

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 27 Resource name(s) or number: (assigned by recorder) 126 Eucalyptus Avenue Dormitory and Classroom Building

P1. Other Identifier: Joseph Morello Preparatory High School; Gateway School*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 Location: Not for Publication Unrestricted *a. County Santa Cruz*b. USGS 7.5' Quad Santa Cruz, CADate 2018*c. Address 126 Eucalyptus AvenueCity Santa Cruz Zip 95060*e. Other Locational Data: City of Santa Cruz Parcel 004-571-02; UTM: Zone 10S; 586643.25 mE; 4090382.85 mN

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) The two-story building at 126 Eucalyptus Avenue was constructed in 1961 to house classrooms, dormitories, a library, and administrative quarters of a seminary school operated by the Oblates of St. Joseph (P5a.). Originally, this building, as well as a former refectory building also located at 126 Eucalyptus Avenue, were part of the Oblates of St. Joseph's complex of seminary buildings addressed 544 West Cliff Drive. 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 its change from open land used by a seminary to use by private schools between 1971 and 2019. In addition to the subject building and former refectory (evaluated using a separate DPR 523 Form), 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).

Architect Kazuo Goto, AIA is identified on original plans as the designer of this Midcentury Modern style religious-educational building. The footprint is rectangular with long east (front) and west (rear) façades and narrow north and south gabled façades. The building has a steel-reinforced structure combining concrete block columns and walls and glu-lam (glued and laminated) wood beam roof framing. The exterior features painted concrete block along the first story, smooth cement plaster at the second story, plaster-enclosed eaves and soffits, and composition roofing materials that replaced original terracotta tiles in 2015. The concrete block columns divide the long façades into 15 uniform bays, extending from the base of the first story to the soffit of the overhanging roof. Fenestration within these bays consists of horizontal bands of three to four aluminum-framed windows (hereafter called standard windows). The main entrance is set within a recessed, double-height arched entry near the center of the primary façade. The building is situated roughly parallel to Eucalyptus Avenue with a street setback of 20 feet. During the site visit, windows and doors at the first story, some of which contain broken glass, were boarded to secure the vacant building. The building appears to be in fair condition. (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 primary (west) façade, looking northeast. April 19, 2022.

*P6. Date Constructed and

Sources: 1961. Historic newspapers and owner-provided plans. historic

*P7. Owner and Address:

Oblates of St. Joseph
544 West Cliff Drive
Santa Cruz, CA 95060

*P8. Recorded by:

Josh Bevan, AICP - Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

April 19, 2022

*P10. Survey Type: Intensive level for eligibility to the California Register of Historical Resources, National Register of Historic Places and City of Santa Cruz Santa Cruz Historic Resource Inventory

*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 photograph 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 for buildings and structures within the parcel. The buildings are numbered in order of their earliest use by the Oblates of St. Joseph.

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

- 1) Rutherglen Terrace (1893, acquired by Oblates of St. Joseph in 1933)
- 2) Rutherglen Terrace's Carriage House (ca. 1893, acquired by Oblates of St. Joseph in 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.

Primary (West Façade)

The primary west façade features 15 bays with similar cladding materials and fenestration, excepting the ninth bay (from left), which contains a double-height arch and the main entrance. The landing area directly in front of the entrance is terrazzo, while the existing concrete stairs, railings, and ramp are non-original (**Figure 2 and Figure 3**). The entrance has replacement double-doors (evidenced by the taller kickplate than original doors) at center. Glass surrounding the door is set within a grid of squares and is tinted an amber tone. Painted concrete block walls flank the entrance, standing slightly proud of the façade plane. The ceiling, effectively the soffit of the overhanging roof, is finished with plaster (**Figure 4**).



Figure 2: Main entrance stairs, looking east.



Figure 3: Ramp to main entrance, looking north.



Figure 4: Double-height main entrance at the primary façade.

North Façade

The north façade features a flush steel entrance door at the northwest corner (far right end) of the first story. A steel staircase runs parallel to the façade and extends from a concrete landing at the first story to the center of the second story, where two single-entry wood doors are set within a recessed central bay (Figure 5 and Figure 6). These doors have a single glass upper lite, each of which are boarded over.



Figure 5: North façade, facing south.



Figure 6: Detail of staircase and doors at the second story, looking southwest.

East Façade

The east façade overlooks the interior of the site. The first story features four typical bays at the south end; a single wood entrance door is located in the southernmost bay (Figure 7). The 11 northernmost bays are recessed along the first story, providing a covered outdoor area. The two southernmost recessed bays feature concrete block walls, with additional recesses accessing restrooms (Figure 8). To the north of the restrooms, an entry with double doors set within an aluminum grid curtain wall is aligned on the same axis as the main entry at the primary façade (Figure 9). This entrance's double-doors are similar replacement aluminum doors as those at the main entrance. Further to the north, the recessed bays contain taller awning casement windows and single-entry wood doors with a single upper lite. When facing the façade, the pattern of windows and doors within these bays alternates: window (left) and door (right); door (left) and window (right). The second story features nearly uniform fenestration across its entire length, with the two outermost bays featuring a three-sash horizontal window and the remaining bays featuring a four-sash window (Figure 10). Exterior finishes are otherwise consistent with those at the primary façade.



Figure 7: East façade, looking west.



Figure 8: Recessed restroom entrances at the rear façade.



Figure 9: Recessed rear entry doors (set on same axis as the main entrance at the primary façade), looking west.



Figure 10: Typical fenestration at second story of east façade, looking northwest.

South Façade

The south façade stands a short distance from a property wall along the south property line. This façade is similar to the north façade, with a steel staircase, but features a single door at the second story, rather than two (**Figure 12**).



Figure 11: Concrete stairs with metal railings at the south façade, looking west.

Site Features

Beyond entering through the subject building, the site is accessed 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 13**).



Figure 12: 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 school building and a garage enclosure structure that was built in 2009 (**Figure 13**). 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. It originated as a parking lot ca. 1957. Further to the east, at the northern end of the site, the ground is covered with asphalt and sections of grass near a one-story building that was brought to the site ca. 1955-1957 and served as a refectory for the seminary before being converted to classroom use by Gateway School in the 1990s (**Figure 14**). Prefabricated storage sheds are situated to the north of this building, near the northern site perimeter (**Figure 15**). 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. Between ca. 1930s and 1993, this area was a landscaped area with paved pathways that led to the refectory building from the 544 West Cliff Drive site. A wood fence separates the 126 Eucalyptus Avenue's site from 544 West Cliff Drive along this north-northeast area of the site (**Figure 16**). Another wood-frame structure of unknown past use is located immediately south of the former refectory building (**Figure 17**).



Figure 13: View of the north gate and adjacent garage enclosure structure.



Figure 14: Former Refectory building of the St. Joseph's Seminary, later converted to use as the Community Building of Gateway School, looking northeast.



Figure 15: Prefabricated sheds located near the north perimeter of the site, immediately east of the former refectory building, looking north.



Figure 16: 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 17: Wood-frame ancillary building, located to the south of the refectory building, looking east.



Figure 18: Site immediately to the east of the subject building, looking north.

The area to the immediate east of the subject building's north end is paved with asphalt, with one basketball hoop. Further to the south, three trees are grouped together, each with wood benches built around its trunk (Figure 18 and Figure 19). The south end of the site is covered with grass (Figure 20). This area is accessible by the south gate, which in turn is accessed from outside the site via a concrete pathway running north from the public sidewalk along Pelton Avenue (Figure 21).



Figure 19: Three trees with bench seating located immediately to the east of the subject building, looking northeast.



Figure 20: Looking southeast toward the southern end of the site.



Figure 21: South gate to the former Gateway School, with “Gateway School” logo rendered in iron, looking north.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # 126 Eucalyptus Dormitory and Classroom Building

B1. Historic name: St. Joseph's Preparatory Seminary Dormitory and Classroom Building (1960-1969); Joseph Morello Catholic Preparatory High School (1971-1988); Gateway School (1990-2019)

B2. Common name: St. Joseph's Preparatory Seminary Dormitory and Classroom Building

B3. Original Use: Classroom and Dormitory building for a seminary

B4. Present use: Vacant since 2019

*B5. Architectural Style: Midcentury Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
(Refer to Continuation Sheets, Pages 10)

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: Second building on the site

B9a. Architect: Kazuo Goto, AIA¹

b. Builder: Unknown

*B10. Significance: Theme Community Development and Planning; Modern 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.² 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.³ As more settlers arrived, various industries developed in Santa Cruz, including a sawmill, a kiln, and a foundry.⁴ 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.⁵ 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 1898.⁶

(Continued on page 10)

B11. Additional Resource Attributes:

*B12. References: Refer to Continuation Sheets 25 and 26.

B13. Remarks:

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

*Date of Evaluation: May 23, 2022

(This space reserved for official comments.)

County of Santa Cruz Information Services Department. (2022). The image is oriented with north at the top. Subject building outlined in black.



¹ Research did not find documentation that the building's original site features or existing site features were designed by a landscape architect.

² City of Santa Cruz, *History*, City of Santa Cruz Online, 2016. <http://www.cityofsantacruz.com/about-us/history> accessed May 5, 2022.

³ Edward Sanford Harrison, *History of Santa Cruz County, California*, (San Francisco: Pacific Free Press Publishing Co., 1892), 154-156.

⁴ Charles Hall Page & Associates, Inc., "Santa Cruz Historic Building Survey, Vol. 1," (San Francisco, CA: 1976), 9.

⁵ *Ibid.*, 10.

⁶ "A Brief History," Holy Cross Church, online, May 9, 2022. <https://holycrosssantacruz.com/a-brief-history/>.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
 HRI # _____
 Trinomial _____

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 *Recorded by Josh Bevan, AICP, Page & Turnbull, Inc. *Date April 19, 2022 Continuation Update

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

The following table lists references to building records for 126 Eucalyptus Avenue on file with the City of Santa Cruz.

Date Filed	Permit/Plan #	Contractor	Work
12/7/1981	A26735	Joe Aliberti	Repair fire damage in gymnasium area of private school.
8/3/1990	B90-339	Aliberti Construction Mark Primack, Architect/Engineer	Repair fire damage to existing school building. Reconfiguration of some non-structural walls. Remodeling of first floor restrooms.
9/11/1990	M1103	Bogner Sheet Metal	Install two furnaces to replace existing.
8/28/1991	B91-403	Mobile Modular	Install 3 classroom modular units on existing asphalt area. Unit is 36x60; installation will include seismic tie-downs and skirting around base.
7/28/1994	R002410	Alameda Roofing	Roof repairs to a building occupied by the Gateway School.
10/9/1995	B951199	Dennis F. Diego, Architect Plainfield Construction, Contractor	Change existing classroom space into an office area.
10/31/2002	B021450	Dennis Diego, Architect Plainfield Construction, Contractor	Replace existing stair exterior case on north side.
7/12/2004		Dennis Diego, Architect MGrath Rentcorp, Contractor	Install modular classroom and access ramp with utilities.
5/8/2006	B060492	Green Valley Corp	Replace existing platform and cabinets in one classroom, new entry steps and access ramp at main door.
7/25/2006	P060850	Preferred Plumbing	Plumbing for tenant improvement at the Gateway School under parent permit B060492, 5/8/2006, for commercial alterations.
5/26/2008	08-086	Unknown	Install 3 water storage tanks and a six-foot high screening fence; mitigate effects of rainwater runoff for a school located in the R-1-5/CZO/SPO zone district. Tanks to be placed approximately one foot the south of the school building, and two feet to the north of the neighboring residence to the south.
1/31/2009	B090048	Dennis Diego, Architect Melby Construction, Contractor	Install a trash enclosure built of concrete block, with a metal roof.
8/24/2011	P11-0087	Jimmie Smith Plumbing Inc.	New gas pipe for relocated gas meter.
8/19/2015	R15-0127	Daddario Roofing Co., Inc.	Remove existing [red tile] roof and install new composition roof.

***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.⁷ 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.⁸ 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 developed 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.⁹ In 1915, highway access 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

⁷ Charles Hall Page & Associates, 11.

⁸ *Ibid.*

⁹ 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.

lasted until 1927, signaling the end of the predominance of rail-based local 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.¹⁰ Throughout the 1930s, Santa Cruz dealt with the effects of the Great Depression. 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.¹¹

In August 1940, Highway 17 (Los Gatos-Santa Cruz Highway) neared completion and by September saw roughly 9,000 vehicles per day.¹² Desire to establish a small craft harbor near 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 1964.¹³ 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 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.¹⁴

Midcentury Modern Architectural Style

The subject building's design features elements of Modern architecture, with a contextualized appearance akin to the application of Modernism to many building types in California during the mid-twentieth century.

As with other parts of the country, modern architecture dominated in the years after World War II. The umbrella term "Midcentury Modern" is often used to describe the architecture of the postwar period.¹⁵ The dominant influence in this period was the International Style, which evolved from the European Modernism of the 1920s and 1930s. Known as the International Style because the forms and materials it embodied could be and were constructed anywhere in the world, the style is characterized by "an emphasis on volume over mass, the use of light-weight, mass-produced, industrial materials, rejection of all ornament and color, repetitive modular forms, and the use of flat surfaces, typically alternating with areas of glass."¹⁶

Despite its universal application, most regions modified the International Style to suit local conditions and climates. In Northern California, the Second Bay Tradition style of Modernism developed in the San Francisco Bay Area between 1937 and 1964.¹⁷ The development of this regional modern style was pioneered by architects such as William Wurster, Gardner Dailey, and Joseph Esherick, and focused on the idea of "California living" through simple silhouettes, large windows, open floor plans, connection of indoor and outdoor spaces through a collaboration of architecture and landscape design, and use of redwood and other local materials. By the 1960s, Bay Area modernism diverged even further from national trends, with the Second Bay Region Tradition giving way to a more vertical, woody regional modernism, such as that found at Sea Ranch, often referred to as the Third Bay Tradition. Regional Modernism also took the form of contextualized design, blending elements of Modernism with features and materials rooted in earlier architectural precedents and styles such as the Mission Revival and Spanish Colonial Revival, even Richardsonian Romanesque, all of which were utilized for the design of institutional and educational buildings. This contextual modernism was brought to prominence by architect John Carl Warnecke during the late 1950s and early 1960s at Stanford University, where contemporary Modern campus buildings were purposely designed with hip roofs with terracotta tiles and walls with buff-colored stucco, Modern representations of the historic monumental buildings on that campus. These approaches, influenced by climate and precedent, became common through California. Modernism also entered a larger local forum at UC Santa Cruz, a campus designed with Modernist buildings representing the work of prominent architects.

¹⁰ 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.

¹¹ 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.

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

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

¹⁴ *An Invitation to the University of California from Santa Cruz*, 22.

¹⁵ Historic Resources Group & Pasadena Heritage, *City of Pasadena Cultural Resources of the Recent Past; Historic Context Report*, October 2007, 67.

¹⁶ "International Style," Art & Architecture Thesaurus Online, Getty Research Institute, accessed May 3, 2022,

http://www.getty.edu/vow/AATFullDisplay?find=international+style&logic=AND¬e=&english=N&prev_page=1&subjectid=300021472

¹⁷ Mary Brown, *San Francisco Modern Architecture and Landscape Design, 1935-1970 Context Statement*, (San Francisco, CA: City and County of San Francisco, 2011), 104.

Some common elements often incorporated into Midcentury Modern buildings include:

- Strong geometric forms, often right angles, and simple cubic forms
- Glazed and solid components
- Flat roofs
- Expressed post and beam construction
- Stucco (exterior plaster) exteriors, with wood (often vertical), brick, or stone accents
- Horizontal bands and walls of glazing
- Metal windows (steel or aluminum)
- Sun shading devices such as cantilevered overhangs, brise soleils, perforated screens, gridded screen walls, etc.
- Associated outdoor spaces, such as atrium, courtyard, or patio
- Flow of indoor-outdoor spaces

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 1993.¹⁸ 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.¹⁹ 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.²⁰ 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.²¹

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.²² 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.²³ 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.²⁴

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

¹⁸ "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/>.

¹⁹ "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.

²⁰ "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/>.

²¹ Information provided by Father Matthew Spencer, OSJ, via email, May 2022.

²² "Oblates Will Locate Here," *Santa Cruz Sentinel*, July 30, 1933.

²³ Margaret Koch, "Phelan Park, A Senator, And 'Good Old Days'," *Santa Cruz Sentinel*, April 25, 1965.

²⁴ Start Nears on Construction of Oblate Novitiate," *Sacramento Bee*, March 10, 1963.

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**).²⁵ 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 “owing to the limitation of available funds, only the shrine [the chapel building] and one wing of the seminary will be built at present.”²⁶ The chapel’s original designers were Padre Pedro Castellanos, priest architect of the Archdiocese of Guadalajara, and Sacramento-based architect Clarence C. Cuff, who made minor variations to the design and served as supervisor of construction.²⁷ 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 22: Original one-story chapel under construction in 1951. Source: Oblates of St. Joseph, online.

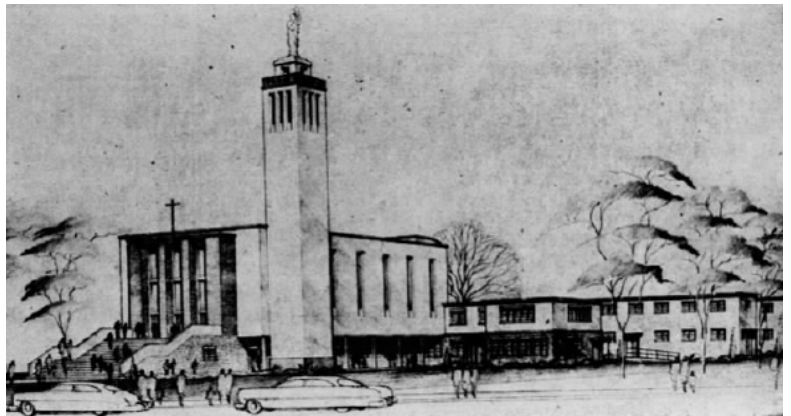


Figure 23: “Artists Sketch of St. Joseph’s Shrine on West Cliff,” drawn in 1951. Source: *Santa Cruz Sentinel*, August 22, 1951.

As of 1952, the Oblates of St. Joseph occupied Rutherglen Terrace and the carriage house to its rear, the Davis House, and the recently built chapel. Between ca. 1955 and 1957, a one-story wood-frame 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.”²⁸ The building was soon adapted to serve as a three-room refectory, with separate dining rooms for students and leadership, and a kitchen.

In 1961, a second building (subject 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. Students residing in this building also took classes at Holy Cross High School in Santa Cruz. This building’s construction preceded by roughly three years the completion 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.²⁹

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 transition to the nascent campus at Mount St. Joseph, in Loomis.³⁰ These changes occurred during a period of decreasing enrollment at seminaries; thus, consolidation of operations and adaptation 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:

²⁵ “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.

²⁶ “Ground Breaking [sic] for St. Joseph Seminary Will Be Next Sunday,” *Santa Cruz Sentinel*, October 8, 1951.

²⁷ “Ground Breaking [sic] for St. Joseph Seminary Will Be Next Sunday.”

²⁸ Information provided by Father Matthew Spencer, OSJ, via email, May 2022.

²⁹ “Start Nears on Construction of Oblate Novitiate,” *The Sacramento Bee*, March 10, 1963, 29.

³⁰ M.S. Enkoji, “Loomis Seminary Survives Pressure of a ‘Me’ Society,” *Press-Tribune* (Roseville, CA: October 11, 1985), 1, 3.

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 Marelo Preparatory High School. Our high school seminarians attended Marelo Prep until 1978, when we moved our seminary to Loomis, CA.

When Marelo 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 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.

As described in the quote above, by 1970, seminary-related uses ended in the subject building, and it reopened in 1971 as 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 and the nearby refectory building served as classroom buildings for Gateway School, a private school that expanded from a kindergarten to preschool and elementary classes, and during its period of occupancy (as a tenant) of the 126 Eucalyptus Avenue site, to a high school.

The Oblates of St. Joseph continued to operate the Mount St. Joseph Novitiate and expanded the 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.³¹ In 2013, two separate provinces of the Oblates in Pennsylvania and in California were joined into a single new "Holy Spouses Province."

According 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 Marelo Parish, and St. Joseph Chapel
- Madera, CA, St. Joachim Parish
- Loomis & Granite Bay, CA, Mount St. Joseph Seminary, St. Joseph Marelo Youth Retreat Center, St. Joseph Marelo Parish
- Bakersfield, CA, Shrine Parish of Our Lady of Guadalupe, Copatroness of the Unborn
- Hazleton, PA, Holy Annunciation Parish
- Philadelphia, PA, St. Joseph Marelo House of Studies.³²

Site Development History

Before 1961

Prior to construction of the subject building in 1961, the subject 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 25**).

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. By this time Rutherglen Terrace was known as St. Joseph's Mission Seminary (refer to Sanborn Map shown on page 17) 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, which was comprised of several vacant lots (**Figure 26 and Figure 27**).

³¹ "Our History," Marelo Youth Retreat Center, online, accessed May 2, 2022. <https://www.marelloyrc.org/about-1>.

³² "Our History," Marelo Youth Retreat Center, online, accessed May 2, 2022. <https://www.marelloyrc.org/about-1>.

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Figure 24: Aerial photograph showing the future site 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.

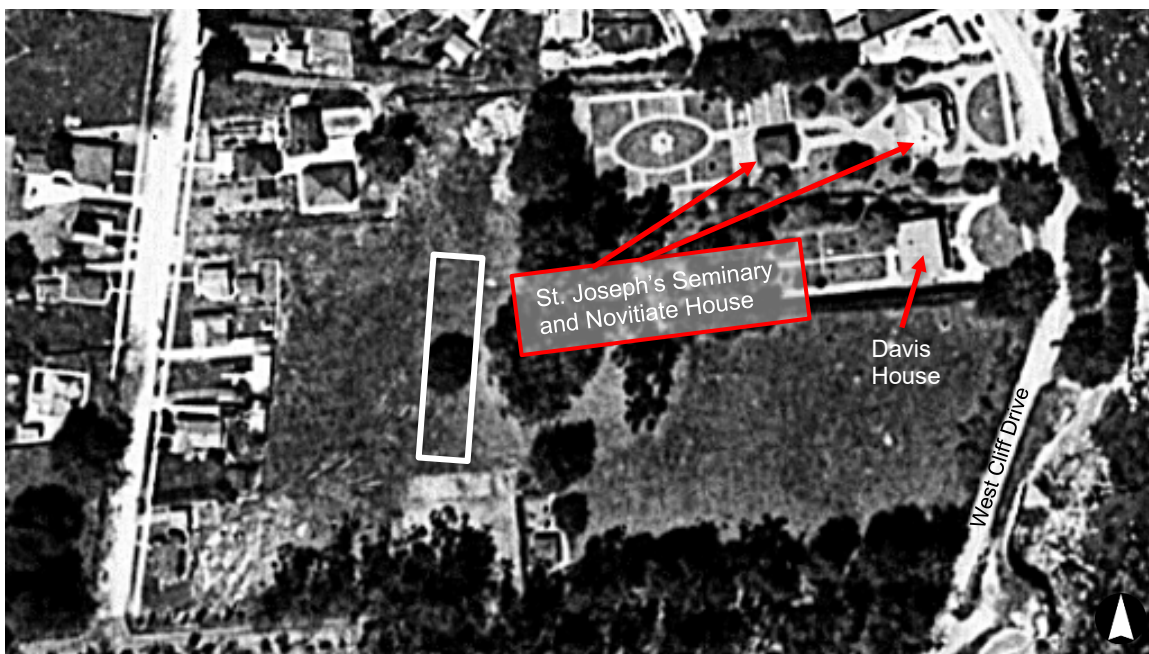


Figure 25: Aerial photograph showing the future site of the subject building (white rectangle) and vicinity, April 1, 1948. California Division of Forestry, Flight CDF5, Frame 2-113. UC Santa Barbara Special Collections. Edited by Page & Turnbull.

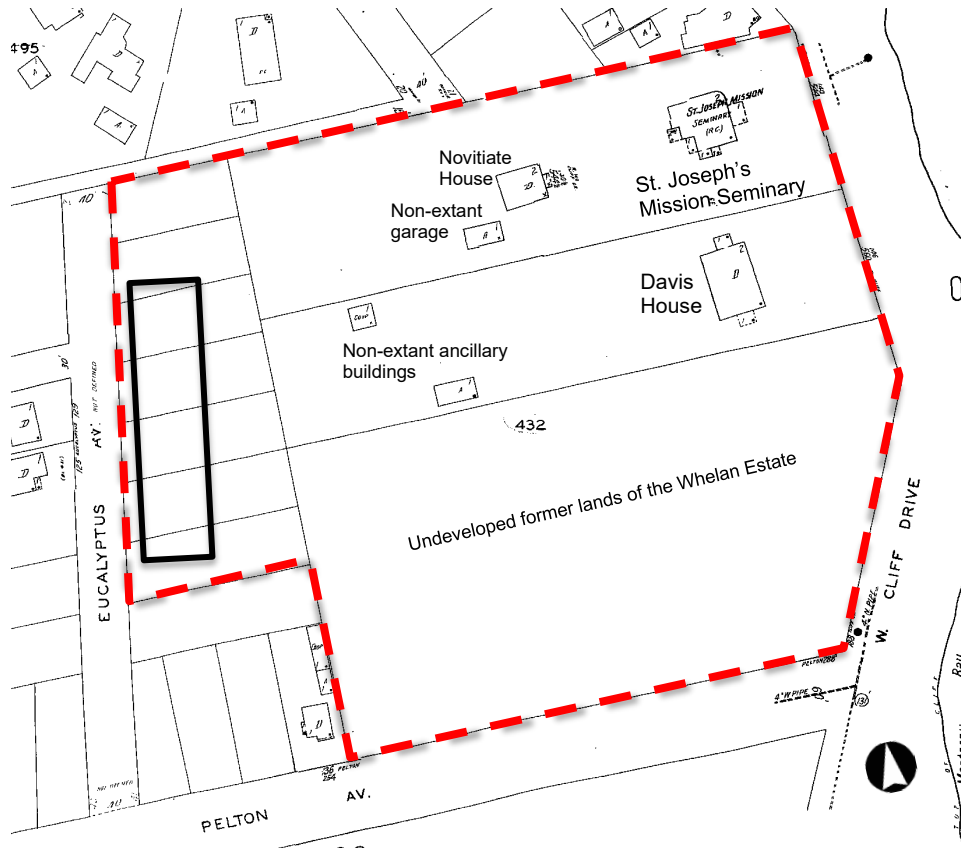


Figure 26: 1950 Sanborn Map. The red dashed line represents the approximate current parcel boundary. The black rectangle approximates the future location of the subject building. Source: San Francisco Public Library. Edited by Page & Turnbull.

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 on the following page, 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 one-story refectory building was relocated to the subject property by 1957; it appears partially obscured by trees in the 1957 aerial photo shown on the following page and is more clearly seen next to the garden behind the seminary's novitiate house in the ca. 1961 aerial photo, which also captures the subject building during its construction (**Figure 27 and Figure 28**).

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Figure 27: 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 white. Flight CAS_1957, Frame Santa Cruz-3. Source: UC Santa Barbara Special Collections.

1961-1969: St. Joseph's Seminary

Construction of the subject 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*.³³ The article also noted "It is the first building of a project which will eventually include a new school and church."³⁴ 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 original appearance, and indicate that few exterior alterations have occurred to the building (**Figure 29 to Figure 32**). Since original construction, the building's original glazed double doors at the main entrance and rear entry have been replaced with doors featuring taller kickplates, a common alteration to support ADA-compliance. Additionally, the building's front lawns and original entrance pathway have been replaced by landscaped planting beds and a set of concrete stairs and ramps. The building's original terracotta roof tiles were replaced with asphalt shingles in 2015.

³³ "Dedication of New Classroom Wing Scheduled For Tuesday," *Santa Cruz Sentinel*, May 28, 1961.

³⁴ *Ibid.*

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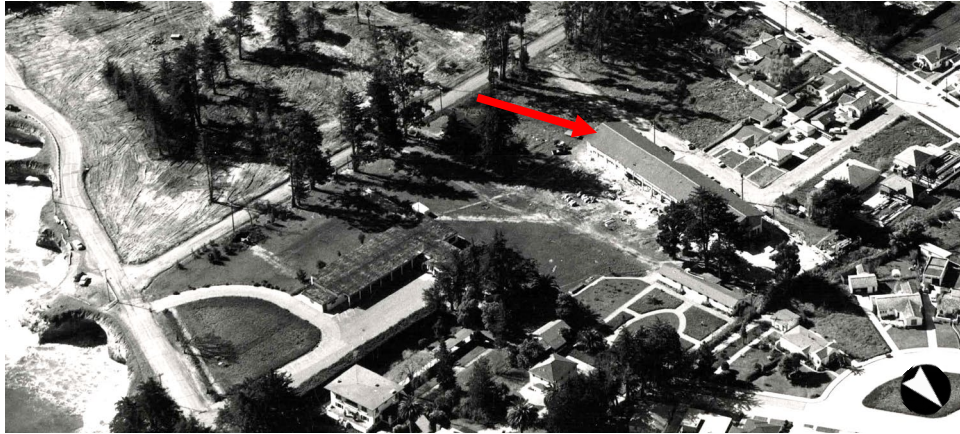


Figure 28: Aerial photograph, ca. 1961, taken during the construction of the subject building.
Source: Courtesy Oblates of St. Joseph. Edited by Page & Turnbull.



Figure 29: Oblique view of the St. Joseph's Seminary Preparatory Dormitory and Classroom Building, ca. 1961-1962. Source: Courtesy Oblates of St. Joseph.



Figure 30: Detail view of the main entrance area, January 1964. Source: Courtesy Oblates of St. Joseph.



Figure 31: Oblique view of the entrance and lawn areas at the front of the building, January 1964. Source: Courtesy Oblates of St. Joseph.



Figure 32: Oblique view of the rear façade of the building, January 1964. Source: Courtesy Oblates of St. Joseph.

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As of 1964, the subject building's site featured an entry path off the sidewalk running along the east side of Eucalyptus Avenue, separating two lawns areas. Planting beds were placed adjacent to the primary and rear façades. The building stood immediately south of the paved area located at the northwest corner of the site, which provided parking off of Eucalyptus Avenue. The area to the east (rear) of the building was covered with grass and extended eastward to the rear of the chapel and the Davis House site (Figure 33).

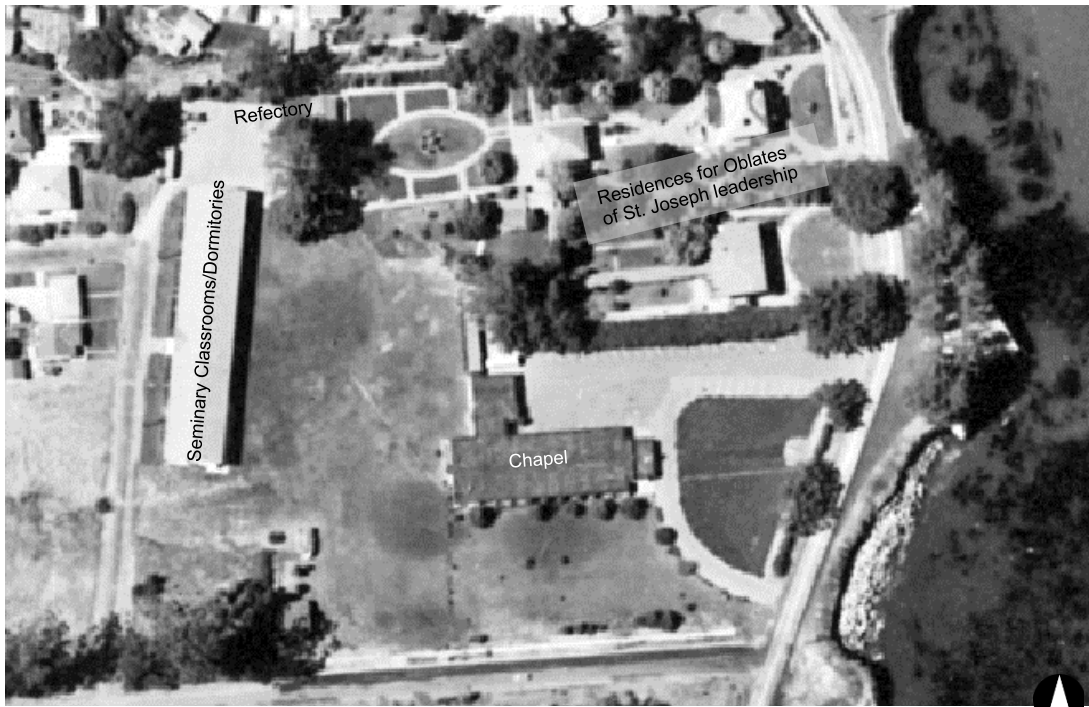


Figure 33: Aerial photograph showing the subject building and vicinity, July 31, 1964.

Source: Mark Hurd Aerial Surveys, Flight HA_YB, Frame 92, July 31, 1964.

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

1970-1988 – Joseph Morello Catholic Preparatory High School

In 1970, the subject building became the Joseph Morello College Preparatory High School, also referred to as “Morello Prep.” 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.³⁵ 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 1971.³⁶ 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.³⁷ This iteration of the building’s use ended in 1988. It appears that the building suffered fire damage on two separate occasions during use as Morello Prep: first in 1981, and again in 1989 while the building was vacant.³⁸

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 subject building, former refectory building, and a portion of the Oblates of St. Joseph-owned property through 2019 comprised of the 126 Eucalyptus site and a separate lot to the south containing 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

³⁵ “Fund Raising Drive Begins for Morello High School,” *Santa Cruz Sentinel*, May 4, 1970, 13.

³⁶ “Fund Raising Drive Begins for Morello High School.”

³⁷ Information provided by Father Matthew Spencer, OSJ, via email, May 2022.

³⁸ “Gateway School Moving to Morello,” *Santa Cruz Sentinel*, February 11, 1990.

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. Additional work carried out during Gateway School's use of the subject building included modification of the entrance area with ADA-compliant double doors, a ramp, and steps, which also appear to have required regrading and replacement of lawn areas that were located in front of the building. Prefabricated modular classrooms were brought to the site by the mid-1990s and were removed by 2019 when Gateway School's lease ended.

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.³⁹

Design Professionals

Kazuo Goto, Architect

Kazuo Goto (1915-2002) was born in 1915 and grew up in California's Central Valley, where he attended Madera Union High School. Goto earned a Bachelor of Architecture degree from UC Berkeley in 1938. Goto and his wife, Haru Koda, were married in 1941, but were soon after interned at a camp for Japanese and Japanese-Americans in Jerome, Arkansas between 1942 and 1944 during World War II.⁴⁰ After the war, Goto and his family relocated to New York, where he worked for an unidentified major architectural firm until 1947, when the Goto family returned to the Bay Area.⁴¹ In 1953, Goto established his own practice in Berkeley. He gained commissions for designing many residences, commercial buildings, and religious institutions, including St. Joachim's Catholic Church in Madera, California in 1952, and later the subject building at the Oblates of St. Joseph complex in 1961.

Goto designed buildings for several religious groups beyond the Oblates of St. Joseph. In 1965, Goto partnered with architect Steve Fujioka to design a Buddhist Temple (currently the Placer Buddhist Church) in Penryn, California.⁴² Goto served as campus architect for St. Mary's College in Orinda, California, for 28 years, from approximately 1971 to 1999, and designed several dormitories. Research of architectural journals, historic newspapers, and the American Institute of Architect's historic directories of architects did not reveal additional information on Goto. He does not appear to have received Honor or Merit Awards from the AIA, or other professional honors based upon available information about his life and career.



Figure 34: St. Joachim's Catholic Church, Madera. Google Street View, December 2020.⁴³



Figure 35: One of four dormitories designed by Goto at St. Mary's College, 1974. Source: "Buildings Ready at St. Mary's," *Oakland Tribune*, August 5, 1973.

³⁹ "Gateway is 50!," Gateway School, online, accessed April 20, 2022. <https://www.gatewaysc.org/about/history/>.

⁴⁰ United States, Final Accountability Rosters of Evacuees at Relocation Centers, 1942-1946. Accessed at Ancestry.com. April 5, 2022.

⁴¹ "Goto, Kazuo," SFGate, online, July 22, 2002, accessed April 21, 2022. <https://www.sfgate.com/news/article/GOTO-Kazuo-2792758.php>.

⁴² "Buddhist Temple Dedication Slated for Sunday Near Penryn," *Auburn Journal*, June 3, 1965.

⁴³ "Design of Convent is Good Blending of Modern Architecture and Comfort," *Madera Tribune*, November 27, 1954.

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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 and California Register of Historical Resources

The subject 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

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.

The following section examines the eligibility of the subject 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 is analyzed simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually significant under Criterion A/1. This building was constructed in 1961 to house dormitories, classrooms, a library, and administrative quarters for a seminary operated by the Oblates of St. Joseph. The order, founded in 1878 in Italy, was first established in Dos Palos, California in 1931 to serve Italian immigrants. Thereafter, the Oblates of St. Joseph began serving a parish in Madera, California before acquiring a property for in Santa Cruz in 1933, to serve as a more convenient retreat location for missionaries returning from the Philippines, while also providing a location to offer service to Italian immigrants residing in or near Santa Cruz. By 1961, the complex included the Shrine of St. Joseph chapel, a provincial quarters and novitiate based in Rutherglen Terrace and its carriage house, additional residential quarters for seminarians in the

Davis House, and a refectory building. However, during the 1960s, the order's operations in Santa Cruz were reorganized as seminary enrollments decreased. In 1965, the novitiate house was relocated from Santa Cruz to a newly developed site in Loomis, California. The subject building's original use ended in 1970. The building does not appear to have played a significant role in association with the development of Catholicism or Catholic communities in Santa Cruz, given its brief association as the location where seminary students resided and studied and its lack of association with the early development of Catholicism in Santa Cruz, which began with the establishment of a Spanish mission and continued with the founding of Holy Cross Church much earlier in the nineteenth century. Further, the building is not identified as a location where novel religious practices emerged.

The building's association with the development of private schools, namely Morello Prep and Gateway School, does not appear to be significant. Morello Prep a private high school that operated from 1971 to 1988, developed in reaction to the closure of preexisting Catholic high schools in Santa Cruz and Watsonville in the late 1960s. Gateway School was established in 1970 in Aptos, California, and occupied the building between 1991 and 2019, during which time its programming expanded and utilized classrooms at multiple locations in Santa Cruz. Gateway School continues to operate in Santa Cruz. The building's association to Gateway School occurred during the very recent past and available scholarship has not provided information indicating that Gateway School's operations at 126 Eucalyptus Avenue were considered innovative or important to the evolution of education in local, state, or national contexts.

Criterion B/2 (Persons)

The subject 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-educational 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 subject building does not appear to be individually significant under Criterion C/3. The building was designed by Berkeley-based architect Kazuo Goto, AIA, who also designed Midcentury Modern buildings for St. Joachim's Parish in Madera, California during the late 1950s, and co-designed a Buddhist temple in Penryn, California in 1964. The latter portion of Goto's career was spent as campus architect for St. Mary's College in Orinda, California, where he designed several dormitories in the early 1970s. Goto's design of the subject building at 126 Eucalyptus Avenue does not appear to provide an outstanding example of Midcentury Modernism. The building features concrete block, stucco, aluminum windows, and a tall arched entry bay with an aluminum curtain wall, which were common features of buildings constructed during the mid-twentieth century. In California it was also common to contextualize Modernist architecture to the temperate climate and historic influences of California's missions. These appear to have been informing factors in the building's design with an overhanging hip roof covered with terracotta tiles and a recessed first story at the rear, providing a shaded area outboard of the building's classrooms. However, in this case, the building does not have an individually distinctive design, nor was it influential in terms of its expression of Modern design or within the development of Midcentury Modernism or contextualized Modern buildings. Goto does not appear to rise to the level of master architect. Although his competency as an architect is reflected in his career path and role as a campus architect, research did not find that Goto rose to individual prominence relative to contemporary Modernist architects. The subject building therefore does not appear to provide a significant example of the work of a master architect. Finally, the building does not possess high artistic values; that is to say, the building does not provide an exceptional example of its style, or communicate the artistic qualities of Midcentury Modernism to an exceptional level, relative to other examples in its region.

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 subject building 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
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.⁴⁴

Criterion 1

The dormitory and classrooms 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 Midcentury Modern building.

Criterion 2

The dormitory and classrooms 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 constructed in 1961 to house dormitories, classrooms, a library, and administrative quarters for a seminary of the Oblates of St. Joseph. This religious order 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 dormitory and classrooms 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 dormitory and classrooms building located at 126 Eucalyptus Avenue does not appear to be individually eligible for local listing under Criterion 4. The designer of 126 Eucalyptus Avenue, Kazuo Goto, AIA, was an architect who worked for the Oblates of St. Joseph and later became the campus architect for St. Mary's College in Orinda, California. Goto's influence on the development of the City of Santa Cruz was not significant, given that he is only known to have designed the subject building. Goto does not appear to rise to the level of master architect. As such, his association with the subject building does not lend the building significance.

Criterion 5

The dormitory and classrooms building located at 126 Eucalyptus Avenue does not appear to be individually eligible for local listing under Criterion 5. The dormitory and classroom building is an example of an educational typology, originally designed to serve a seminary and adapted for a private school. While the building incorporates features characteristic of the Midcentury Modernism, its individual elements do not convey special aesthetic merit or value.

Criterion 6

The dormitory and classrooms 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. The building did not use distinctive or influential methods of construction when built in 1961. Based on permit and plan research, it does not appear that native materials

⁴⁴ 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>.

were used; rather, the exterior of the building is clad in stucco, concrete block, and features aluminum-sash windows, and a non-original asphalt shingle roof.

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 dormitory and classrooms 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 Shrine 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 to be 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 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 subject building was designed by architect Kazuo Goto, AIA and was built in 1961. 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.⁴⁵

⁴⁵ 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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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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

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

