

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Update Sheet

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Page 1 of 21

*Resource Name or # (Assigned by recorder) Alma College Complex
☐ Continuation ☒ Update

P1. Other Identifier: Alma College Cultural Landscape

***P2. Location:** ☒ Not for Publication ☐ Unrestricted

***a. County:** Santa Clara

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

***b. USGS 7.5' Quad:** Castle Rock **Date** 1997 **T:** 9S; **R:** 1W **Sec:** 5 and 6; M.D. B.M.

***b. USGS 7.5' Quad:** Los Gatos **Date** 1980 **T:** 9S; **R:** 1W **Sec:** 5 and 6; M.D. B.M.

c. Address 19480 Bear Creek Road City Los Gatos (vicinity) Zip 95030

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor Parcel Number: 544-33-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This form serves to update previous DPR 523 documentation of the Alma College Complex, which has been identified as a cultural landscape eligible for listing in the California Register of Historical Resources (CRHR) and is listed in the Santa Clara County Heritage Resource Inventory. The original DPR 523 recordation of Alma College was completed by Archives & Architecture in 2004. This update includes documentation of two individual buildings that have been identified as contributors to the Alma College Cultural Landscape—the Classroom building and 1950 Library Addition building—which were never evaluated for eligibility as individual resources in the CRHR and the Santa Clara County Heritage Resource Inventory. This update only addresses the Classroom and 1950 Library Addition buildings; it does not address any other contributing elements to the Alma College Cultural Landscape. Attached to this Update Sheet are Primary Records and Building, Structure, and Object Records that document and evaluate the Classroom and 1950 Library Addition buildings using CRHR and Santa Clara County Heritage Resource Inventory criteria. This set of DPR 523 forms also includes a Location Map and Site Map. The 2004 Archives & Architecture DPR 523 form is attached to this set of update forms.



P5b. Description of Photo: (View, date, accession#) **Photograph 1.** Overview of Alma College Cultural Landscape; facing northwest.

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

☒ Historic ☐ Prehistoric ☐ Both

Classroom: 1935; 1950 Library

Addition: 1950 (Page & Turnbull 2015)

***P7. Owner and Address:**

Midpeninsula Regional Open Space District

330 Distel Court

Los Altos, CA 94022

***P8. Recorded by:**

Joseph Freeman

JRP Historical Consulting, LLC

2850 Spafford Street

Davis, CA 95618

***P9. Date Recorded:** December 17, 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "Historic Resources Report for Alma College Site Rehabilitation Plan, Santa Clara County, California," prepared for County of Santa Clara Planning Office and Midpeninsula Regional Open Space District, December 2018.

***Attachments:** ☐ None ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

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

☐ Other (list) _____

DPR 523L (1/95)

***Required Information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Alma College Classroom

P1. Other Identifier: Alma College Cultural Landscape

***P2. Location:** ☒ Not for Publication ☐ Unrestricted

***a. County:** Santa Clara

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

***b. USGS 7.5' Quad:** Castle Rock **Date** 1997 **T:** 9S; **R:** 1W **Sec:** 5 and 6; M.D. B.M.

***b. USGS 7.5' Quad:** Los Gatos **Date** 1980 **T:** 9S; **R:** 1W **Sec:** 5 and 6; M.D. B.M.

c. Address 19480 Bear Creek Road City Los Gatos (vicinity) Zip 95030

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor Parcel Number: 544-33-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This form updates the 2004 Archives & Architecture DPR 523 form for the Alma College Complex, which included a survey of the Classroom building. The 2004 description of the building remains largely accurate, despite some changes to the condition of the building over time. The building has a long, narrow footprint with a complex, side-gable roof (**Photograph 2**). Asphalt shingles cover the roof, but are in poor condition (**Photograph 3**). The building's north side features a covered arcade at the west end, two projecting gable porches, and multiple types of siding, including wood shingles, vertical over horizontal, and board-and-batten siding. Above the arcade porch is a row of clerestory windows (**Photograph 4**). The arcade shelters several classroom doors. Doors and windows on this wall are all damaged or boarded over. The west wall siding has completely deteriorated, exposing the underlying wall structure (**Photograph 5**). (See Continuation Sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP15 – Education Buildings / HP16 – Religious Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession#)

Photograph 2. Classroom building:
facing southwest.

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

☒ Historic ☐ Prehistoric ☐ Both

1935 (Page & Turnbull 2015)

***P7. Owner and Address:**

Midpeninsula Regional Open Space District

330 Distel Court

Los Altos, CA 94022

***P8. Recorded by:**

Joseph Freeman

JRP Historical Consulting, LLC

2850 Spafford Street

Davis, CA 95618

***P9. Date Recorded:** December 17, 2018

***P10. Survey Type:** Intensive



***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "Historic Resources Report for Alma College Site Rehabilitation Plan, Santa Clara County, California," prepared for County of Santa Clara Planning Office and Midpeninsula Regional Open Space District, December 2018.

***Attachments:** ☐ None ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

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

☐ Other (list) _____

DPR 523L (1/95)

*Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

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*NRHP Status Code 3D

*Resource Name or # (Assigned by recorder) Alma College Classroom

B1. Historic Name: Classroom

B2. Common Name: Classroom

B3. Original Use: Classroom B4. Present Use: Vacant

***B5. Architectural Style:** Craftsman with Swiss Chalet elements

***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1935.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____

B9. Architect: unknown **b. Builder:** unknown

***B10. Significance: Theme:** Education/Religion **Area:** Los Gatos, Santa Clara County

Period of Significance: n/a **Property Type:** Educational **Applicable Criteria:** n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Classroom building at the Alma College site does not meet the criteria for individual listing in the California Register of Historical Resources (CRHR) or the Santa Clara County Heritage Resource Inventory. The building does not meet any of the significance criteria required for listing in the CRHR or local designation. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This form does not re-evaluate the building's significance or historic integrity as a contributor to the Alma College Cultural Landscape, and therefore the previous conclusions remains valid.

Historic Context

The Classroom building was constructed in 1935 during the Alma College period (1934-1969). The history and use of the property during that period was extensively documented by Page & Turnbull in the 2005 "Alma College Historic Resource Study."¹ The relevant section of the historic context—with footnotes—is excerpted here. (See Continuation Sheet.)

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

***B12. References:** Page & Turnbull, "Alma College Historic Resource Study," November 2005; Page & Turnbull, "Former Alma College Site Historical Resource Technical Report," prepared for Midpeninsula Regional Open Space District, December 9, 2015; see also footnotes, Continuation Sheets.

B13. Remarks: _____

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See Continuation Sheet.

¹ Page & Turnbull, "Alma College Historic Resource Study," November 2005.

P3a. Description (continued):

The building's east wall has wood shingle siding with exposed brick veneer covering the basement concrete walls (**Photograph 6**). This wall includes several wood-sash multi-light double-hung windows, all of which are either boarded up or broken (**Photograph 7**) and two door openings near the east end (**Photograph 8**). The east wall has one boarded over window. The gable end on this side features exposed wood beam and knee braces. The building includes decorative woodwork throughout, including on the arcade porch and exposed rafters and beams.

B10. Significance (continued):

Originally settled around a sawmill in the 1850s, in 1894 the Flood family built an estate on the land. In 1906, Dr. Harry Tevis purchased the land from the Floods and spent the next twenty-five years enlarging and rebuilding the estate with a bungalow mansion, a system of private roads and an extensive water system that fed his many, highly specialized gardens. Dr. Tevis died in 1931 and in 1934 the Jesuits purchased the property for Alma College, the first Jesuit school of theology on the West Coast.

A Catholic order, the Jesuits are not strictly associated with the local diocese; instead, the Jesuits take their orders and direction from their leaders in Rome who answer only to the Pope. St. Ignatius Loyola, a Spanish Basque soldier, founded the Jesuit order, known as the Society of Jesus, in 1540. The order emphasized scholarly achievement and gained fame and prestige in the church as it led to an intellectual charge against Protestantism. Throughout its history the order has sent missionaries throughout the world, emphasizing conversion as well as scientific and academic achievement. The Franciscans, famed for their poverty, arrived in California in 1769 and were responsible for the settlement of much of Alta California, but the Jesuits, famed for their intellectual achievement, did not arrive until 1849 when the Gold Rush-era population explosion demanded an expansion of Church services.² The Jesuits quickly established operations in Northern California, founding a number of colleges, including Santa Clara College in 1851. In 1855 the order opened St. Ignatius, the first Jesuit church and college in San Francisco.³ St. Ignatius College eventually developed into San Francisco University. In 1909, the Jesuit presence in California had expanded significantly, and they were declared a fully independent Province, which included California, Oregon, Washington, Idaho, Montana and Alaska.⁴

Although the Jesuits had founded colleges in the West following the Gold Rush, Alma College was the first Jesuit seminary to be founded in the region. Prior to 1934, Jesuit seminarians from the Province spent their last four years of training at seminaries elsewhere, in the Midwest, East, or Europe. Jesuit training is a particularly long and demanding process. Typically, students entered a four-year novitiate after high school, followed by three years at a university. After this, seminarians spent three years teaching at a high school or college. Finally, the seminarian spent four years at a theological college such as Alma College. The men were ordained after their third year of study, and then returned for a last year of training.⁵ Fifty men comprised the first class at Alma College, led by Father James E. Malone, who served as rector until 1937.⁶

After purchasing Tevis' estate in 1934, the Jesuits undertook a large and rapid building campaign to make the estate suitable for their needs. In that first year, architect Edward James converted Tevis' library into a chapel, which required the construction of two side chapels along the north and south sides of the building.⁷ The main house was marginally altered to accommodate it for use as a residence for the faculty, and in time, several

² John Bernard McGloin S.J., *Jesuits by the Golden Gate: The Society of Jesus in San Francisco* (San Francisco: University of San Francisco, 1972), 1.

³ McGloin, 12.

⁴ The California Province of the Society of Jesus, www.calprov.org/history/html.

⁵ Glory Anne Laffey, *Appendix G, Historical and Architectural Evaluation of the Los Gatos Country Club Draft Environmental Impact Report* (County of Santa Clara, 1997), 10.

⁶ Philip C. Blake S.J., "Alma Through the Years: A Pictorial History of the Alma College Property" *Western Jesuit* (October 1948).

⁷ Main Buildings File, Western Archives of the Society of Jesus.

additions were made to the rear of the house. James also constructed a new, two-story library just west of the chapel, with brick at the first floor and wood shingles above. The school also constructed a two-story dormitory west of the library, called Dormitory 1. Sometime in the early years of Jesuit habitation, a covered walkway was constructed along the north side of the property, connecting the north façades of the chapel, library and dormitory buildings. Adjacent to the original walkway that connected the house and the library (now the chapel), the new walkway used simplified carved wood capitals and wood picket guardrails that resembled the earlier design. James and the Jesuits consciously retained the bungalow aesthetic established by Tevis' house in their own construction, using natural materials, a feeling for the exotic and a clear connection with the exterior.

In 1935 the Jesuits constructed the Classroom building just south of Dormitory 1, establishing a formal open space, or mall, that led from the main house to the old Howe millpond. The pond, now known as Upper Lake, became the central organizing element for the campus as it expanded. The classroom is a simple one-story building on brick foundations with shingle and board and batten siding. 1935 also witnessed the construction of Dormitory 2, just west of Dormitory 1. In 1934 the Jesuits constructed Dormitory 4, which lay to the west, close to Upper Lake. The dormitory buildings, designed in a row along the north side of the mall, ranged from the two-story Dormitory 1 to the three-story Dormitory 4. The buildings were clad in wood shingle and vertical board and batten siding, with high wood shingle gable roofs and dormers. Wood fretwork decorated the lower portions of the oriel windows along the façades. The massing, materials and decorative elements in the dormitory buildings referenced Swiss Revival architecture, which also played a part in the development of the American Bungalow aesthetic. The designers of Alma College used the Tevis bungalow aesthetic to establish a flexible, but distinctive visual coherence across the campus. In addition to new buildings in the formal campus area, the Jesuits expanded and adapted Tevis' village to accommodate new needs, including a large bookbindery that maintained the school's rare book collection. In 1937, as the most significant construction on the campus ended, the California Department of Transportation began to alter the path of State Route (SR) 17. The new road passed onto Alma College property and forced the removal of a number of Dr. Tevis' gardens.⁸

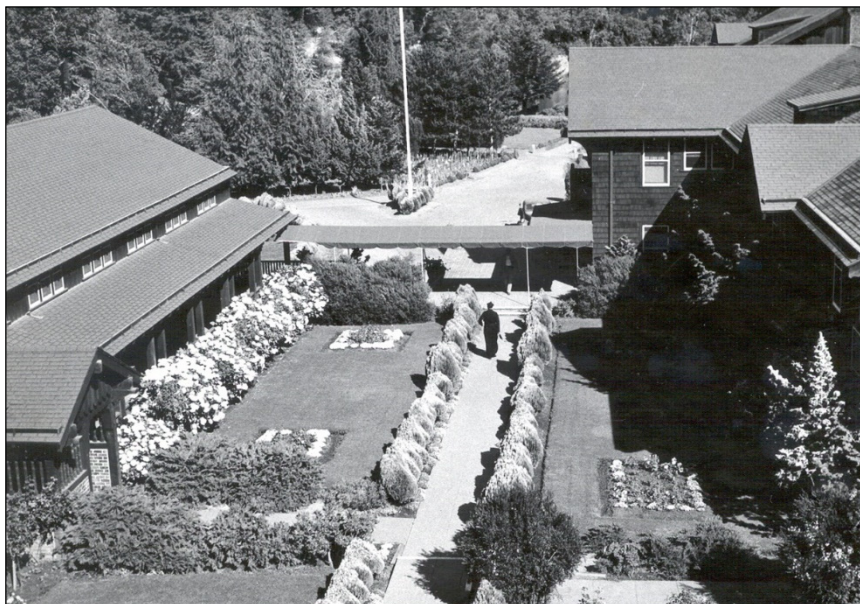


Figure 1: Alma College Main Quad, with Classroom building on left and Dormitories on right (date unknown).⁹

⁸ Western Archives of the Society of Jesus.

⁹ California Jesuit Archives, provided by Daniel Peterson, Santa Clara University Province Architect.

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*Resource Name or # (Assigned by recorder) Alma College Classroom

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

Evaluation

As part of compliance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, the Classroom building is evaluated for eligibility for listing in the CRHR and the Santa Clara County Heritage Resource Inventory. For both, eligibility rests on twin factors of significance and integrity. A property must have both significance and integrity to be considered eligible for listing in the CRHR or the Santa Clara County Heritage Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historical significance of a resource and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Historic significance is judged by applying criteria of significance at either the local, state, or national level. To be eligible for the CRHR, a resource must meet one of four criteria, delineated 1 through 4 codified in PRC 5024.1 (1)-(4), as follows:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: Is associated with the lives of persons important in our past.

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

The criteria of significance for Santa Clara County Heritage Resource Inventory are defined in Santa Clara County Ordinance Code Division C17 as:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California, or national history;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
4. Yielded or has the potential to yield information important to the pre-history or history of the local area, California, or the nation.

Integrity is evaluated by regarding the property's retention of its key elements such that it is able to convey its period of significance. For the CRHR, integrity requires a property to retain its location, design, setting, workmanship, materials, feeling, and association to its period of significance. These seven factors can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven factors and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

For the purposes of the Santa Clara County Heritage Resource Inventory, integrity is defined as "the authenticity of a resource's historic identity, evidenced by the survival of physical characteristics that existed during the resource's historic or prehistoric period."

Under CRHR Criterion 1 and the Santa Clara County Heritage Resource Inventory Criterion 1, the Classroom building is not individually significant for associations with events, trends, or patterns important to the history of the region, state, or nation. It is not significant within the context of the Jesuit use of Alma College (1934-1969) or any other related contexts. The building was developed as a classroom building and used as such through the period Alma College remained at the property. While the Alma College Cultural Landscape has been found eligible under these criteria because it reflects the broad trends of California history, the Classroom building does not individually possess those same significant qualities. Rather, it represents only one part of property's history and thus does not reflect the broad patterns of the state. Within the context of Jesuit educational use of the property, research indicates that the Classroom building does not possess significance that would qualify it for eligibility for listing in the CRHR or the Santa Clara County Heritage Resource Inventory.

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*Resource Name or # (Assigned by recorder) Alma College Classroom

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

The Classroom building is also not significant under CRHR Criterion 2 and the Santa Clara County Heritage Resource Inventory Criterion 2 for close associations with the lives of persons important to history. The building was constructed in 1935, after the period when the property was owned by Harry Tevis and James L. Flood, who were the most significant individuals associated with the property. As such, the building has no associations with those individuals. During its use as classrooms for Alma College, it was used by and associated with numerous individuals at Alma College; however, research did not indicate that any single individual was both closely associated with the building and made demonstrably important contributions to history.

Under CRHR Criterion 3 and the Santa Clara County Heritage Resource Inventory Criterion 3, the building is not significant for possessing distinctive characteristics of a type, period, or method of construction. The Classroom building represents Craftsman style architecture with elements of the Swiss Chalet style, reflecting the designs of the existing building on the property and popular architectural trends of the time. However, it is a rather modest and unimpressive example of the style. Its more prominent design features illustrate its function as a classroom building, including the arcade with row of classroom doors, large south-facing windows, and long narrow plan. The elements that reflect the architectural style of the building, including the extensive use of wood materials, shingle siding, and exposed beams and knee braces, are fairly standard characteristics of the style and not particularly reflective of an important example. The building is also not an important example of a master architect. Research for this project did not indicate who designed the Classroom building. It does not represent distinguishable characteristics or design of an anonymous architect. Finally, as a modestly designed building, the Classroom building does not represent high artistic values.

Under CRHR Criterion 4 and the Santa Clara County Heritage Resource Inventory Criterion 4, this building is not a significant source (or likely source) of important information regarding history. The building does not appear to have any likelihood of yielding important information about historic construction materials or technologies. Instead, the construction techniques used to build the Library Addition are very common and well documented in existing literature.

Integrity

In order to meet the eligibility requirements for the CRHR and Santa Clara County Heritage Resource Inventory, a property must have both historical significance and retain sufficient integrity to convey its significance. The building has lost some historic integrity, as detailed below, but generally retains overall historic integrity to its period of construction. The building is in very poor condition as a result of years of exposure to the elements and vandalism. All visible windows are broken, doors are damaged or missing, roof shingles are deteriorated or missing, and the walls have deteriorated in several locations, most substantially on the west wall. These conditions minimize the integrity of materials, workmanship, design, and feeling. Despite these condition changes, however, the building remains largely unchanged from its original design and construction. Therefore, while it has lost some historic integrity of materials, workmanship, design, and feeling, it generally retains those aspects of integrity as well as integrity of location, association, setting, and overall integrity.

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*Resource Name or # (Assigned by recorder) Alma College Classroom

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

Photographs (continued):



Photograph 3: North wall of the Classroom building, showing vegetation overgrowth and condition of the roofing; camera facing southwest, December 17, 2018.



Photograph 4: West end of the north wall shows covered arcade; camera facing southwest, December 17, 2018.

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*Resource Name or # (Assigned by recorder) Alma College Classroom

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

Photographs (continued):



Photograph 5: West wall showing deteriorated siding; camera facing east, December 17, 2018.



Photograph 6: West end of south wall showing wood shingle over brick veneer siding; camera facing northeast, December 17, 2018.

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*Resource Name or # (Assigned by recorder) Alma College Classroom

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

Photographs (continued):



Photograph 7: Boarded over windows near the center of the south wall; camera facing northeast, December 17, 2018.



Photograph 8: Southeast corner of the building; camera facing northwest, December 17, 2018.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3D

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Alma College 1950 Library Addition

P1. Other Identifier: Alma College Cultural Landscape

***P2. Location:** ☒ Not for Publication ☐ Unrestricted ***a. County:** Santa Clara

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

***b. USGS 7.5' Quad:** Castle Rock **Date** 1997 **T:** 9S; **R:** 1W **Sec:** 5 and 6; M.D. B.M.

***b. USGS 7.5' Quad:** Los Gatos **Date** 1980 **T:** 9S; **R:** 1W **Sec:** 5 and 6; M.D. B.M.

c. Address 19480 Bear Creek Road City Los Gatos (vicinity) Zip 95030

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor Parcel Number: 544-33-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This form updates the 2004 Archives & Architecture DPR 523 form for the Alma College Complex, which included a survey of the 1950 Library Addition building. The 2004 description of the building remains mostly accurate, despite some changes to the condition of the building over time. This large, two-story, reinforced concrete, gable-roof building has rectangular footprint. The broad roof is topped with clay tiles, several of which are missing, damaged, or misaligned, and features wide eaves. The concrete walls are clad in stucco and have been excessively painted with graffiti. The west wall features a full-height, centrally sited, multi-light fixed window. The south wall is characterized by a concrete arcade on the lower floor and rows of steel-sash windows on the both floors. All windows and doors on the building are either broken or covered with plywood. (See Continuation Sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP15 – Education Buildings / HP16 – Religious Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession#) Photograph 9. 1950 Library Addition building; facing east.

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

☒ Historic ☐ Prehistoric ☐ Both
1950 (Page & Turnbull 2015)

***P7. Owner and Address:**

Midpeninsula Regional Open Space District
330 Distel Court
Los Altos, CA 94022

***P8. Recorded by:**

Joseph Freeman
JRP Historical Consulting, LLC
2850 Spafford Street
Davis, CA 95618

***P9. Date Recorded:** December 17, 2018

***P10. Survey Type:** Intensive



***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "Historic Resources Report for Alma College Site Rehabilitation Plan, Santa Clara County, California," prepared for County of Santa Clara Planning Office and Midpeninsula Regional Open Space District, December 2018.

***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) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

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*NRHP Status Code 3D

*Resource Name or # (Assigned by recorder) Alma College 1950 Library Addition

B1. Historic Name: Library Addition

B2. Common Name: 1950 Library Addition

B3. Original Use: Library **B4. Present Use:** Vacant

***B5. Architectural Style:** Modern

***B6. Construction History:** (Construction date, alteration, and date of alterations) Built 1950.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____

B9. Architect: Paul A. Ryan **b. Builder:** unknown

***B10. Significance: Theme:** Education/Religion **Area:** Los Gatos, Santa Clara County

Period of Significance: n/a **Property Type:** Educational **Applicable Criteria:** n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 1950 Library Addition building at the Alma College site does not meet the criteria for individual listing in the California Register of Historical Resources (CRHR) or the Santa Clara County Heritage Resource Inventory. The building does not meet any of the significance criteria required for listing in the CRHR or local designation. This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. This form does not re-evaluate the building's significance or historic integrity as a contributor to the Alma College Cultural Landscape, and therefore the previous conclusions remains valid.

Historic Context

The Classroom building was constructed in 1935 during the Alma College period (1934-1969). The history and use of the property during that period was extensively documented by Page & Turnbull in the 2005 "Alma College Historic Resource Study."¹⁰ The relevant section of the historic context—with footnotes—is excerpted here. Following the excerpted history by Page & Turnbull, this section includes a biography of the architect of the 1950 Library Addition, Paul A. Ryan. (See Continuation Sheet.)

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

***B12. References:** Page & Turnbull, "Alma College Historic Resource Study," November 2005; Page & Turnbull, "Former Alma College Site Historical Resource Technical Report," prepared for Midpeninsula Regional Open Space District, December 9, 2015; see also footnotes, Continuation Sheets.

B13. Remarks: _____

***B14. Evaluator:** Joseph Freeman

***Date of Evaluation:** December 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

See Continuation Sheet.

¹⁰ Page & Turnbull, "Alma College Historic Resource Study," November 2005.

P3a. Description (continued):

The northeast corner of the 1950 Library Addition is attached to the original 1934 Library. Approximately half of the building's east side is exposed and features two boarded up windows and a metal frame multi-light glazed door in poor condition. A shed-roof porch runs along the addition's north wall, sheltering multiple entrances on both stories. The windows and doors on this wall are either broken or boarded up and the porch is structurally deficient. The building's walls and wood eaves show signs of deterioration, including faded paint and the presence of mildew and mold.

B10. Significance (continued):

Originally settled around a sawmill in the 1850s, in 1894 the Flood family built an estate on the land. In 1906, Dr. Harry Tevis purchased the land from the Floods and spent the next twenty-five years enlarging and rebuilding the estate with a bungalow mansion, a system of private roads and an extensive water system that fed his many, highly specialized gardens. Dr. Tevis died in 1931 and in 1934 the Jesuits purchased the property for Alma College, the first Jesuit school of theology on the West Coast.

A Catholic order, the Jesuits are not strictly associated with the local diocese; instead, the Jesuits take their orders and direction from their leaders in Rome who answer only to the Pope. St. Ignatius Loyola, a Spanish Basque soldier, founded the Jesuit order, known as the Society of Jesus, in 1540. The order emphasized scholarly achievement and gained fame and prestige in the church as it led to an intellectual charge against Protestantism. Throughout its history the order has sent missionaries throughout the world, emphasizing conversion as well as scientific and academic achievement. The Franciscans, famed for their poverty, arrived in California in 1769 and were responsible for the settlement of much of Alta California, but the Jesuits, famed for their intellectual achievement, did not arrive until 1849 when the Gold Rush-era population explosion demanded an expansion of Church services.¹¹ The Jesuits quickly established operations in Northern California, founding a number of colleges, including Santa Clara College in 1851. In 1855 the order opened St. Ignatius, the first Jesuit church and college in San Francisco.¹² St. Ignatius College eventually developed into San Francisco University. In 1909, the Jesuit presence in California had expanded significantly, and they were declared a fully independent Province, which included California, Oregon, Washington, Idaho, Montana and Alaska.¹³

Although the Jesuits had founded colleges in the West following the Gold Rush, Alma College was the first Jesuit seminary to be founded in the region. Prior to 1934, Jesuit seminarians from the Province spent their last four years of training at seminaries elsewhere, in the Midwest, East, or Europe. Jesuit training is a particularly long and demanding process. Typically, students entered a four-year novitiate after high school, followed by three years at a university. After this, seminarians spent three years teaching at a high school or college. Finally, the seminarian spent four years at a theological college such as Alma College. The men were ordained after their third year of study, and then returned for a last year of training.¹⁴ Fifty men comprised the first class at Alma College, led by Father James E. Malone, who served as rector until 1937.¹⁵

After purchasing Tevis' estate in 1934, the Jesuits undertook a large and rapid building campaign to make the estate suitable for their needs. In that first year, architect Edward James converted Tevis' library into a chapel, which required the construction of two side chapels along the north and south sides of the building.¹⁶ The main house was marginally altered to accommodate it for use as a residence for the faculty, and in time,

¹¹ John Bernard McGloin S.J., *Jesuits by the Golden Gate: The Society of Jesus in San Francisco* (San Francisco: University of San Francisco, 1972), 1.

¹² McGloin, 12.

¹³ The California Province of the Society of Jesus, www.calprov.org/history/html.

¹⁴ Glory Anne Laffey, *Appendix G, Historical and Architectural Evaluation of the Los Gatos Country Club Draft Environmental Impact Report* (County of Santa Clara, 1997), 10.

¹⁵ Philip C. Blake S.J., "Alma Through the Years: A Pictorial History of the Alma College Property" *Western Jesuit* (October 1948).

¹⁶ Main Buildings File, Western Archives of the Society of Jesus.

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several additions were made to the rear of the house. James also constructed a new, two-story library just west of the chapel, with brick at the first floor and wood shingles above. The school also constructed a two-story dormitory west of the library, called Dormitory 1. Sometime in the early years of Jesuit habitation, a covered walkway was constructed along the north side of the property, connecting the north façades of the chapel, library and dormitory buildings. Adjacent to the original walkway that connected the house and the library (now the chapel), the new walkway used simplified carved wood capitals and wood picket guardrails that resembled the earlier design. James and the Jesuits consciously retained the bungalow aesthetic established by Tevis' house in their own construction, using natural materials, a feeling for the exotic and a clear connection with the exterior.

By 1949, the two-story library built in 1934 could no longer accommodate the growing collection, and a large addition was constructed to the west of the original library. A clay-tile overhanging gable roof visually joined the new library with the rest of the campus, but in many ways it differed markedly, illustrating the dominance of International-style Modernism in American architecture following the end of World War II. Rather than the palpably thin wood frame walls, or the fire-proof and human-sized bricks used in the earlier library, the two-story addition is constructed of stucco-finished concrete, possessing a sense of weight and scale much different than the earlier portions of the campus.



Figure 2: 1950 Library Addition shortly after construction.¹⁷

Evaluation

As part of compliance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, the 1950 Library Addition building is evaluated for eligibility for listing in the CRHR and the Santa Clara County Heritage Resource Inventory. For both, eligibility rests on twin factors of significance and integrity. A property must have both significance and integrity to be considered eligible for listing in the CRHR or the Santa Clara County Heritage Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historical significance of a

¹⁷ California Jesuit Archives, provided by Daniel Peterson, Santa Clara University Province Architect.

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resource and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Historic significance is judged by applying criteria of significance at either the local, state, or national level. To be eligible for the CRHR, a resource must meet one of four criteria, delineated 1 through 4 codified in PRC 5024.1 (1)-(4), as follows:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: Is associated with the lives of persons important in our past.

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

The criteria of significance for Santa Clara County Heritage Resource Inventory are defined in Santa Clara County Ordinance Code Division C17 as:

5. Associated with events that have made a significant contribution to the broad patterns of local or regional history, or cultural heritage of California or the United States;
6. Associated with the lives of persons important to local, California, or national history;
7. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
8. Yielded or has the potential to yield information important to the pre-history or history of the local area, California, or the nation.

Integrity is evaluated by regarding the property's retention of its key elements such that it is able to convey its period of significance. For the CRHR, integrity requires a property to retain its location, design, setting, workmanship, materials, feeling, and association to its period of significance. These seven factors can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven factors and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

For the purposes of the Santa Clara County Heritage Resource Inventory, integrity is defined as "the authenticity of a resource's historic identity, evidenced by the survival of physical characteristics that existed during the resource's historic or prehistoric period."

Under CRHR Criterion 1 and the Santa Clara County Heritage Resource Inventory Criterion 1, the 1950 Library Addition is not individually significant for associations with events, trends, or patterns important to the history of the region, state, or nation. It is not significant within the context of late Jesuit period use of Alma College (1934-1969) or any other related contexts. The building was developed as an addition to the original 1934 Library building and used as such through the period Alma College remained at the property. While the Alma College Cultural Landscape has been found eligible under these criteria because it reflects the broad trends of California history, the library does not individually possess those same significant qualities. Rather, it represents a relatively short period of the state's history and a very specific context: library use by private religious educational institutions. Within that context, research indicates that it does not possess significance that would qualify it for eligibility for listing in the CRHR.

The building is also not significant under CRHR Criterion 2 and the Santa Clara County Heritage Resource Inventory Criterion 2 for close associations with the lives of persons important to history. The building was constructed in 1950, well after the period when the property was owned by Harry Tevis and James L. Flood, who were the most significant individuals associated with the property. Therefore, the building has no associations with those individuals. During its use as a library for Alma College, it was used by and associated with numerous individuals at Alma College; however, research did not indicate that any single individual was both closely associated with the property and made demonstrably important contributions to history.

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Under CRHR Criterion 3 and the Santa Clara County Heritage Resource Inventory Criterion 3, the building is not significant for possessing distinctive characteristics of a type, period, or method of construction. It is a modestly designed building in the Modern style of architecture. The design's only distinctive elements, the full-height windows and dominating gable roof form, are relatively restrained and standard characteristics of the style. The building is also not an important example of a master architect. Paul A. Ryan, architect of the 1950 Library Addition, had a modestly successful career, but generally did not garner substantial attention for his designs. One building he helped design, St. Mary's Cathedral in San Francisco, has been widely praised for its unique and innovative design characteristics. However, the building was designed by a team of five architects, and based on its most distinct characteristics, appear to have been substantially influenced by some of the other architects. Moreover, research indicates it is one of only a few designs that received widespread acclaim. As such, he would not be considered a master architect for the purposes of these criteria. Finally, as a modestly designed library, the building does not represent high artistic values.

Under CRHR Criterion 4 and the Santa Clara County Heritage Resource Inventory Criterion 4, this building is not a significant source (or likely source) of important information regarding history. The building does not appear to have any likelihood of yielding important information about historic construction materials or technologies. Instead, the construction techniques used to build the Library Addition are very common and well documented in existing literature.

Integrity

In order to meet the eligibility requirements for the CRHR and Santa Clara County Heritage Resource Inventory, a property must have both historical significance and retain sufficient integrity to convey its significance. The building has lost some historic integrity, as detailed below, but generally retains overall historic integrity to its period of construction. The building is in very poor condition as a result of vandalism and exposure to the elements for years. All visible windows are broken, doors are damaged or missing, roof tiles are damages, misaligned, or missing, and the walls have deteriorating paint in several places, mold and mildew accumulating, and graffiti on nearly all elevations. These conditions minimize the integrity of materials, workmanship, design, and feeling. Despite these conditions changes to the building, it remains largely unchanged from its original design and construction. Therefore, while it has lost some historic integrity of materials, workmanship, design, and feeling, it generally retains those aspects of integrity as well as integrity of location, association, setting, and overall integrity.

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Photographs (continued):



Photograph 10: South wall of the 1950 Library Addition, showing concrete covered walkway and boarded up windows; camera facing northeast, December 17, 2018.



Photograph 11: East end of south wall; camera facing northeast, December 17, 2018.

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Photographs (continued):



Photograph 12: Southeast corner of building, showing boarded up windows and damaged door; camera facing northwest, December 17, 2018.



Photograph 13: North side of building; camera facing west, December 17, 2018.

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Photographs (continued):



Photograph 14: North side of building, showing deteriorated porch; camera facing east, December 17, 2018.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) Alma College Complex

*Map Name: Castle Rock

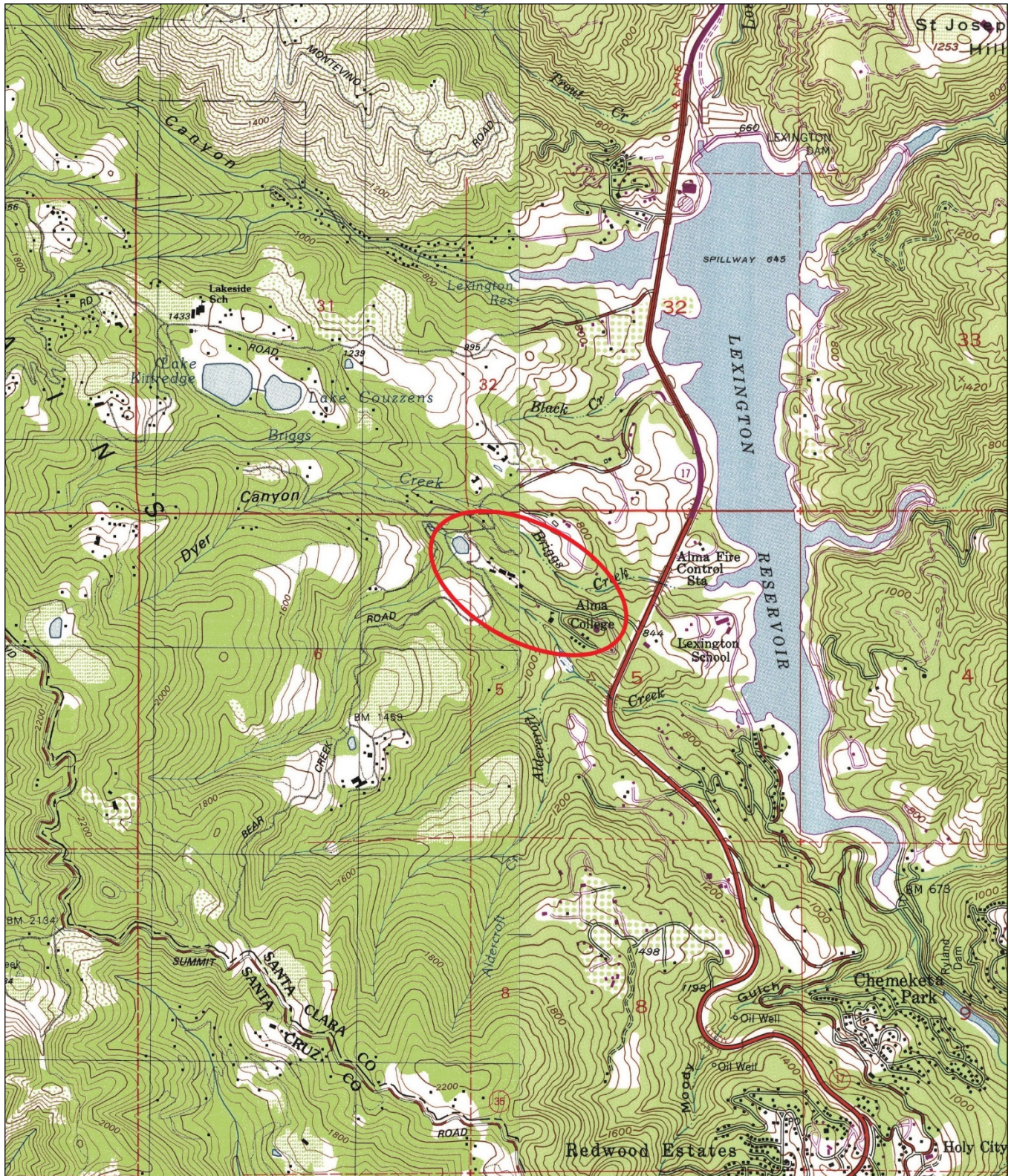
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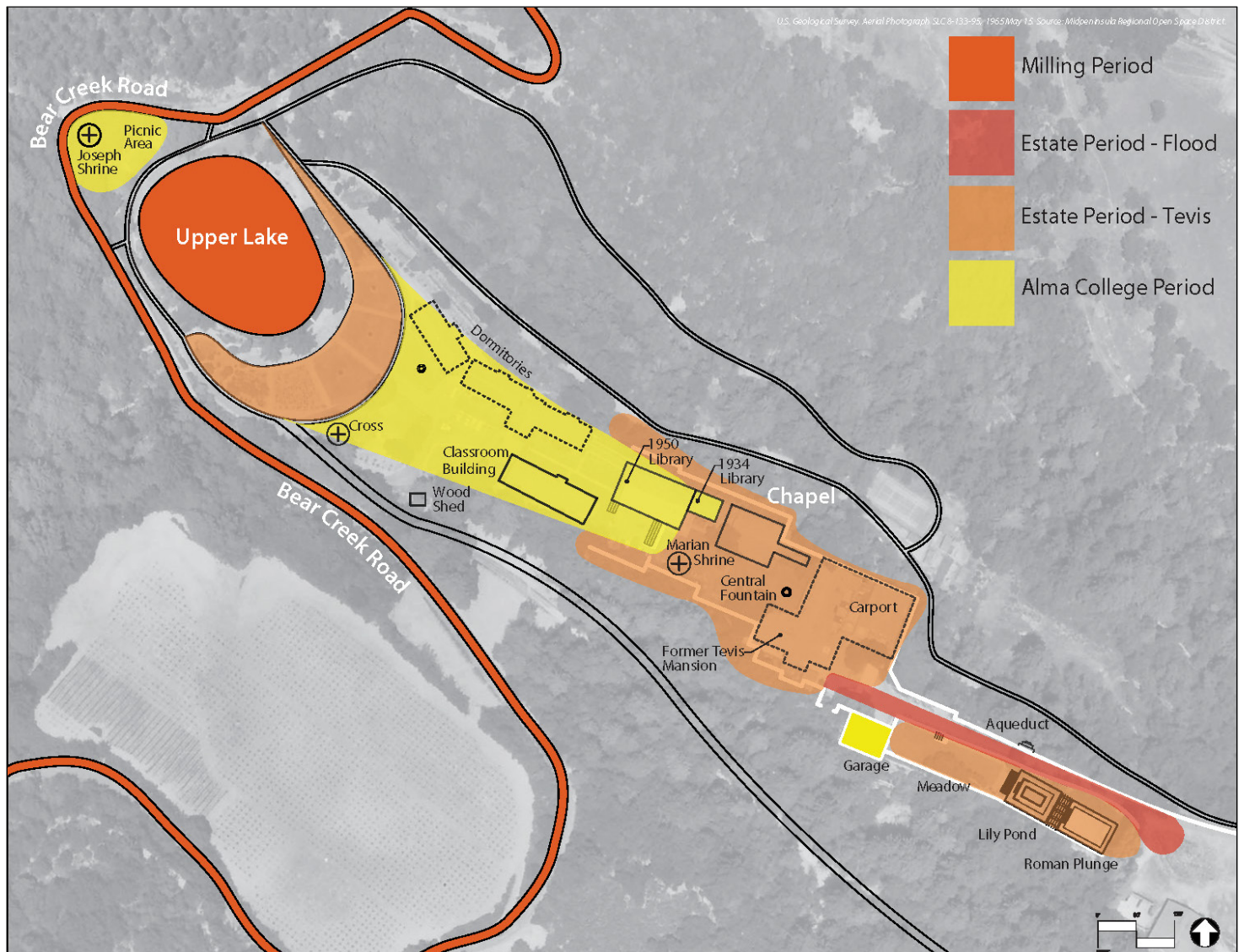
*Date of Map: 1997

*Map Name: Los Gatos

*Scale: 1:24,000

*Date of Map: 1980





Site Map from: PGAdesign, Inc., "Alma College Site Cultural Landscape Rehabilitation Plan," March 24, 2017.