

## PRIMARY RECORD

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

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 22 Resource name(s) or number: (assigned by recorder) 126 Eucalyptus Avenue Refectory BuildingP1. Other Identifier: Joseph Morello Preparatory High School Classroom Building; Gateway School Classroom Building\*P2. Location:  Not for Publication  Unrestricted \*a. County Santa Cruz\*b. USGS 7.5' Quad Santa Cruz, CADate 2018\*c. Address 126 Eucalyptus AvenueCity Santa CruzZip 95060\*e. Other Locational Data: City of Santa Cruz Parcel 004-571-02; UTM: Zone 10S; 586676.18 mE; 4090427.89 mN.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) This building was relocated to its current site at 126 Eucalyptus Avenue ca. 1955-1957. The building was potentially originally built by the United States Navy or a Navy contractor at the Mare Island Naval Shipyard near Vallejo, California, and was adapted to a new use as a refectory used by the Oblates of St. Joseph's seminary shortly after its relocation. However, no documentation was found to confirm the building's original construction date, origination at Mare Island, or an exact date of relocation to the subject property beyond the range ca. 1955-1957. As of this evaluation both 126 Eucalyptus Avenue and 544 West Cliff Drive continue to be located on the same parcel, 004-572-02, which is owned by the Oblates of St. Joseph. However, the 126 Eucalyptus Avenue site has been physically separated from 544 West Cliff Drive by fencing, in relation to a change from its past use as a seminary site to a site of private schools between 1971 and 2019. In addition to the subject building and a former classroom and dormitory building (recorded using separate DPR 523A and B forms), 126 Eucalyptus Avenue contains several ancillary prefabricated storage sheds, areas with asphalt paving, a concrete pad representing a former parking lot and site of temporary modular buildings, and a garbage enclosure structure (Figure 1). The building is situated near the north property line and is surrounded on three sides by asphalt paving, with some patches of grass. The building has a concrete slab foundation, rectangular footprint, is framed with wood, and has a stucco exterior. The building is capped by a gable roof with moderate eave overhangs, flat wood trim, and asphalt shingles. The primary (south) and north (rear) façades are narrow and symmetrical in appearance, while the east and west façades are long with evenly spaced windows on the east façade and several additional windows on the west façade. Porches with wood steps, deck landings, and square wood posts supporting shed roofs with exposed rafters are located at the primary façade and along the central portion of the west façade. The west façade also features a wood ramp and an outdoor play area enclosed by a wood picket railing. Fenestration includes fixed single-lite wood windows with wood sills at the primary façade, wood casement windows with two lites along the east façade, and single-lite windows along the west façade. The rear façade features two nine-lite fixed wood windows with wood sills. Entrances include the primary entrance at the south façade, two additional entrances at the east, and three entrances at the west façade; all of which have single-entry flush wood doors (Figure 2 to Figure 4). (Refer to Continuation Sheet, Page 2)

\*P3b. Resource Attributes:  HP15. Educational Building  HP16. Religious Building\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

## P5a. Photo



\*P5b. Photo: (view and date)

Oblique view of the primary (south) façade and east façade, looking northwest. April 19, 2022.

\*P6. Date Constructed/Age and Sources: Unknown. Relocated to current site ca. 1955-1957 (owner records and aerial photography).

 Historic

\*P7. Owner and Address:

Oblates of St. Joseph

\*P8. Recorded by:

Josh Bevan, AICP

Page &amp; Turnbull, Inc.

170 Maiden Lane, 5<sup>th</sup> Floor

San Francisco, CA 94108

\*P9. Date Recorded:

April 19, 2022

\*P10. Survey Type: Intensive level for eligibility to California Register, National Register of Historic Places, City of Santa Cruz Santa Cruz Historic Building Survey

\*P11. Report Citation: None

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

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

The subject building is situated within a parcel containing two separate sites with different addresses. The annotated aerial photo shown below provides an approximate parcel boundary (white dashed line) and an approximate boundary for the subject site (red dashed line), as well as locations of buildings and structures within the parcel. The buildings are numbered in order of their earliest use by the Oblates of St. Joseph (**Figure 1**).

*City of Santa Cruz Parcel 004-571-02 (Address of Record - 100 Pelton Avenue)*

- 1) Rutherglen Terrace (1893, acquired by Oblates of St. Joseph 1933)
- 2) Rutherglen Terrace's Carriage House (ca. 1893, acquired by Oblates of St. Joseph 1933)
- 3) Davis House (1912, acquired by the Oblates of St. Joseph ca. 1951)
- 4) The Shrine of St. Joseph Guardian of the Redeemer – (constructed 1952 - remodeled in 1993)
- 5) St. Joseph's Seminary Refectory Building (relocated to current site ca. 1955-1957)**
- 6) St. Joseph's Seminary Classroom and Dormitory (Subject Building) (1961)



**Figure 1: Satellite aerial showing the subject building (identified with a red arrow), approximate parcel boundary (white dashed line). Source: Bing Maps, 2022. Edited by Page & Turnbull.**



Figure 2: Oblique view of the west (left) and south (right) façades, facing northeast.



Figure 3: Typical wood casement window at the east façade, looking west.



Figure 4: Figure 5: North façade, looking west.

### Site Features

The site is primarily accessed through the two-story former dormitory and classroom building located along the east side of Eucalyptus Avenue, or through a secured entrance at the northwest corner of the property on Eucalyptus Avenue (referred to hereafter as the west gate). An additional gated entrance (south gate) at the far south end of the site accesses a pathway that runs northward between a former Gateway School outdoor classroom set on a separate site, and an outdoor garden area that serves as part of the Shrine of St. Joseph (**Figure 6**).



**Figure 6: Current aerial with location of buildings within the subject site identified. The white dashed line represents the approximate site boundary of 126 Eucalyptus Drive. Source: Bing Maps, 2022. Edited by Page & Turnbull.**

The west gate is located between the northwest corner of the former dormitory and classroom building and a garage enclosure structure that was built in 2009 (**Figure 7**). Once immediately inside the west gate, the site is paved with asphalt. This location most recently served as the site of temporary modular classroom buildings that were in place between ca. 1992 and ca. 2019 – the year Gateway School ended occupancy of this site. Further to the east, at the northern end of the site, the ground is covered with asphalt and small patches of grass near the subject building (**Figure 8**). Prefabricated storage sheds are situated to the north, near the northern site perimeter (**Figure 9**). These buildings have been moved around in this part of the site, based on comparison of their current location and recent aerial photos. Further to the east, at the northeast corner of the site, the land is covered with grass. A wood fence separates the 126 Eucalyptus Avenue's site from 544 West Cliff Drive along the perimeter of this north-northeast area. (**Figure 10**). Another wood-frame structure of unknown past use is located immediately south of the former refectory building (**Figure 11**).



Figure 7: View of the north gate and adjacent garage enclosure structure.



Figure 8: Former Refectory building of the St. Joseph's Seminary, later converted to use as the Community Building of Gateway School, looking northeast.



Figure 9: Prefabricated sheds located near the north perimeter of the site, immediately east of the former refectory building, looking north.



Figure 10: Looking east toward the northeast corner of the site, with the Victorian Residence of the Shrine of St. Joseph property visible in the background.



Figure 11: Wood-frame ancillary building, located to the south of the refectory building, looking east.

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # 126 Eucalyptus Avenue Refectory Building

B1. Historic name: St. Joseph's Seminary Refectory Building or "Morello Hall" (ca. 1957-1990) Gateway School Classroom Building (ca. 1991-2019)

B2. Common name: Refectory Building

B3. Original Use: Potentially a building at Mare Island Naval Shipyard (unconfirmed); original use at current site was as a refectory building for a seminary

B4. Present use: Vacant since 2019 (most recently occupied by Gateway School as a classroom building)

\*B5. Architectural Style: Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
(Refer to Continuation Sheets, Page 7)

\*B7. Moved?  No  Yes  Unknown Date: ca. 1955-1957 Original Location: Mare Island Naval Shipyard, Vallejo, California (unconfirmed)

\*B8. Related Features: Dormitory and Classroom Building to the west, prefabricated storage sheds to the north  
B9a.

b. Builder: Unknown. Potentially United States Navy or related entity.

\*B10. Significance: Theme Community Planning and Development; Religion in Santa Cruz; Vernacular Architecture Area City of Santa Cruz Period of Significance N/A Property Type Religious, Educational Applicable Criteria N/A

### City of Santa Cruz

The indigenous Ohlone people occupied the land that would become Santa Cruz when the Spanish arrived in California in 1769. The Mission La Exaltation de la Santa Cruz emerged as California's twelfth mission town in 1791, after the area's discovery by Spanish explorer, Don Gaspar de Portola. Named for "Holy Cross," Mission Santa Cruz developed alongside Villa de Branciforte (modern day East Santa Cruz) along the San Lorenzo River.<sup>1</sup> Today, the former site of the Mission, in the Mission Hill neighborhood, is occupied by Holy Cross Church. The future city remained sparsely populated until the 1840s, when American settlers began to arrive in the area, then under Mexican rule. By the time the American government took possession of California in 1848, a commercial center developed in the flatlands south of the former mission.

Santa Cruz's initial development was strongly tied to its position along the Pacific Coast and proximity to natural resources: timber forests, lime deposits, and rich land supporting agricultural uses.<sup>2</sup> As more settlers arrived, various industries developed in Santa Cruz, including a sawmill, a kiln, and a foundry.<sup>3</sup> Powder manufacturing and lumber became the city's primary early industries, and Santa Cruz County became a major supplier of wood to rapidly expanding San Francisco.<sup>4</sup> The arrival of community services to Santa Cruz, such as churches, facilitated the city's growth into a residential community. Early churches included United Methodist Church, founded in 1848, and Calvary Episcopal Church, founded in 1862, as well as the Catholic Holy Cross Church, built in 1857, and since replaced by the existing Holy Cross Church building in 1898.<sup>5</sup>

B11. Additional Resource Attributes:

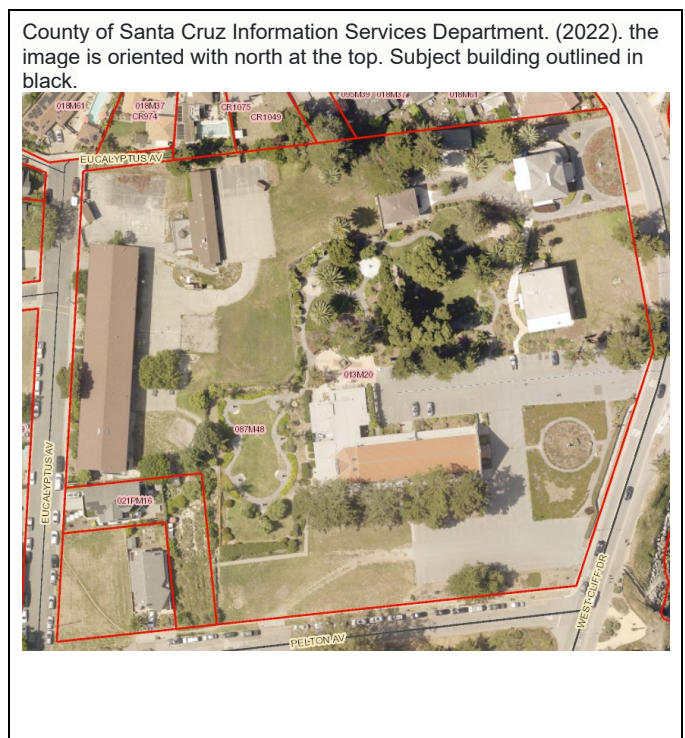
\*B12. References: Refer to Continuation Sheet, page 20

B13. Remarks:

\*B14. Evaluator: Josh Bevan, AICP, Page & Turnbull, Inc.

\*Date of Evaluation: May 23, 2022

(This space reserved for official comments.)



<sup>1</sup> City of Santa Cruz, *History*, City of Santa Cruz Online, 2016. <http://www.cityofsantacruz.com/about-us/history> accessed May 5, 2022.

<sup>2</sup> Edward Sanford Harrison, *History of Santa Cruz County, California*, (San Francisco: Pacific Free Press Publishing Co., 1892), 154-156.

<sup>3</sup> Charles Hall Page & Associates, Inc., "Santa Cruz Historic Building Survey, Vol. 1," (San Francisco, CA, 1976), 9.

<sup>4</sup> *Ibid.*, 10.

<sup>5</sup> "A Brief History," Holy Cross Church, online, May 9, 2022. <https://holycrosssantacruz.com/a-brief-history/>.

Page 7 of 22 Resource Name or # 126 Eucalyptus Avenue Refectory Building

\*Recorded by Josh Bevan, AICP, Page & Turnbull, Inc.

\*Date April 19, 2022  Continuation  Update

**\*B6. Construction History (Continued):**

Building records relating to the subject building's original construction and relocation to the current site were not found through archival research. The building's relocation to the site currently addressed 126 Eucalyptus Avenue is substantiated by the current owner, the Oblates of St. Joseph, who reviewed their property records and shared information including historic aerial and building photographs. Research of available documentation about Mare Island Naval Shipyard did not reveal an original location at Mare Island for the subject building.<sup>6</sup>

Alterations to the building and its immediate site have included:

- Removal of a shed addition on the southern half of the west façade at an unknown date based on historic photographs
- Construction of the existing enclosed area and shed porch on the west side by the 2000s
- Shed porch on primary façade built by the 2000s
- Removal of trees immediately adjacent to the southern end of the building, ca. 2015-2016, based on aerial photographs
- Demolition and replacement of a garden area with paved pathways that predated the building ca. 1993 to provide additional asphalt-paved outdoor recess areas for Gateway School, estimate provided by Oblates of St. Joseph
- Minor repairs to entrance steps

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

**Historic Context:**

The city's first wharf was established in 1851. Gradually, connections to broader rail-based transportation networks shifted economic focus toward tourism and away from the historic, mission-based core. A railroad line connected Santa Cruz to nearby Watsonville and Gilroy in 1876, the year Santa Cruz was incorporated as a city. In the 1880s, hotels, baths, and amusements were built to attract visitors who often stayed for weeks at a time. In 1894, the city received national publicity with an article in *Harper's Weekly* and by the turn of the century, Santa Cruz was one of the West Coast's major seaside resort towns.<sup>7</sup> The city's year-round population increased as well. New residential neighborhoods developed to the east and the west of downtown, in the West Cliffs area and in Seabright. These neighborhoods were linked with a streetcar system.<sup>8</sup> The subject property is located in the West Cliffs area and was built on land that was once a part of the Phelan Estate, which has since been subdivided, with a large portion of the former estate since been redeveloped as Light House Field State Beach.

Santa Cruz Casino was constructed in 1904, and in 1914, the city's Municipal Pier was completed, adding an additional coastal attraction.<sup>9</sup> In 1915, a highway opened to Santa Cruz, changing the nature of tourism in the city. Visitors came for shorter periods of time, and auto camps, motels, and other car-centered accommodations were developed. Streetcar service in Santa Cruz lasted until 1927, signaling the end of the predominance of rail-based transit in the city and the emergence of the automobile. In the decades leading up to the Great Depression in 1929, Santa Cruz's industrial economy struggled to maintain pace as it had between c. 1850 and c.1900. The opening of "Suntan Special" travel by the Southern Pacific Railroad in 1927 hedged against some economic downturn, providing relatively affordable travel to 5,000 to 7,000 tourists from the Bay Area every Sunday.<sup>10</sup> Throughout the 1930s, Santa Cruz dealt with the effects of the Great Depression as its downtown accepted the incoming of the automobile. Despite the downturn, the city's connection with the coast continued to be maintained. Between 1936 and 1938, Santa Cruz's surfing scene developed, initiating what has become a recognizable cultural phenomenon in the city.<sup>11</sup>

In August 1940, Highway 17 (Los Gatos-Santa Cruz Highway) neared completion and by September saw roughly 9,000 vehicles per day.<sup>12</sup> Desire to establish a small craft harbor nearby the pier gained momentum in the late 1940s with the establishment of the Santa Cruz Harbor Development Corporation in 1949. After a decade of back-and-forth between proponents and federal and state funders, the harbor was completed between 1962 and 1964.<sup>13</sup> Santa Cruz again experienced a great transition as the city was selected as the Central Coast location for the establishment of an additional University of California (UC) campus in the early

<sup>6</sup> Documentation reviewed included historic photography, maps, and historical and environmental evaluations documenting the history of Mare Island Naval Shipyard.

<sup>7</sup> Charles Hall Page & Associates, 11.

<sup>8</sup> Ibid.

<sup>9</sup> John Chase, ed. by Judith Steen, Daniel P. Gregory, *The Sidewalk Companion to Santa Cruz Architecture*, (Santa Cruz, CA: The Museum of Art and History, 2005), xvi.

<sup>10</sup> G. William Domhoff, "History of Santa Cruz: The 1800s: Lumber & Railroads" in *The Leftmost City: Power & Progressive Politics in Santa Cruz, Who Rules America?* Online, G. William Domhoff, 2016. <http://www2.ucsc.edu/whorulesamerica/santacruz/history.html>. Accessed May 2, 2022.

<sup>11</sup> Susan Lehmann, *Historic Context Statement for the City of Santa Cruz: Context I-Economic Development in the City of Santa Cruz 1850-1950*, (Santa Cruz, CA: City of Santa Cruz Planning and Community Development Department, October 2000), 17.

<sup>12</sup> Richard A. Beal, *Highway 17: The Road to Santa Cruz*, (Aptos, CA: The Pacific Group, 1991), 16-17.

<sup>13</sup> Frank Perry, "The Great Seaport Dream," *Santa Cruz County History Journal* Issue 2, 1995, 53-61.

1960s. By 1965 the completed campus joined other major infrastructural projects such as the San Lorenzo River Flood Control Project, and an 80-acre downtown urban redevelopment project as key definers of 1960s Santa Cruz.<sup>14</sup>

### The Oblates of St. Joseph

The subject building and its parcel, which contains the Shrine of St. Joseph Guardian of the Redeemer and other associated buildings, has been owned by the Oblates of St. Joseph religious order for the duration of the subject building's existence, with portions of the existing campus having been owned and occupied by the order since 1933.

The order was founded in Asti, Italy in 1878 by Father Giuseppe (Joseph) Morello (1844-1895); Morello was canonized as a saint in 1993.<sup>15</sup> Morello established the "Company of Saint Joseph" to care for the elderly, the handicapped, and established an orphanage for boys. In 1878, Morello changed the name of the group to the "Oblates of Saint Joseph," and he became the Bishop of the Diocese of Acqui. Priests and Brothers within the Oblates took on expanded roles by supporting "the local bishops and parish priests in whatever ways they might need help and they worked diligently to develop a vibrant youth ministry which focused primarily on religious education," as explained by the Shrine of St. Joseph's website.<sup>16</sup> These aspects of service continued as the order established missions outside of Italy in the early twentieth century. In 1915, the first Oblate missionaries left Italy for the Philippine Islands. In 1931, the Oblates of St. Joseph established a house in the Diocese of Scranton, Pennsylvania, to serve Italian immigrants who comprised a portion of the labor force in that coal-producing region.<sup>17</sup> In 1931, the order began administering their first California parish in Dos Palos, near Fresno, again to establish ties with a local Italian immigrant population. The establishment of a mission in Dos Palos enabled the Oblates to serve Italian immigrant populations in California's Central Coast and Central Valley, as both areas were grouped under the jurisdiction of the Catholic Diocese of Monterey-Fresno. California also provided a location for retreat where Italian Oblate missionaries serving in the Philippines could return for periods of time, rather than having to return to Italy. The Oblates' presence in California soon expanded as Dos Palos' relatively small population did not provide enough work. Accordingly, the Oblates of St. Joseph was entrusted by a bishop to serve a larger parish in Madera, California, where a larger community of Italian immigrants lived. The Oblates of St. Joseph continue to staff the parish of St. Joachim in Madera, the only Catholic parish in that city.<sup>18</sup>

In 1933, the Oblates of St. Joseph acquired a 1.5-acre residential property on West Cliff Drive containing the mansion known as Rutherglen Terrace and a carriage house, originally constructed in 1893. The property was previously owned by cartoonist William Conselman, and earlier by banker Bruce Sharpe.<sup>19</sup> Contemporaneously, the Oblates of St. Joseph were gifted a portion of the former Phelan Estate, located on land along the west side of West Cliff Drive and southward to present-day Lighthouse Field State Park on the Santa Cruz coast.<sup>20</sup> This location allowed the order to begin serving the local Italian immigrant community, and served as a more convenient location for members on retreat from the Philippines. In 1937, the Oblates of St. Joseph began serving St. Mary's Church in Sacramento.<sup>21</sup>

In 1949, Bishop Aloysius J. Willinger of the Diocese of Monterey-Fresno granted the order permission to construct a purpose-built minor seminary building and a novitiate house (where a member, or novice, of a religious order undergoes study prior to taking vows in order to enter vowed religious life) in Santa Cruz. In late 1949, the Oblates received another donation of land, this time from the Sullivan family, who were frequent benefactors of Catholic organizations in Santa Cruz. Plans for the construction of a chapel and shrine dedicated to St. Joseph on the gifted property emerged in the early 1950s. The order also purchased the Davis House, a residence built in 1913 to the south of Rutherglen Terrace on West Cliff Drive, to meet their increased need for housing of seminarians and novices. Groundbreaking for the chapel occurred in 1951 and the building was completed in 1952 (**Figure 22**).<sup>22</sup> Original plans for the chapel called for at least two phases of construction, to be carried out as funding was secured. First, the one-story chapel was to be built; and thereafter the chapel would be expanded at some point in the future, including a tall tower with a shrine to St. Joseph and a seminary building. The *Santa Cruz Sentinel* reported in 1951 that "owning to the limitation of available funds, only the shrine [the chapel building] and one wing of the seminary will be built at present."<sup>23</sup> The chapel's original designers were Padre Pedro Castellanos, priest architect of the Archdiocese of Guadalajara, and Sacramento-based architect Clarence C.

<sup>14</sup> *An Invitation to the University of California from Santa Cruz*, 22.

<sup>15</sup> "A Brief Biography of St. Joseph Morello," Shrine of St. Joseph, online, accessed April 5, 2022. <https://shrinestjoseph.com/about/who-is-st-joseph-marello/>.

<sup>16</sup> "Our Work," Oblates of St Joseph Holy Spouses Province, online, accessed May 9, 2022. <https://osjusa.org/about-us/>; "St. Joseph Morello," Oblates of St Joseph Holy Spouses Province, online, accessed May 9, 2022.

<sup>17</sup> "A Brief Biography of St. Joseph Morello," <https://shrinestjoseph.com/about/who-is-st-joseph-marello/>.

<sup>18</sup> Information provided by Father Matthew Spencer, OSJ, via email, May 2022.

<sup>19</sup> "Oblates Will Locate Here," *Santa Cruz Sentinel*, July 30, 1933.

<sup>20</sup> Margaret Koch, "Phelan Park, A Senator, And 'Good Old Days,'" *Santa Cruz Sentinel*, April 25, 1965.

<sup>21</sup> Start Nears on Construction of Oblate Novitiate," *Sacramento Bee*, March 10, 1963.

<sup>22</sup> "Ground Breaking [sic] for St. Joseph Seminary Will Be Next Sunday," *Santa Cruz Sentinel*, October 8, 1951; "Dedication Rites Sunday at Oblates of St. Joseph," *Santa Cruz Sentinel*, August 27, 1952.

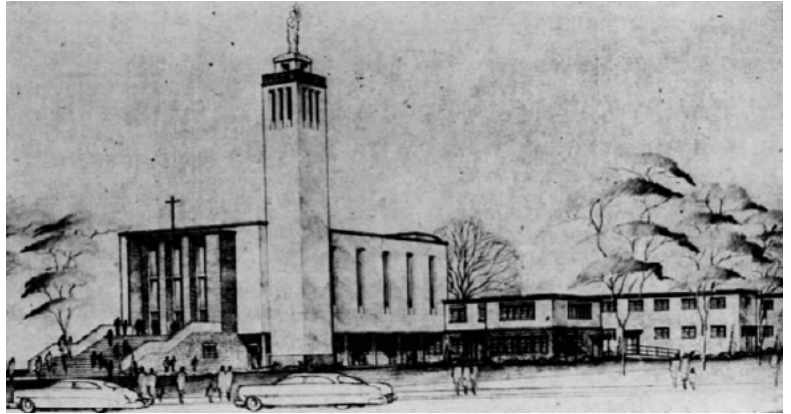
<sup>23</sup> "Ground Breaking [sic] for St. Joseph Seminary Will Be Next Sunday."



Cuff, who made minor variations to the design and served as supervisor of construction.<sup>24</sup> An artist's sketch prepared in 1951 showed the chapel and shrine, tower with statue at left, and the seminary building at right (**Figure 23**).



**Figure 12: Original one-story chapel under construction in 1951. Source: Oblates of St. Joseph, online.**



**Figure 13: "Artists Sketch of St. Joseph's Shrine on West Cliff," drawn in 1951. Source: *Santa Cruz Sentinel*, August 22, 1951.**

As of 1952, the Oblates of St. Joseph owned and occupied Rutherglen Terrace and the carriage house to its rear, the Davis House, and the recently built chapel. Between ca. 1955 and 1957, the subject building was relocated to the Oblates of St. Joseph's campus. This building was likely originally built at Mare Island Naval Shipyard in Vallejo, California and was donated to the Oblates of St. Joseph, based upon accounts shared by the Oblates of St. Joseph. This building, commonly referred to by the Oblates as "Morello Hall," "was at first a large meeting room for activities related to our ministries (Catholic social gatherings, talks, fundraisers, etc.), as described by Father Matthew Spencer, OSJ."<sup>25</sup> The building was soon adapted to serve as a three-room refectory, with separate dining rooms for students and seminary leadership, and a kitchen.

In 1961, another building tied to the development of a minor seminary was constructed to house dormitories and classrooms, a library, and gymnasium for high school seminary students. This building is the existing two-story building fronting Eucalyptus Avenue. Students residing and studying in this building also took classes at Holy Cross High School in Santa Cruz. The dormitory and classroom building's completion preceded by roughly three years the establishment of a novitiate campus in Loomis, Placer County, California, known as Mount St. Joseph Novitiate. Seminarians who trained at the Santa Cruz campus would transfer to Mount St. Joseph for a year of study, and would then transfer to a higher level of religious study in either Mount Angel, Oregon, Catholic University in Washington, D.C., or in Rome, Italy.<sup>26</sup>

However, by the mid-1960s, during the same period when Santa Cruz began to experience change tied to its growth as the location of a new University of California campus, seminary programs began to be transitioned to Mount St. Joseph in Loomis.<sup>27</sup> These changes also coincided with a period of decreasing enrollment at seminaries; thus, consolidation of operations and adaption of buildings to new but generally similar uses that were not necessarily directly related to the Oblates of St. Joseph's work was undertaken. As described by Father Matthew Spencer:

In 1969, the then Bishop (Clinch) decided to close various Catholic high schools in the region, including Holy Cross High School, where our seminarians took some classes. Many families were looking for alternative options of education, and some of these families organized themselves and approached the Oblates about using the building for a private high school. Since our seminary numbers were already dwindling, we agreed to an arrangement where the building could serve as a private high school operated by local lay leadership. The high school was dubbed Marello Preparatory High School. Our high school seminarians attended Marello Prep until 1978, when we moved our seminary to Loomis, CA.

When Marello Prep no longer was viable, it shut down, but this also created difficulties for us to provide comprehensive education to our men in formation, as all of the Catholic High Schools had shut down, and we

<sup>24</sup> "Ground Breaking [sic] for St. Joseph Seminary Will Be Next Sunday," *Santa Cruz Sentinel*, October 8, 1951.

<sup>25</sup> Information provided by Father Matthew Spencer, OSJ, via email, May 2022.

<sup>26</sup> "Start Nears on Construction of Oblate Novitiate," *The Sacramento Bee*, March 10, 1963, 29.

<sup>27</sup> M.S. Enkoji, "Loomis Seminary Survives Pressure of a 'Me' Society," *Press-Tribune* (Roseville, CA), October 11, 1985, 1, 3.

were left in the difficult position of having a seminary building without the means to provide full-on high school education for our young men.

By 1970, seminary-related uses ended in the subject building, and it reopened in 1971 as a classroom building of the Joseph Morello Preparatory High School, commonly known as "Morello Prep". Although the school served Catholic students, it was from its establishment open to students of all faiths, and remained in operation until 1988, when the school's operation became unviable. Between 1991 and 2019, the subject building served as a classroom building for Gateway School, a private school that expanded from kindergarten through elementary education to a high school during its period of occupancy (as a tenant) of the 126 Eucalyptus Avenue site.

The Oblates of St. Joseph continued to operate the Mount St. Joseph Novitiate, and expanded that campus to a seminary. In 1993, after roughly four decades of operation, the original one-story chapel was remodeled and expanded as the Shrine of St. Joseph Guardian of the Redeemer. In 2002, the Morello Youth Retreat Center was developed in Loomis on an adjacent site.<sup>28</sup> In 2013, two separate provinces of the Oblates in Pennsylvania and in California were joined into a single new "Holy Spouses Province."

According to the Oblates of St. Joseph's website, the order is associated with the following institutions as of this evaluation:

- Santa Cruz, CA, Provincial House and Guardian of the Redeemer Shrine (Provincial Headquarters)
- Pittston, PA, St. Joseph Marello Parish, and St. Joseph Chapel
- Madera, CA, St. Joachim Parish
- Loomis & Granite Bay, CA, Mount St. Joseph Seminary, St. Joseph Marello Youth Retreat Center, St. Joseph Marello Parish
- Bakersfield, CA, Shrine Parish of Our Lady of Guadalupe, Copatroness of the Unborn
- Hazleton, PA, Holy Annunciation Parish
- Philadelphia, PA, St. Joseph Marello House of Studies.<sup>29</sup>

## Site Development History

### Before 1957

Prior to the relocation of the subject building to its current site at 126 Eucalyptus Avenue ca. 1955-1957, the building's current site appears to have been vacant land. The earliest available aerial photograph, from 1931, shows that much of the present property owned by the Oblates of St. Joseph was undeveloped. Pelton Avenue formed a southern border of the property, while Eucalyptus Avenue had yet to be cut eastward off Lighthouse Avenue and northward from Pelton Avenue. Several residential properties fronting Lighthouse Avenue backed up to the Oblates of St. Joseph land, while Rutherglen Terrace and the Davis House were separated by a hedge from the remainder of the site (**Figure 14**).

By 1948, the Oblates of St. Joseph built a formal garden with a statue or fountain at center, to the immediate rear (west) of the Rutherglen Terrace's carriage house and to the immediate east of the subject building's current site. By this time, Rutherglen Terrace was known as St. Joseph's Mission Seminary (refer to Sanborn Map shown on page 13) and the carriage house behind Rutherglen Terrace was used to house novices. Eucalyptus Avenue was still yet to be cut through along its existing alignment, and the future site of the Shrine of St. Joseph chapel remained an open field bordered by trees. The 1950 map recorded no structures on the subject building's site (**Figure 15 and Figure 16**).

<sup>28</sup> "Our History," Marello Youth Retreat Center, online, accessed May 2, 2022. <https://www.marelloyrc.org/about-1>.

<sup>29</sup> "Our History," Marello Youth Retreat Center, online, accessed May 2, 2022. <https://www.marelloyrc.org/about-1>.



Figure 14: Aerial photograph showing the future location of the subject building (white rectangle) and vicinity, March 13, 1931. Fairchild Aerial Surveys, Flight C-1437, Frame B-37. UC Santa Barbara Special Collections. Edited by Page & Turnbull.

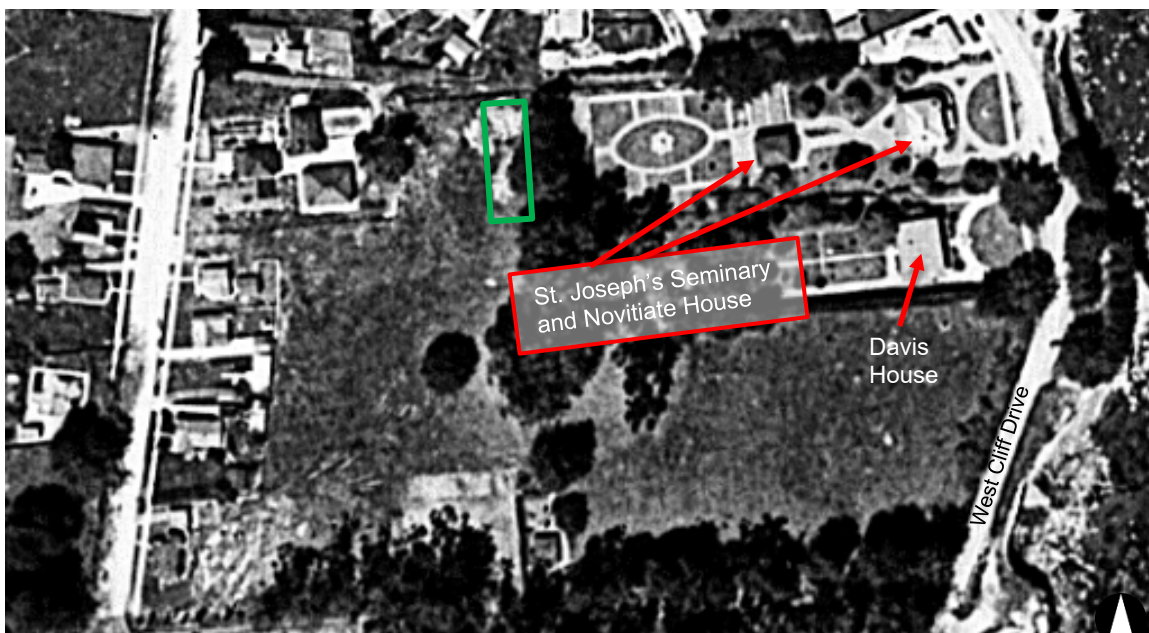
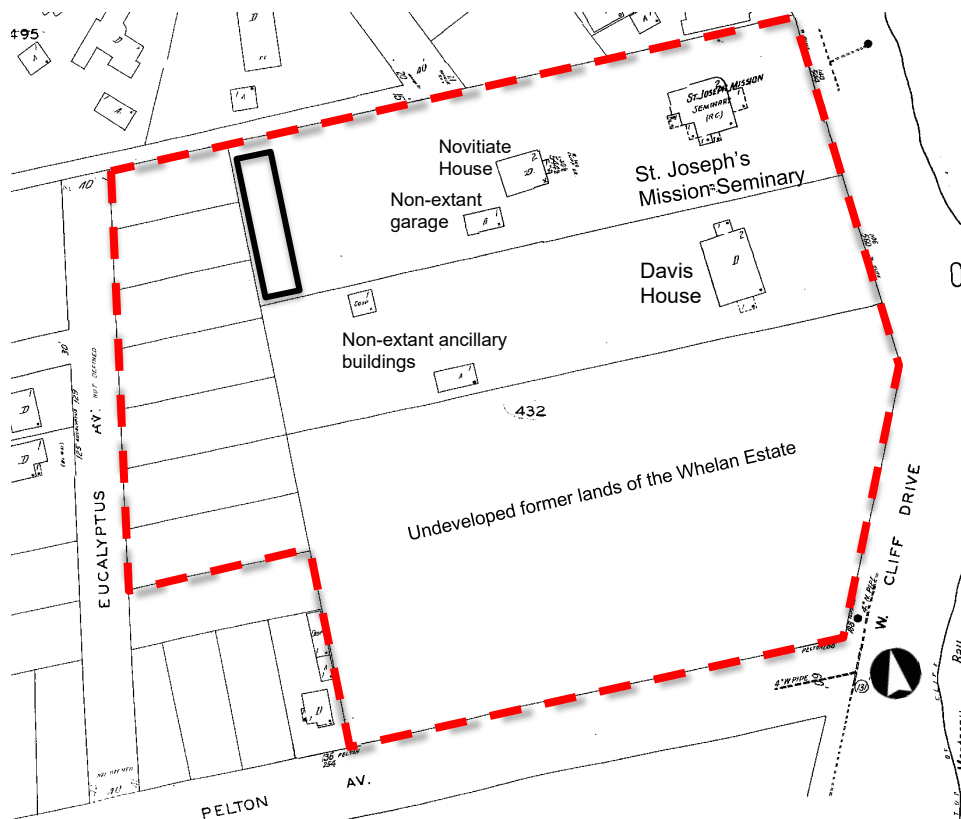


Figure 15: Aerial photograph showing the future site of the subject building (green rectangle) and vicinity, April 1, 1948. California Division of Forestry, Flight CDF5, Frame 2-113. UC Santa Barbara Special Collections. Edited by Page & Turnbull.



**Figure 16: Sanborn Map Company's 1950 map of Santa Cruz. The red dashed line represents the approximate current parcel boundary. The black rectangle approximates the future location of the subject building. Source: San Francisco Public Library. Edited by Page & Turnbull.**

In 1951, the Oblates of St. Joseph acquired the Davis House to provide additional housing capacity for seminarians. In 1952, the original chapel was completed on formerly vacant lands. Based on the aerial photograph from 1957, shown below, the subject building's site remained undeveloped. As of 1957, a rectangular area – likely paved or otherwise cleared ground – was in place at the far northwest corner of the site, with access provided from the recently cut Eucalyptus Avenue. The subject building was relocated to the subject property by 1957; it appears partially obscured by trees in the 1957 aerial photo and is more clearly seen next to the garden behind the seminary's novitiate house in ca. 1961 aerial photo, which also captures the subject building during its construction (**Figure 17**).



**Figure 17: Aerial photograph of the Oblates of St. Joseph complex, Cartwright Aerial Surveys, January 1, 1957. The future location of the subject building is outlined with red. Flight CAS\_1957, Frame Santa Cruz-3. Source: UC Santa Barbara Special Collections. Edited by Page & Turnbull.**

1961-1969: St. Joseph's Seminary

Construction of a dormitory and classroom building was completed in 1961, with a dedication held on Memorial Day. The building was designed by Berkeley-based architect Kazuo Goto, AIA, who had previously designed a church and parish buildings for the St. Joachim's Parish complex in Madera, California in the early 1950s. The subject building was designed with quarters for up to 80 students, four classrooms, a study hall-library that doubled as a gymnasium, and administrative quarters, as noted in the *Santa Cruz Sentinel*.<sup>30</sup> The article also noted "It is the first building of a project which will eventually include a new school and church."<sup>31</sup> The new building opened in 1961 and served seminary students; however, the new church was never built. Rather, the original one-story chapel was heavily remodeled in 1993. Photographs taken between 1961 and 1964 show the subject building's appearance during its first decade of use at the subject site. Since original construction, the building has undergone several alterations, including construction of shed extensions of the roof to create shed porches at the primary and west façades. An addition on the west façade was removed at an unknown date (**Figure 18 to Figure 21**).

<sup>30</sup> "Dedication of New Classroom Wing Scheduled For Tuesday," *Santa Cruz Sentinel*, May 28, 1961.

<sup>31</sup> *Ibid.*



Figure 18: Oblique view of the subject building, January 1964. Note, the building seen in the background is not on the subject property. Source: Courtesy Oblates of Saint Joseph.



Figure 19: Detail view of the west façade of the subject building, January 1964. Source: Courtesy Oblates of Saint Joseph.

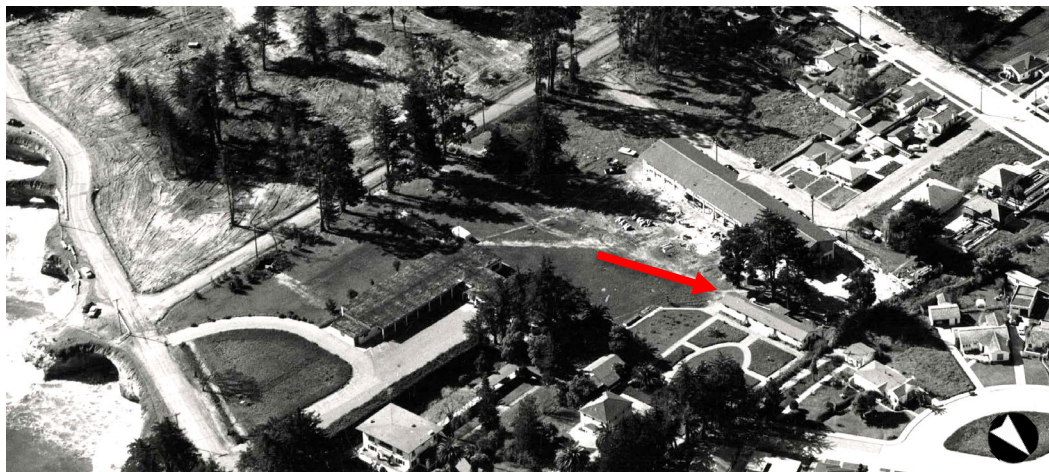
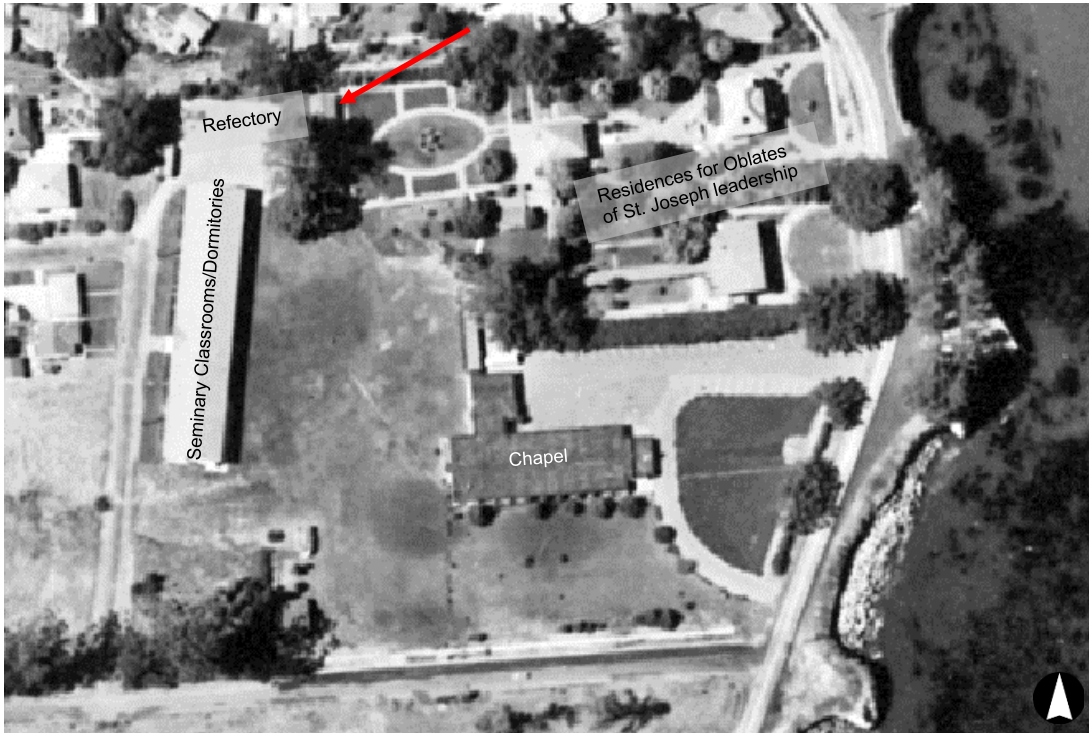


Figure 20: Aerial photograph, ca. 1961, taken during the construction of the nearby dormitory and classroom building. Source: Courtesy Oblates of St. Joseph. Edited by Page & Turnbull.



**Figure 21: Aerial photograph showing the subject building and vicinity, July 31, 1964.**

**Source: Mark Hurd Aerial Surveys, Flight HA\_YB, Frame 92, July 31, 1964.**

**UC Santa Barbara Special Collections. Edited by Page & Turnbull.**

1971-1988 – Joseph Morello Catholic Preparatory High School

In 1971, the Joseph Morello College Preparatory High School was established at 126 Eucalyptus Avenue. The subject building continued to be used as a refectory. The school was established to accommodate demand from local families who sought a non-public educational option. In the immediate years leading up to Morello Prep's establishment, two private schools – Holy Cross High School in Santa Cruz and Mora High School in Watsonville – closed.<sup>32</sup> Fundraising for renovation of the subject building's interior, hiring of teachers and a principal, and purchasing of teaching equipment began in 1970, by which time a reported 200 students confirmed intention to attend the school upon its opening in 1971.<sup>33</sup> The high school provided classes to students of all faiths, and offered optional religious training for high school students who wished to pursue seminary studies. The optional religious curriculum remained in place until 1978, when the Oblates of St. Joseph transferred those courses to the Mount St. Joseph campus in Loomis.<sup>34</sup> This iteration of the building's use ended in 1988.

1991-2019 – Gateway School

In 1991, Gateway School, a private school serving pre-school, kindergarten, and elementary level students, relocated its kindergarten and elementary programming to 126 Eucalyptus Avenue. Gateway School leased the 126 Eucalyptus site, two-story former dormitory and classroom building, the subject building, and a separate lot to the south, which became the site of an outdoor classroom. During Gateway School's occupancy, the interior of the subject building was modified to accommodate programming needs. It also appears that the ground to the rear of the subject building was paved to create an outdoor play area with basketball courts. The area to the east of the refectory building, which contained a formal garden, was replaced with additional asphalt paving to create an additional play area. Prefabricated modular classrooms were brought to the site and situated immediately west of the subject building by the mid-1990s and were removed by 2019 when Gateway School's lease ended.

<sup>32</sup> "Fund Raising Drive Begins for Morello High School," *Santa Cruz Sentinel*, May 4, 1970, 13.

<sup>33</sup> "Fund Raising Drive Begins for Morello High School," *Santa Cruz Sentinel*, May 4, 1970, 13.

<sup>34</sup> Information provided by Father Matthew Spencer, OSJ, via email, May 2022.

Gateway School was originally founded in Aptos, California in 1970 by German-born kindergarten teacher Hannelore Herbig. During the 1970s the school grew and relocated to Trinity Presbyterian Church in Santa Cruz. In 1979, additional classrooms were eventually added at Grace Methodist Church in Santa Cruz. In the 1980s, Gateway School continued to add classrooms and served kindergarten through sixth grade students. Herbig retired in 1987 and was succeeded by the school's second director, Peter Lewis. In 1991, much of the school's programs were relocated to 126 Eucalyptus Avenue and education expanded to serve middle school students during the 1990s. By 2005, programs were spread across three campuses in Santa Cruz, serving a total of 400 students. Directors changed three times by 2014 when director Dr. Zachary Roberts was hired. In 2019, Gateway School transferred its programs at 126 Eucalyptus Avenue to a larger nine-acre site in Santa Cruz.<sup>35</sup>

#### **Current Historic Status:**

The subject building is not currently listed on the National Register or California Register and was not included in any volume of the Santa Cruz Historic Building Survey. The parcel that the subject building is situated within contains two buildings that were recorded in Volume I of the Santa Cruz Historic Building Survey, Rutherglen Terrace and the Davis House, both currently addressed 544 West Cliff Drive. The building is not currently listed in the State of California Office of Historic Preservation's Built Environment Resource Directory (BERD) as of the most recent update in March 2020.

#### **Significance Evaluations**

##### City of Santa Cruz Historic Building Survey and Inventory

The City of Santa Cruz has adopted criteria under Municipal Code Section 24.12.440 for listing properties as historic resources.

##### National Register of Historic Places

The refectory building at 126 Eucalyptus Avenue is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

##### National Register of Historic Places / California Register of Historical Resources

In order for a property to be eligible for listing in the National Register, it must be found significant under one or more of the following criteria:

*Criterion A (Event):* Properties associated with events that have made a significant contribution to the broad patterns of our history;

*Criterion B (Person):* Properties associated with the lives of persons significant in our past;

*Criterion C (Design/Construction):* Properties 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 distinguishable entity whose components lack individual distinction; and

*Criterion D (Information Potential):* Properties that have yielded, or may be likely to yield, information important in prehistory or history.

##### California Register of Historical Resources

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

*Criterion 1 (Events):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California.

*Criterion 2 (Persons):* Resources that are associated with the lives of persons important to California history.

*Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

*Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of California.

<sup>35</sup> "Gateway is 50!," Gateway School, online, accessed April 20, 2022. <https://www.gatewaysc.org/about/history/>.



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The following section examines the eligibility of the subject residential building for *individual* listing in the National Register and California Register. As the evaluation criteria for each register are nearly identical, the building's eligibility to both registers will be analyzed simultaneously.

*Criterion A/1 (Events)*

The refectory building at 126 Eucalyptus Avenue does not appear to be individually significant under Criterion 1. The former refectory building was brought to its existing site ca. 1955-1957, based upon site development history provided by the owner and review of available historic site documentation. The building is believed to have originated as a barrack or similar type building at Mare Island Naval Shipyard (MINSY) near Vallejo, California, a former U.S. Naval installation that was established in 1854 and was decommissioned from Naval use in 1996. MINSY was designated as a California State Landmark in 1960 and portions of the installation were listed on the National Register in 1975. The subject building was relocated prior to these designations and is therefore not a contributing element of the California State Landmark or National Register-listed resource. The building's relocation also impairs its integrity relative to its potential association to Mare Island.

The building's role as a refectory for a seminary operated by the Oblates of St. Joseph began ca. 1957. The building served as a location for social gatherings and meetings and was adapted as a location with a kitchen and separate dining rooms for seminary leadership and students. The building continued to support these types of community functions until 1991, when it was again adapted for use as a supplemental classroom building by Gateway School; this use ended in 2019 when the building was vacated. Overall, the former refectory and classroom building served in a support role under the seminary- and school-related uses, but does not appear to rise to a level of individual significance. The building is not known to have contributed to significant patterns of religious, educational, or community development during its history. The building is not known to have been the location of any singular events of historic significance.

*Criterion B/2 (Persons)*

The refectory building does not appear to be individually significant under Criterion B/2. With the exception of brief pauses during periods of change of occupancy, the subject building was continuously used for religious or private educational purposes until 2019. Through these years the building was occupied by numerous students, teachers, and seminary leadership. Research did not identify the building as having a direct or strong association with any particular individual. The building's association with Saint Joseph Morello was honorary, as Morello died prior to the building's existence.

*Criterion C/3 (Architecture)*

The refectory building does not appear to be individually significant under Criterion C/3. The building was potentially constructed to support operations at Mare Island Naval Shipyard near Vallejo, California before it was relocated to the subject site ca. 1955-1957. Research of available documentation of Mare Island did not reveal additional information regarding the building's construction history. The building's modest scale and use of common materials and building construction methods align with vernacular World War II-era military architecture. However, the building does not provide an individually distinctive example of vernacular architecture. The building is not known to be a rare example of a significant building typology and has not been identified as the work of a design professional considered a master. Finally, the building does not possess high artistic values; that is to say, the building does not provide an exceptional example of an architectural style or typology to an exceptional level.

*Criterion D/4 (Information Potential)*

The subject property was not evaluated under Criterion 4 (Information Potential) as this criterion is typically reserved for archaeological sites.

**Santa Cruz Historic Building Survey**

The refectory building at 126 Eucalyptus Avenue is not located within a local historic district or zoning overlay and it is not included in Santa Cruz's Historic Building Survey. It is therefore not currently listed locally as a historic resource. According to the City of Santa Cruz Municipal Code Section 24.12.440, amended by Ordinance No. 2003-14, the criteria for adding buildings or property to the Santa Cruz Historic Building Survey are as follows:

The property is either a building, site, or object that is:

1. Recognized as a significant example of the cultural, natural, archaeological, or built heritage of the city, state, or nation
2. Associated with a significant local, state, or national event
3. Associated with a person or persons who significantly contributed to the development of the city, state, or nation
4. Associated with an architect, designer, or builder whose work has influenced the development of the city, state, or nation

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5. Recognized as possessing special aesthetic merit or value as a building with quality of architecture and that retains sufficient features showing its architectural significance.
6. Recognized as possessing distinctive stylistic characteristics or workmanship significant for the study of a period, method of construction, or use of native materials.
7. Retains sufficient integrity to accurately convey its significance.<sup>36</sup>

*Criterion 1*

The refectory building located at 126 Eucalyptus Avenue does not appear to be individually eligible for local listing under Criterion 1. It is not an example of natural or archaeological heritage to the city, state, or nation. Research has not identified information that this building, constructed in 1961 has contributed significantly to cultural heritage, any more than a number of other religious and community-based institutions in the City of Santa Cruz. The building does not appear to have had a significant impact on the history of religion, given its role in the history of the Oblates of St. Joseph's association with the City of Santa Cruz. It is also not a significant example of the built heritage of the city, state, or nation, as it is not an exceptional example of a particular building type.

*Criterion 2*

The refectory building located at 126 Eucalyptus Avenue does not appear to be individually eligible for local listing under Criterion 2, as the building is not associated with significant events nor does it appear to have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The building was potentially constructed at Mare Island Naval Shipyard; however very limited information on the building's history is available and the building does not appear to be significant for its reported association to that Naval installation. The building was brought to the subject site by 1957 and does not appear to have significantly informed religious practices or the development of ideology. The Oblates of St. Joseph is not the oldest Catholic institution in Santa Cruz and its members did not follow an innovative ideology or inform a significant shift in religious practices in association with the building's use. The building's more recent use by Gateway School is not tied to that institution's origination and has not been found to have informed any significant developments in educational practices.

*Criterion 3*

The refectory building located at 126 Eucalyptus Avenue does not appear to be individually eligible for local listing under Criterion 3. As described above, research did not identify the building as having a direct or strong association with any particular individual.

*Criterion 4*

The refectory building located at 126 Eucalyptus Avenue does not appear to be individually eligible for local listing under Criterion 4. Design professionals associated with this building's origination are unknown.

*Criterion 5*

The refectory building located at 126 Eucalyptus Avenue does not appear to be individually eligible for local listing under Criterion 5. The subject building potentially originated as a military building typology and was adapted in 1957 to serve as a seminary's refectory and later a classroom building. While the building incorporates features characteristic of utilitarian military buildings such as barracks, its individual elements do not convey special aesthetic merit or value.

*Criterion 6*

The refectory building located at 126 Eucalyptus Avenue does not appear to be individually eligible for local listing under Criterion 6. The building does not possess distinctive stylistic characteristics or workmanship significant for the study of mid-twentieth century architecture or methods of construction, or use of native materials. Based the building's existing design, and available historic documentation, it does not appear that native materials were used; rather, the exterior of the building is clad in stucco, and features wood windows and a non-original asphalt shingle roof.

<sup>36</sup> Santa Cruz Municipal Code: 24.12.440 Santa Cruz Historic Building Survey, accessed May 5, 2022, <http://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/programs/historic-preservation-in-santa-cruz/historic-preservation-ordinances>.

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#### Criterion 7

This criterion is applicable to buildings that appear to possess historic significance under the local criteria. The subject building's original form, massing, materiality, fenestration, and spatial relationship with other buildings on the subject property remain largely intact as of this evaluation. Nevertheless, as Criteria 1 through 6 demonstrate, the building does not possess significance.

#### Potential Historic District Considerations

The refectory building is situated on a site that was developed as part of the Oblates of St. Joseph's campus beginning ca. 1950, following the order's receipt of donated lands that enabled expansion of their property beyond the neighboring Rutherglen Terrace and Davis House properties at present day 544 West Cliff Drive. Overall, buildings within the existing complex, comprised of 544 West Cliff Drive and 126 Eucalyptus Drive, have a wide range of original construction, with the earliest buildings, Rutherglen Terrace and its carriage house, built in 1893, while the most recently constructed building is the heavily remodeled chapel built in 1993. The existing buildings on the site have retained their historic locations; however, the former refectory building at 126 Eucalyptus Avenue was relocated to the site ca. 1955-1957. Moreover, each of the buildings on the site represents a different architectural style, with styles including Queen Anne (Rutherglen Terrace), Vernacular (Ancillary residence to Rutherglen Terrace), Prairie/Mediterranean hybrid (Davis House), Midcentury Modern (subject building), and Contemporary/Post Modern (chapel, as remodeled in 1993). Overall, the buildings within the complex do not share a cohesive architectural relationship, or a chronological relationship specific to a historic period. In the cases of Rutherglen Terrace and the Davis House, the former mansions represent multiple eras of development and historic contexts. The former refectory building at 126 Eucalyptus Avenue is potentially tied to military use at Mare Island prior to its relocation to the subject site.

Beyond these architectural and chronological aspects, the site's landscape and circulation has been altered over time such that ca. 1991, the parcel was roughly bisected and elements such as a formal garden once located to the immediate east of the refectory were replaced by hardscape surfaces for student play areas. Landscaping has also been relatively recently altered to the rear of the chapel and within the garden areas between the Davis House and the chapel.

Overall, the site does not possess a strong linkage of resources that represents a significant development pattern or architectural plan, such as a master planned campus, that would effectively form a historic district. Therefore, the subject building does not appear to contribute to a historic district.

#### Finding

Overall, the subject building does not appear eligible for listing on the California Register of Historical Resources, National Register of Historic Places, or the Santa Cruz Historic Building Survey. The building does not appear to be eligible as a contributing resource within a potential historic district.

#### Integrity

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance."

As the subject property does not appear to be eligible as an individual or contributing resource under any criteria, an analysis of integrity is not applicable.

#### Conclusion:

The refectory building at 126 Eucalyptus Avenue does not appear to be eligible for individual listing in the California Register of Historical Resources, National Register of Historic Places, or the Santa Cruz Historic Building Survey. The building does not embody a type, period, or method of construction to the degree necessary for historic designation. Additionally, the building does not appear to be individually representative of significant patterns of events or cultural history, or significant in association with persons important to local, state, or national history. As such, the California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the building, meaning that it has been found ineligible as an individual resource through survey evaluation.<sup>37</sup>

<sup>37</sup> California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

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**Professional Qualifications**

These DPR survey and evaluation forms were prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include Ruth Todd, FAIA, Principal-in-charge; Christina Dikas, Associate Principal; and Josh Bevan, AICP, Cultural Resources Planner, project manager and primary author, all of whom exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

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Archival information provided by Father Matthew Spencer, OSJ, via email, May 2022.

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 \*Map Name: USGS 1:24000-scale Quadrangle for Santa Cruz, CA \*Scale: 1:24,000 \*Date of map: 2018

**Location Map**

