic-period ranch complex comprising four residential buildings and a

number of associated agricultural buildings for NRHP and CRHR eligibility. Duties included online research and management of the large number of photos required to document the property.

**Architectural/Historical Evaluation of the Brown Ranch; Sonoma, CA (2016).** Ynez acted as research assistant for an Architectural/Historical evaluation of a historic-period residence in Sonoma. Duties included field photography, research at the Sonoma County Recorder's office, online research, and DPR 523 form production.

**Architectural/Historical Evaluation of 460 Fourth Street East in Sonoma, Sonoma County, CA (2016).** Ynez acted as research assistant for an Architectural/Historical evaluation of a historic-period residence in Sonoma. Duties included field photography, research at the Sonoma County Recorder's office, online research, and DPR 523 form production.

**Research Assistant for Condition Assessment of Historic Riprap, Muir Woods, Marin County, California.** Ynez assisted with condition assessment and documentation of historic riprap at Muir Woods (2016).

**Research Assistant for Architectural/Historical Evaluation of the Redwood Inspection Station in Del Norte County, California.** Ynez assisted with an Architectural/Historical evaluation of the historic-period Redwood Inspection Station in Del Norte County (2016).

**Research Assistant for Architectural/Historical Evaluation of 10080 Machado Lane in San Jose, Santa Clara County, California.** Ynez assisted with an Architectural/Historical evaluation of a historic-period property in San Jose (2016).

**Historic Context Survey of Davis, Yolo County, CA (2015).** Ynez acted as research assistant for a Historic Context Update Survey for the City of Davis. Duties for this large-scale survey project included online research, photo organization, spreadsheet management, DPR 523 production, and document editing.

**Architectural/Historical Evaluation of Santa's Village in Skyforest, San Bernardino County, CA (2015).** Ynez acted as research assistant for an Architectural/Historical evaluation of a historic-period theme park near Lake Arrowhead in Southern California.