

Historic Resources Report
for
Alma College Cultural Landscape Rehabilitation Plan
Santa Clara County, California



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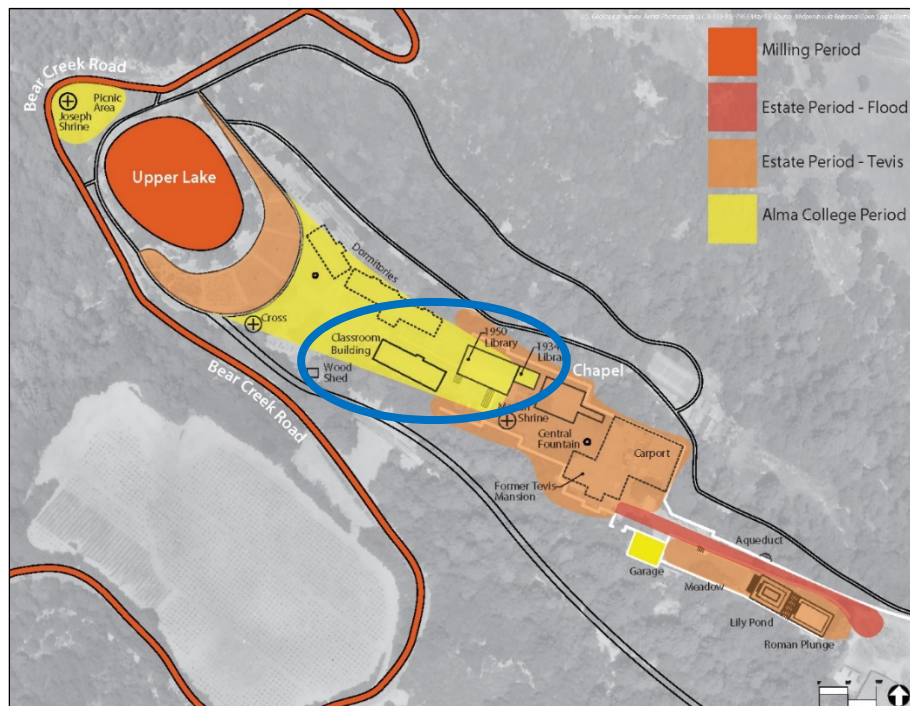
Appendix A – Location Map for Alma College Complex

Appendix B – Update DPR 523 Form for Alma College Complex Recording and Evaluating the Classroom Building and 1950 Library Addition Building

1 Introduction

JRP Historical Consulting, LLC (JRP) prepared this Historic Resources Report to record and evaluate two buildings at the former Alma College Complex at 19480 Bear Creek Road in an unincorporated area of Santa Clara County south of Los Gatos on Assessor Parcel Number (APN) 544-33-001. Additionally, this report assesses potential effects of a rehabilitation project that Midpeninsula Regional Open Space District (MROSD) is proposing for the Alma College Complex. As part of the Alma College Complex Rehabilitation Project, MROSD proposes to demolish two contributing buildings in the Alma College Cultural Landscape: the “Classroom” building and the “1950 Library Addition” building (see **Map 1**, below). Alma College Cultural Landscape was found eligible for listing in the California Register of Historical Resources (CRHR) in 2010 by Knapp Architects and is listed in the Santa Clara County Heritage Resource Inventory.¹

JRP prepared this Historic Resources Report to facilitate MROSD compliance under California Environmental Quality Act (CEQA) and the County of Santa Clara’s historic preservation ordinance. Specifically, this report evaluates the Classroom and the 1950 Library Addition buildings to determine whether either is individually eligible for listing in the CRHR and/or the Santa Clara County Heritage Resource Inventory. The report also assesses whether the proposed project to demolish the two buildings will cause substantial adverse change to the Alma College Cultural Landscape in a manner that would adversely affect the CRHR eligibility of Alma College Cultural Landscape.



Map 1: Alma College Cultural Landscape, showing the Classroom and 1950 Library Addition buildings circled in blue.²

¹ Knapp Architects, “Alma College Conditions Assessment Project, Phase 1: Assessment of Existing Conditions,” Midpeninsula Regional Open Space District, March 2010, 46.

² PGAdesign, Inc., “Alma College Site Cultural Landscape Rehabilitation Plan,” March 24, 2017.

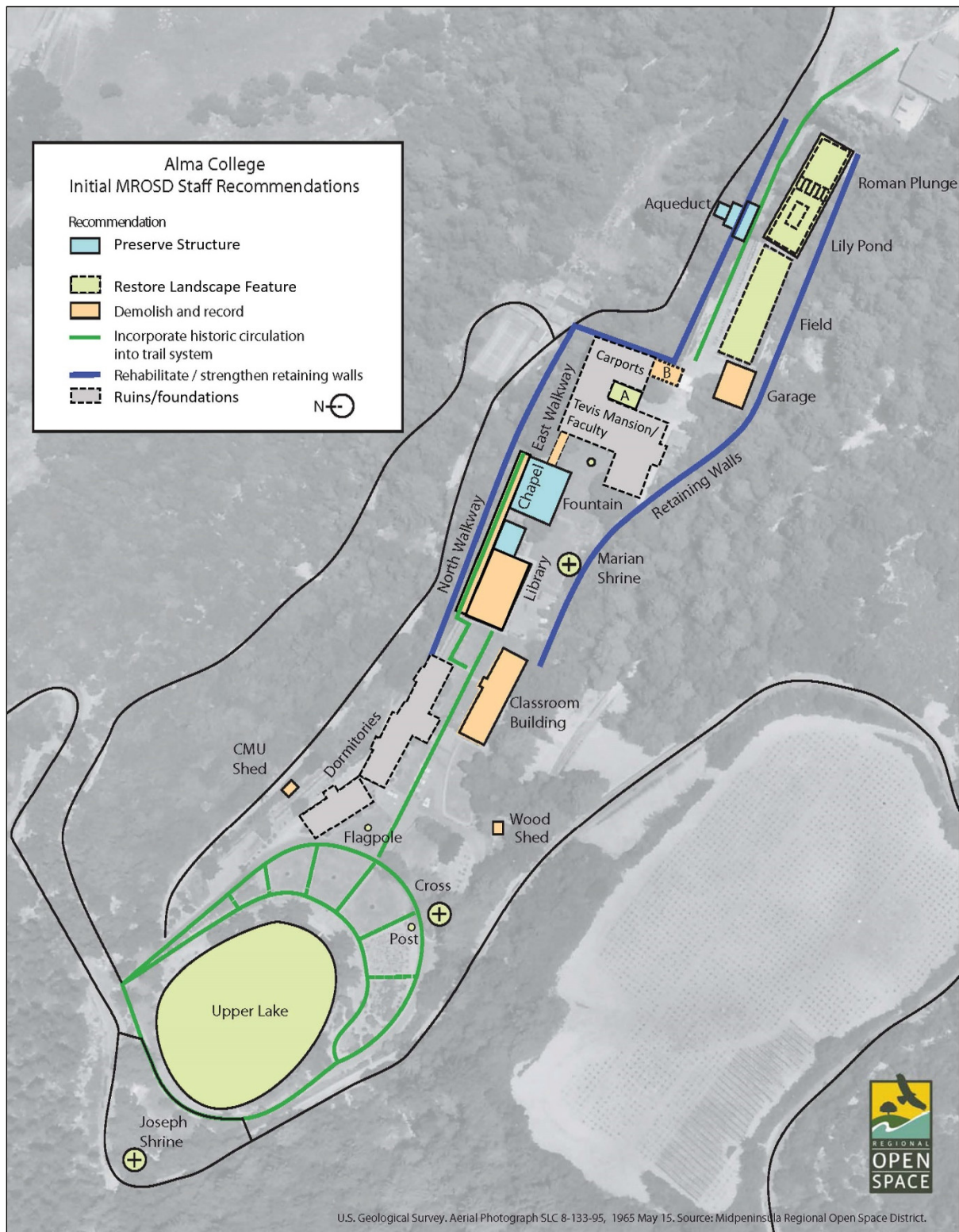
1.1 Project Description

MROSD proposes a rehabilitation plan for the Alma College Cultural Landscape. Currently, the Alma College site is part of the Bear Creek Redwoods Open Space Preserve, but access to the site is mostly restricted because of the unsafe conditions of the buildings and facilities. The plan consists of rehabilitating the site in order to open the Alma College site to visitors of the Bear Creek Redwoods Open Space Preserve. The following project description is adapted and excerpted from the “Alma College Site Cultural Landscape Rehabilitation Plan” prepared by PGAdesign Inc., in 2017 for MROSD. **Map 2**, below, illustrates key aspects of the proposed project.

MROSD’s goals for the rehabilitation plan are “to implement a fiscally sustainable clean-up and rehabilitation plan that allows the site’s cultural significance to be understood and safely enjoyed by the public.” There are two broad components that must be addressed when considering the project parameters. The first includes the physical site issues, including conditions of the buildings and structures and presence of seismic faults. The second relates to management and uses of the property, which requires a substantial financial investment. Together, these define what are sometimes referred to as “bookends,” in that they contain the full extent of the information and limitations at the site.

The rehabilitation plan includes the following activities:

- Interpret the cultural landscape features and narrate the development of Alma College in parallel with the development of California. Interpretation is likely to include historic, scientific, geologic, and site water systems.
- Rehabilitate the 1909 Chapel.
- Strengthen north retaining wall, stabilize broken ends of south retaining wall.
- Remove and interpret the garage and Classroom buildings, due to their proximity to the fault.
- Seek project partners for rehabilitation of buildings and gardens.
- Provide visitor amenities – visitor information, science education, vault and flush toilets.
- Rehabilitate existing pedestrian paths and add new pedestrian circulation to ensure the site is fully accessible.
- Provide for site security, with a particular focus on significant level changes at retaining walls and building footprints.
- Provide a new entry from Bear Creek Road in the vicinity of the southwest side of Upper Lake. This is the same location where Flood had one of his entry drives, and it will provide a safe place for vehicles to enter and pedestrians to cross to connect to miles of trails on the west side of Bear Creek Road. There are Native American mortars in this area, as well.
- Provide parking for about 60 cars via the new entry from Bear Creek Road.
- Establish a vegetation management program – retain introduced trees and remove encroaching natives and vice versa, remove introduced plants from native forest, control weeds.
- Bring the forest up to the edge of the developed portion of the Alma College site.
- Retain the 1934 roof structure, making it an open-air pavilion accessible to visitors whenever the site is open to the public.
- Provide for picnicking throughout the site.
- Install two smaller parking areas nearer Bear Creek Road. This provides for straightforward phasing and ensures that no vehicles will travel through either the body of the Alma College site or deep into the Bear Creek Redwoods Preserve.
- Provide a lighter touch at the foundation remnants of the Dormitories and Classroom.
- Use a lighter touch at the rehabilitation of the lily pond and plunge.



Map 2: Alma College Rehabilitation Plan, provided by MROSD.

1.2 Methodology

In support of this report, JRP Staff Historian Joseph Freeman conducted a field survey with MROSD staff on December 17, 2018, to document and record the physical characteristics of the Classroom and 1950 Library Addition buildings at the site, as well as to characterize the subject building's setting and relationship within the larger Alma College Cultural Landscape. Additionally, Mr. Freeman conducted research in the general collections and California Room at the Dr. Martin Luther King, Jr., Library in San Jose, the Los Gatos Local History Research Collection at the Los Gatos Library, and in JRP's extensive in-house library and collections. JRP also reviewed the several previous historic resources reports prepared for the Alma College site, including the extensive historic context provided in Page & Turnbull's 2005 "Alma College Historic Resource Study."

It should be noted that research could not be undertaken in the California Jesuit Archives, which have previously provided a wealth of information regarding the history and use of the buildings at Alma College. The California Jesuit Archives were recently moved to the Jesuit Archives and Research Center in St. Louis, Missouri, and are not yet available for research by the public. These archives include architectural drawings, photographs, and textual information on the buildings. In the future, the archives will be available for remote research.

1.3 Qualifications

This report was prepared by JRP Architectural Historian Joseph Freeman under the direction of JRP Partner Bryan Larson. Mr. Freeman and Mr. Larson qualify as historians and architectural historians under the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61).

2 Property Description

The Classroom and 1950 Library Addition buildings are located at the former Alma College site at 19480 Bear Creek Road in an unincorporated area of Santa Clara County south of Los Gatos. The two buildings are located near the center of the site (see **Map 1**, above). Both buildings previously have been documented multiple times. They were first formally described on a Department of Parks and Recreation 523 (DPR 523) Form prepared in 2004 Archives and Architecture.³ Subsequent descriptions included in 2005 for Page & Turnbull's "Alma College Historic Resource Study," and in 2010 by Knapp Architects in "Alma College Conditions Assessment Project."⁴ The following are excerpts of the previous documentations.

Classroom

The Classroom building was described in the 2004 DPR form as:

This classroom building was constructed circa 1934, the year Alma College opened. Built in the Swiss Chalet style of the original Tevis buildings, the classroom structure has a gabled roof with exposed rafter ends. The gable end is decorated with stickwork and braces. The building is sheathed with shingles. The eastern section of the building has a horizontal wainscot. Fenestration includes six-over-one double-hung sash windows. The eastern section has clerestory windows above the covered walkway, and the classroom entrances have glazed multi-paned doors. The entrances are covered with gabled porches with exposed joists and decorated fascia boards. The classrooms have open-beamed ceilings. The classroom building, while not individually distinctive, is a contributing structure to the college complex.

Page & Turnbull described the Classroom building in 2005 as follows:

The Classroom Building stands on a site that slopes gently to the southwest, one story high at the northeastern corner, with a full story brick basement exposed at the southwestern corner. The long narrow building consists of two attached sections. To the west, an exterior arcade runs along the north side of the building, connecting a series of classrooms and looking out at what was once the mall for the campus. At the eastern end of the building, an enclosed space occupies the full footprint of the building. A brick vestibule with spindle screen openings serves as the main entrance at the center of the building. On brick foundations, the wood frame walls are finished with shingle siding, and the asphalt shingle gable roof covers the exterior. Within the arcade, the walls are finished in flush vertical wood siding, and brick tiles cover the floor. Much like the covered walkways on the south side of the campus, the arcade has carved heavy timber capitals. Some original doors remain boarded-up on the exterior, and at least one historic light fixture survives within the arcade. Over time, changes were made to the Classroom Building. On the exterior, asphalt shingles replaced the original wood shingles and metal

³ Archives and Architecture, "DPR 523 Form, SCI 515 Alma College Complex," June 2004.

⁴ Page & Turnbull, "Alma College Historic Resource Study," November 2005; Knapp Architects, "Alma College Conditions Assessment Project."

angle braces have been attached to the arcade capitals, suggesting an attempt at seismic reinforcement. Currently the west façade of the building is finished only with building paper and vertical wood battens, although it seems probable that this façade was originally finished with wood shingles similar to the other three sides of the building. The interior of the building has been more significantly altered. Partition walls have been demolished and finishes removed. The interior at the east side was not accessible, but beyond original doors and windows, nothing survives on the west end of the building.

The 2010 Knapp Architects report description of the Classroom building includes substantially greater detail emphasizing the conditions of the various elements of the building, but does not add any substantive additional information regarding its architectural characteristics, and therefore is not excerpted here. The information contained in the report does not contradict Page & Turnbull's previous descriptions.

1950 Library Addition

The 1950 Library Addition building was described in the 2004 DPR form as follows:

The 1950 eastern end of the [Library] building features a low-pitched gable roof with full-length fix-paned windows in the eastern elevation. The roof has wide over-hanging eaves and is covered with clay roof tiles. The building is clad with stucco siding. Fenestration includes a ribbon of casement windows under the eaves on the upper floor. The two-story building has a large auditorium (part of the 1934 library) on the upper floor with classrooms and offices on the lower floor. First-floor rooms are entered under a covered walkway on the north elevation.

Page & Turnbull described the 1950 Library Addition as follows:

In 1949, Paul A. Ryan designed a new, stucco-finished reinforced concrete addition adjacent to the 1934 Library. Like the old Library, the site of the addition slopes gently to the west and dramatically to the north. The addition burrows into the hillside, with only one story visible at the east end and two stories exposed at the west end. A double-height window dominates the west façade, rising to the apex of the gable end of the clay tile roof and serving as a focal point along the length of the campus. The south façade is occupied by a low colonnade at the first story, with a flat walkway at the second, screening the windows that fill the full length of the façade. A concrete Jesuit seal is located at the western end of this façade. On the east façade, a planter and stairs direct visitors up to the main entry, with a window and door surrounded by flat stucco trim. The northern portion of this façade adjoins the 1939 library building. The stucco-finished north façade is contiguous with the brick façade of the old library. A covered walkway passes the length of the north façade, with steps marking the slope of the hill. A door on the east end provides access to the upper level of the Library, while a second door on the west end opens into its lower level. Between them, groups of two or three windows, surrounded by flat stucco trim, illuminate the interior. Initially, the building accommodated office, reference and stack space on the upper floor, with more stacks and a study area on the lower floor.

The 1949 library addition resulted in the demolition of the one-story shingle-clad addition and the alteration of the brick wall on the west façade of the 1939 Library. In time all of the original windows in this portion have been damaged and boarded up, but beyond general deterioration, little has changed on the exterior of the building. On the interior, however, significant changes have occurred. The main entry hall remains largely historic, with painted wood paneled walls and ceilings, a wood floor and an original light fixture. To the right of the entry hall, two small rooms retain their original wood paneled walls and wood floors, with the addition of a suspended acoustic tile ceiling. To the left of the entry hall, within the two-story portion of the building, the second floor has been partially removed, creating a double-height space with a kitchen along the west wall and a loft above. The windows, significantly damaged, are the only historic elements remaining in this area.

New gypsum board walls and ceilings, carpeted floors and new fixtures finish the space. Today, there is no connection between this area and the 1949 library addition. It was not possible to survey the interior of the 1949 addition in 2005, and it is unknown what kind of changes the Jesuits and later tenants made over time.

The 2010 Knapp Architects report description of the library addition includes substantially greater detail emphasizing the conditions of the various elements of the building, but does not add any substantive additional information regarding its architectural characteristics, and therefore is not excerpted here. The information contained in the report does not contradict Page & Turnbull's previous descriptions.

JRP Historian Joseph Freeman performed a site visit to the buildings on December 17, 2018. While the conditions of both buildings continue to deteriorate and both have been vandalized and sprayed with graffiti, the above descriptions accurately reflect the current appearance of the buildings. The only substantial changes are the continued deterioration and damage caused by exposure to the elements and vandalism. This include damage to the roofing, doors, windows, and siding materials. The following photographs are from JRP's site visit on December 17, 2018.



Photograph 1: Classroom building; facing southwest, December 17, 2018.



Photograph 2: North wall of the Classroom building, showing vegetation overgrowth and condition of the roofing; camera facing southwest, December 17, 2018.



Photograph 3: West end of the north wall shows covered arcade; camera facing southwest, December 17, 2018.



Photograph 4: West wall showing deteriorated siding; camera facing east, December 17, 2018.



Photograph 5: West end of south wall showing wood shingle over brick veneer siding; camera facing northeast, December 17, 2018.



Photograph 6: Boarded over windows near the center of the south wall; camera facing northeast, December 17, 2018.



Photograph 7: Southeast corner of the building; camera facing northwest, December 17, 2018.



Photograph 8: 1950 Library Addition building; facing east, December 17, 2018.



Photograph 9: South wall of the 1950 Library Addition, showing concrete covered walkway and boarded up windows; camera facing northeast, December 17, 2018.



Photograph 10: East end of south wall; camera facing northeast, December 17, 2018.



Photograph 11: Southeast corner of building, showing boarded up windows and damaged door; camera facing northwest, December 17, 2018.



Photograph 12: North side of building; camera facing west, December 17, 2018.



Photograph 13: North side of building, showing deteriorated porch; camera facing east, December 17, 2018.

3 Historic Context

3.1 History of Alma College Site

Both the Classroom and 1950 Library Addition buildings were constructed 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.”⁵ 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.⁶

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.⁷ 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.⁸ 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.⁹

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

⁵ Page & Turnbull, “Alma College Historic Resource Study,” November 2005.

⁶ The architect of the Classroom building was not revealed in research for this project.

⁷ 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.

⁸ McGloin, 12.

⁹ The California Province of the Society of Jesus, www.calprov.org/history/html.

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.¹⁰ Fifty men comprised the first class at Alma College, led by Father James E. Malone, who served as rector until 1937.¹¹

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.¹² The main house was marginally altered to accommodate it for use as a residence for the faculty, and in time, 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.

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,

¹⁰ 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.

¹¹ Philip C. Blake S.J., "Alma Through the Years: A Pictorial History of the Alma College Property" *Western Jesuit* (October 1948).

¹² Main Buildings File, Western Archives of the Society of Jesus.

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.¹³

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 1: Alma College Main Quad, with Classroom building on left and Dormitories on right (date unknown).¹⁴

¹³ Western Archives of the Society of Jesus.

¹⁴ California Jesuit Archives, provided by Daniel Peterson, Santa Clara University Province Architect.



Figure 2: 1950 Library Addition shortly after construction.¹⁵

3.2 Paul A. Ryan

As noted in Page & Turnbull's historical study, the 1950 Library Addition was designed by Paul A. Ryan, a San Francisco-based architect who worked throughout Bay Area during the mid twentieth century on a variety of religious and educational projects. Born in 1907 in Alameda, Ryan received his degree in architecture from the Ecole Nationale des Beaux Arts in 1933. After college, he returned to San Francisco to work as a draftsman from 1934 to 1936 for Lewis P. Hobart, a San Francisco-based architect known for his prominent buildings during the first half of the twentieth century. In 1936, Ryan founded his own architecture firm, which he ran until 1943, when he joined the US Army Air Force where he helped to design model enemy targets for air campaigns. Following World War II, Ryan founded Ryan & Lee, Architects, with John Lee. Ryan and Lee remained partners until 1960, when Ryan again established his own firm.¹⁶

During his career, Ryan worked on a variety of local designs, including Riordan High School in San Francisco (1949), Covenant of the Good Shepherd in San Francisco (1951), St. Jarlath Church and Rectory in Oakland (1954), Harbor Slope Public Housing in San Francisco (1955), Carmelite Monastery in San Francisco (1958), and Junior School, Covenant of the Sacred Heart in Atherton (1961). None of these designs appears to have garnered significant attention among architectural critics, fellow architects, or later architectural historians. His only work of prominence was on St. Mary's Cathedral in San Francisco, although, as one of

¹⁵ California Jesuit Archives, provided by Daniel Peterson, Santa Clara University Province Architect.

¹⁶ George S. Koyl, editor, *American Architects Directory*, First Edition (New York: R.R. Bowker Company, 1955), 479; George S. Koyl, editor, *American Architects Directory*, Second Edition (New York: R.R. Bowker Company, 1962), 607; John F. Gane, editor, *American Architects Directory*, Third Edition (New York: R.R. Bowker Co., 1970), 791.

five architects on the project, it remains unclear how much the final design reflected his contributions. He worked with fellow local architects Lee and Angus McSweeney, who were later joined by internationally renowned architects Pier Luigi Nervi and Pietro Belluschi, when Catholic Diocese received negative reactions for not hiring more prominent designers. Nervi and Belluschi appear to have played an important role in developing the final design of the cathedral. Ryan died in 1988.¹⁷

¹⁷ "Obituaries: Paul A. Ryan," *San Francisco Examiner*, 18 February 1988; Koyl, *American Architects Directory*, 1955, 479; Koyl, *American Architects Directory*, 1962, 607; Gane, *American Architects Directory*, 1970, 791; "St. Mary's Cathedral," Archdiocese of San Francisco, 2008.

4 Historic Resource Eligibility Assessment

4.1 Previous Evaluations of Alma College

Alma College has previously been surveyed and evaluated numerous times, starting in 1995 when it was documented for the report “Historical and Architectural Resource Evaluation for the Los Gatos Country Club in the County of Santa Clara” by Glory Anne Laffey of Archives and Architecture. Laffey concluded that the buildings on the site were eligible for listing in the California Register of Historical Resources (CRHR) as a historic district for its important associations under CRHR Criterion 1 as the first Jesuit School of Theology in the western United States. The contributing elements included the classroom building, library (including the 1934 building and its 1950 addition), chapel, Upper Lake, and the landscaping around the Upper Lake. Also in 1995, the site was listed in the Santa Clara County Heritage Resource Inventory as the Alma College Complex.¹⁸

The property’s historic resources were next documented in 2004 on a DPR 523 Form by Archives & Architecture.¹⁹ That form included documentation of the classroom building, auditorium, chapel, utility building and library. In 2005, Page & Turnbull prepared “Alma College Historic Resource Study” for the Midpeninsula Regional Open Space District in which they developed a detailed historic context and prepared an updated evaluation of the property.²⁰ Page & Turnbull concluded that the Alma College site lacked sufficient historic integrity to meet the criteria for listing in the CRHR as a historic district. Despite possessing significance under CRHR Criterion 1 for its associations with the founding of the first Jesuit seminary in the West, the extensive deterioration of the existing buildings and the removal of key historic-period buildings led to a substantial loss of integrity of design, materials, setting, and feeling. Page & Turnbull, however, concluded that the Chapel is individually eligible for listing in the CRHR under Criterion 3 for its architectural significance and it retains sufficient historic integrity to convey that significance. Finally, Page & Turnbull stated that, with additional research, the site might be eligible for listing in the CRHR as a cultural landscape.

In 2010, Knapp Architects prepared “Alma College Conditions Assessment Project: Phase 1 Assessment of Existing Condition,” that included an evaluation of the property as a cultural landscape. Knapp Architects concluded that the site does meet the significance and integrity criteria for listing in the CRHR as a cultural landscape under Criterion 1 because it “reflects the broad patterns of local and California history in its layers comprised of different periods and uses.”²¹ The period of significance is 1850 to 1951 that encompasses the various periods of development and use reflected in the remaining resources at the site. While the property has been altered through the loss of buildings and features and changes over time, Knapp Architects concluded that it retains overall integrity because it retains its ability to convey the significance of layered history through the different identified periods of use, including the Milling period (1850s), Tevis Estate period (1906-1934), Alma College period (1934-1949), and Later Alma College period (1950-1969). Knapp Architects further concluded that the Chapel is not individually eligible for listing in the CRHR under Criterion 3 because it does not possess architectural significance and has been

¹⁸ Knapp Architects, “Alma College Conditions Assessment Project,” 46.

¹⁹ Archives and Architecture, “DPR 523 Form, SCI 515 Alma College Complex,” June 2004.

²⁰ Page & Turnbull, “Alma College Historic Resource Study.”

²¹ Knapp Architects, “Alma College Conditions Assessment Project,” 49.

substantially altered since its original construction. This conclusion regarding the Chapel was subsequently confirmed in 2015 by PGAdesign, Inc.²²

The Alma College Cultural Landscape has been previously determined eligible for listing in the CRHR and is listed in the Santa Clara County Heritage Resource Inventory. A cultural landscape is “a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.”²³ There are four different types of cultural landscapes: historic sites, historic designated landscapes, historic vernacular landscapes, and ethnographic landscapes. The Alma College Cultural Landscape is identified as a historic vernacular landscape.

Knapp Architects identified the character-defining features of the Alma College Cultural Landscape in two summary tables. In 2015, PGAdesign included additional elements as character-defining features. For ease of use, in its 2015 “Former Alma College Site Historical Resource Technical Report,” Page & Turnbull developed a list of all the features, grouping them into five different types, based on the Guidelines for the Treatment of Cultural Landscapes: topography, vegetation, circulation, water features, and structures.²⁴ As Page & Turnbull noted in 2015, some of the features could be listed under more than one type. But for readability are listed under only one type. Additionally, Page & Turnbull noted that some of the features are in severely deteriorated condition, but were found to contribute to the Alma College Cultural Landscape for the opportunities they provide to interpret the history and use of the site. The character-defining features of the Alma College Cultural Landscape include:

Topography

- Brick and concrete retaining walls along north and south perimeters of project site

Vegetation

- Blue cedars along the east end of the plunge
- Natural or scenic agricultural setting
- Grapevines

Circulation

- Covered walkway along north façades of Chapel and Library buildings
- East walkway from Chapel to Tevis House/Faculty Residence ruin
- Brick stair leading from library level south of the fountain basin to garage level
- Drive around lake
- Bear Creek Road
- Radial organization of elements around the upper lake
- Carriage Road from the site of the main house to Route 17

Water Features

- Aqueduct
- Upper Lake, including fountain and infrastructure (renovated in the 1920s)
- Concrete Fountain Basin

²² PGAdesign Inc., “Alma College Site Cultural Landscape Rehabilitation Plan,” prepared for Midpeninsula Regional Open Space District, Updated for Permit, 24 March 2017.

²³ National Park Service, “NPS-28: Cultural Resource Management Guideline,” 11 June 1998, available online at https://www.nps.gov/parkhistory/online_books/nps28/28contents.htm accessed on 21 December 2018.

²⁴ Page & Turnbull, “Former Alma College Site Historical Resource Technical Report,” prepared for Midpeninsula Regional Open Space District, December 9, 2015.

Structures, Site Furnishings, and Objects

- Chapel (1909/1934)
- Library (1934)
- Library Addition (1950)
- Classroom Building (1934)
- Garage (constructed at an unknown date, likely the 1940s)
- Two dormitory buildings from the Jesuit campus period (only the foundations remain extant)
- Tevis House/Faculty Residence ruin including carport structure
- Wood shed
- Boulder at Residence ruin
- St. Joseph Shrine
- Marian Shrine
- Sequence of the Meadow/Lily Pond/Roman Plunge
- Pergola with brick columns at the west end of the Roman Plunge terrace
- Wooden Cross with semi-circular hedge
- Flagpole
- Wood posts

The Knapp Architects report identified the Classroom building and the 1950 Library Addition building as contributors to the Alma College Cultural Landscape. However, none of the previous reports evaluated either building for their individual eligibility for listing in the CRHR.

4.2 California Register of Historical Resources Eligibility Criteria

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 (PRC), the Classroom building or the 1950 Library Addition building are evaluated for eligibility for listing in the CRHR. Eligibility rests on twin factors of significance and integrity. A property must have both significance and integrity to be considered eligible for listing in either the CRHR. 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 the CRHR 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.

Integrity is evaluated by regarding the property's retention of 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.

4.3 Santa Clara County's Heritage Resource Inventory Eligibility Criteria

The criteria for eligibility for listing in Santa Clara County's Heritage Resource Inventory are similar to the criteria for the CRHR, as codified in the Santa Clara County Historic Preservation Ordinance (Santa Clara County Ordinance Code Division C17). Eligibility requires that a property meet three criteria, per Santa Clara County Ordinance Section C17-5. The property must: A. be 50 years or older (or sufficient time has passed to obtain scholarly perspective on relevant historic or architectural associations); B. retain historic integrity; and C. meets one or more of the listed criteria of significance. 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" (Santa Clara County Ordinance Section C17-3).

The criteria of significance are:

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.

4.4 Eligibility Assessments of the Classroom Building and 1950 Library Addition

Under CRHR Criterion 1 and the Santa Clara County Heritage Resource Inventory Criterion 1, neither the Classroom building nor the 1950 Library Addition building is individually significant for associations with events, trends, or patterns important to the history of the region, state, or nation. They were both constructed and used during Jesuit use of Alma College (1934-1969). 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 and 1950 Library Addition building do not individually possess those same significant qualities. Rather, they represent only one part of property's history and thus do not reflect the broad historical patterns of the state. Within the context of Jesuit educational use of the property, research indicates that neither building possesses significance that would qualify it for eligibility for listing in the CRHR or the Santa Clara County Heritage Resource Inventory.

The Classroom and 1950 Library Addition buildings are 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 Classroom and the 1950 Library Addition were constructed 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 buildings have no associations with those individuals. During their use as classrooms and a library for Alma College, these buildings were 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 buildings and made demonstrably important contributions to history.

Under CRHR Criterion 3 and the Santa Clara County Heritage Resource Inventory Criterion 3, the buildings are 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.

The 1950 Library Addition 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 modestly designed buildings, both the Classroom and 1950 Library Addition buildings do not represent high artistic values.

Under CRHR Criterion 4 and the Santa Clara County Heritage Resource Inventory Criterion 4, these two buildings are not significant sources (or likely sources) of important information regarding history. The buildings do not appear to have any likelihood of yielding important information about historic construction materials or technologies. Instead, the construction techniques used to build them 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.

Like the Classrooms building, the 1950 Library Addition building has lost some historic integrity 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 damaged, 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.

While these buildings retain overall historic integrity, they do not possess historic or architectural significance as individual buildings, and thus do not meet the criteria necessary for listing in either the CRHR or the Santa Clara County Heritage Resource Inventory.

5 Effects Analysis

Under CEQA, a significant impact occurs if a historical resource undergoes physical demolition, destruction, or relocation, or if alterations to the resource or its immediate surroundings occur to such a degree that its significance would be materially impaired. The significance of a resource is materially impaired if a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance.”²⁵ A project may cause a substantial change to a property but may, through project designs or mitigation measures, be considered a less-than-significant impact on the environment.

To avoid a significant impact, a project should follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties (SOI Standards).²⁶ The SOI Standards include four standards: Preservation, Rehabilitation, Restoration, and Reconstruction. Rehabilitation is the appropriate standard for this project because it emphasizes the retention and repair of historic materials. The SOI Standards for Rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

²⁵ Section 15064.5(a) and (b) of the CEQA Guidelines and the criteria outlined in Section 5024.1 of the California Public Resources Code.

²⁶ United States Department of the Interior, SOI, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* (Washington, D.C.: 2017).

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

5.1 Analysis of Impacts

In 2015, Page & Turnbull prepared “Former Alma College Site Historical Resource Technical Report,” for the MROSD to assess the proposed Alma College Cultural Landscape Rehabilitation Plan and its potential effects on the Alma College Cultural Landscape.²⁷ That report concluded that the proposed rehabilitation plan meets compliance with the SOI Standards if implemented with additional proposed measures. As a result, Page & Turnbull found that the rehabilitation plan would not impact the cultural landscape to a level that would cause it to no longer be able to convey its significance or be eligible for listing in the CRHR. Page & Turnbull assessed the entire project, of which the demolition of the Classroom and 1950 Library Addition buildings was one aspect, and concluded that the project would be in compliance with Rehabilitation Standards 1, 4, 8, and 10. With the implementation of the proposed Plan Improvement Measures, the rehabilitation plan would comply with Rehabilitation Standards 2, 3, 6, and 7. However, the plan would not comply with Rehabilitation Standards 5 and 9, of which only the non-compliance with Rehabilitation Standard 5 specifically relates to demolition of the Classroom building and the 1950 Library Addition building. Page & Turnbull found that the loss of these two buildings would result in the loss of character-defining features that illustrate the construction technique and craftsmanship of the property.²⁸

Despite not meeting Rehabilitation Standard 5, Page & Turnbull found that the rehabilitation plan would not negatively impact the Alma College Cultural Landscape’s ability to convey its historical significance in a manner that would prohibit it from meeting the criteria for listing in the CRHR. For the most part, the historic integrity of Alma College Cultural Landscape would be retained, preserved, or rehabilitated, and taken as a whole, the site would not have substantially diminished historic integrity.

This report agrees with the findings of Page & Turnbull. As a result of the proposed rehabilitation plan, the Classroom and 1950 Library Addition buildings would be removed. That would somewhat diminish the historic integrity of materials, design, workmanship, and feeling of the cultural landscape. However, the Classroom and 1950 Library Addition buildings are only two of many contributing elements that help define the complex and layered history of the property. The vast majority of the contributing elements would be retained. As Page & Turnbull noted, “it is the arrangement and the interrelationship of the features as they existed during the [period of significance] that is most critical to consider when formulating proposed treatment.”²⁹ Despite the loss of the two buildings, the Alma College Cultural Landscape would retain its overall historic integrity as well as its integrity of materials, design, workmanship, location, setting, feeling, and association. As such, this report agrees with Page & Turnbull’s

²⁷ The 2015 Page & Turnbull report assessed two alternatives (Scheme A and Scheme B). Since then, MROSD has elected to move forward with Scheme B, which is addressed in this report. See: Page & Turnbull, “Former Alma College Site Historical Resource Technical Report,” 2015.

²⁸ Page & Turnbull concluded that the project did not meet Rehabilitation Standard 9 because of new additions to the property, such as parking areas within character-defining elements of the resource. This does not affect the current report’s assessment of the demolition of the Classroom and 1950 Library Addition buildings.

²⁹ Page & Turnbull, “Former Alma College Site Historical Resource Technical Report,” 2015, 20

conclusions that the proposed project would result in a less-than-significant impact to the environment under CEQA.

6 Conclusion

This Historic Resources Report concludes that the Classroom building and the 1950s Library Addition building do not meet the criteria for individual listing in the CRHR or designation in the Santa Clara County Heritage Resource Inventory. This report does not re-evaluate any individual buildings or structures at the Alma College Cultural Landscape, or the cultural landscape as a whole. As such, the Alma College Cultural Landscape remains eligible for listing in the CRHR and retains its listing in the Santa Clara County Heritage Resource Inventory. Moreover, the Classroom and the 1950s Library Addition buildings remain contributing elements to the cultural landscape.

This report further concludes that the demolition of the two buildings as part of the proposed Alma College Site Cultural Landscape Rehabilitation Plan does not substantially diminish the historic integrity of the Alma College Cultural Landscape such that it would not meet the criteria for listing in the CRHR. Instead, the proposed project retains, preserves, and rehabilitates the vast majority of the resource's character-defining features. As such, this report concludes the proposed rehabilitation plan would result in a less-than-significant impact on the environment for the purposes of CEQA.

7 References

- Gane, John F., editor. *American Architects Directory*. Third Edition. New York: R.R. Bowker Co., 1970.
- Knapp Architects. "Alma College Conditions Assessment Project, Phase 1: Assessment of Existing Conditions." Midpeninsula Regional Open Space District, March 2010.
- Koyl, George S. ed. *American Architects Directory*, First Edition. New York: R.R. Bowker Company, 1955.
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- 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.
- PGAdesign Inc.. "Alma College Site Cultural Landscape Rehabilitation Plan." Prepared for Midpeninsula Regional Open Space District. Updated for Permit, 24 March 2017.
- United States Department of the Interior, National Park Service. *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Washington, D.C.: 2017.
- United States Department of the Interior, National Park Service. *The Secretary of the Interior's Standards for Treatment of Historic Properties with the Guidelines for the Treatment of Cultural Landscapes*. Washington, D.C.: 1996.

APPENDIX A

Location Map for Alma College Cultural Landscape



APPENDIX B

Update DPR 523 Form for

Alma College Complex

Recording and Evaluating the

Classroom Building and 1950 Library Addition Building

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 _____

Page 2 of 21

*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 # _____

Page 3 of 21

*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

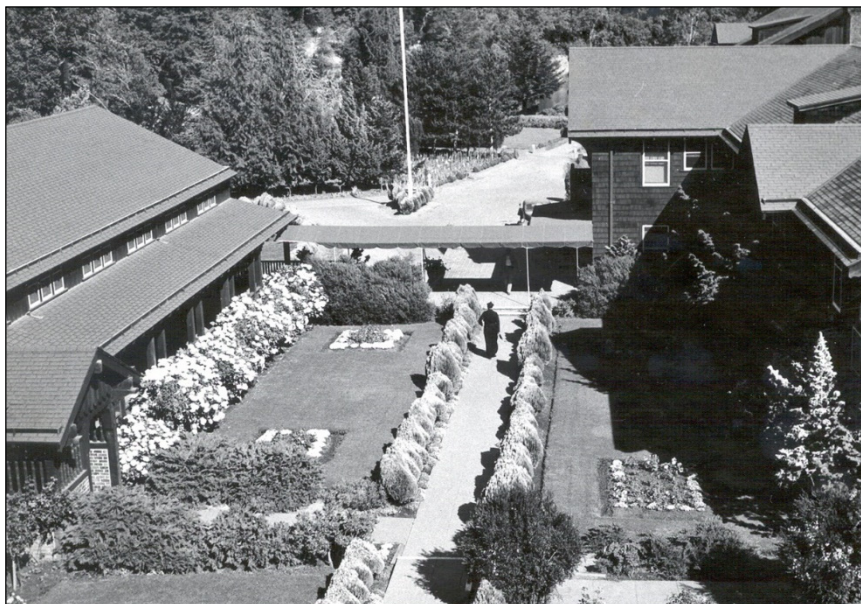


Figure 1: Alma College Main Quad, with Classroom building on left and Dormitories on right (date unknown).⁹

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) _____

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

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

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

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

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

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

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

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

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

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

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

*Recorded by Joseph Freeman

*Date December 17, 2018

☒ Continuation ☐ Update

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

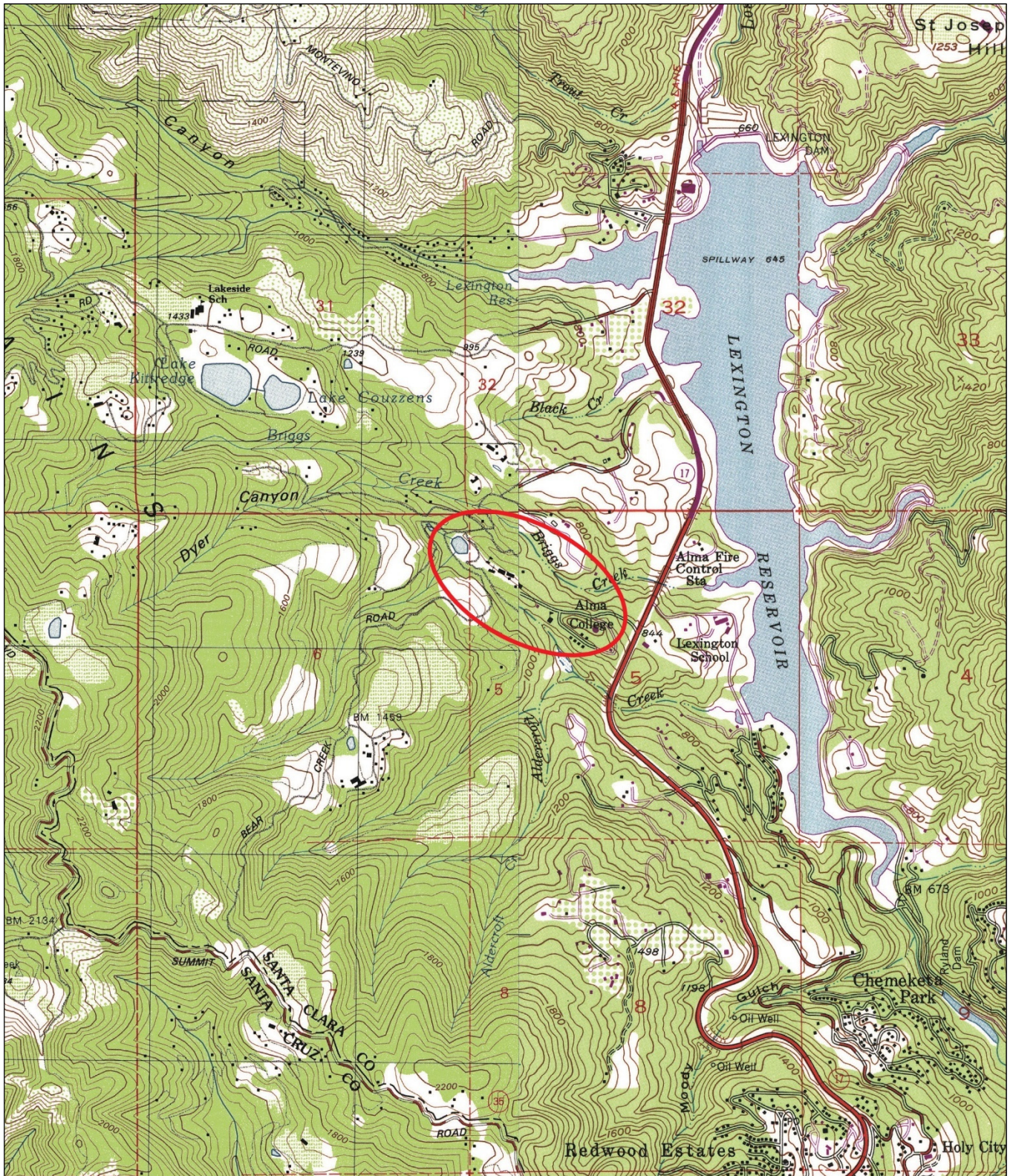
*Scale: 1:24,000

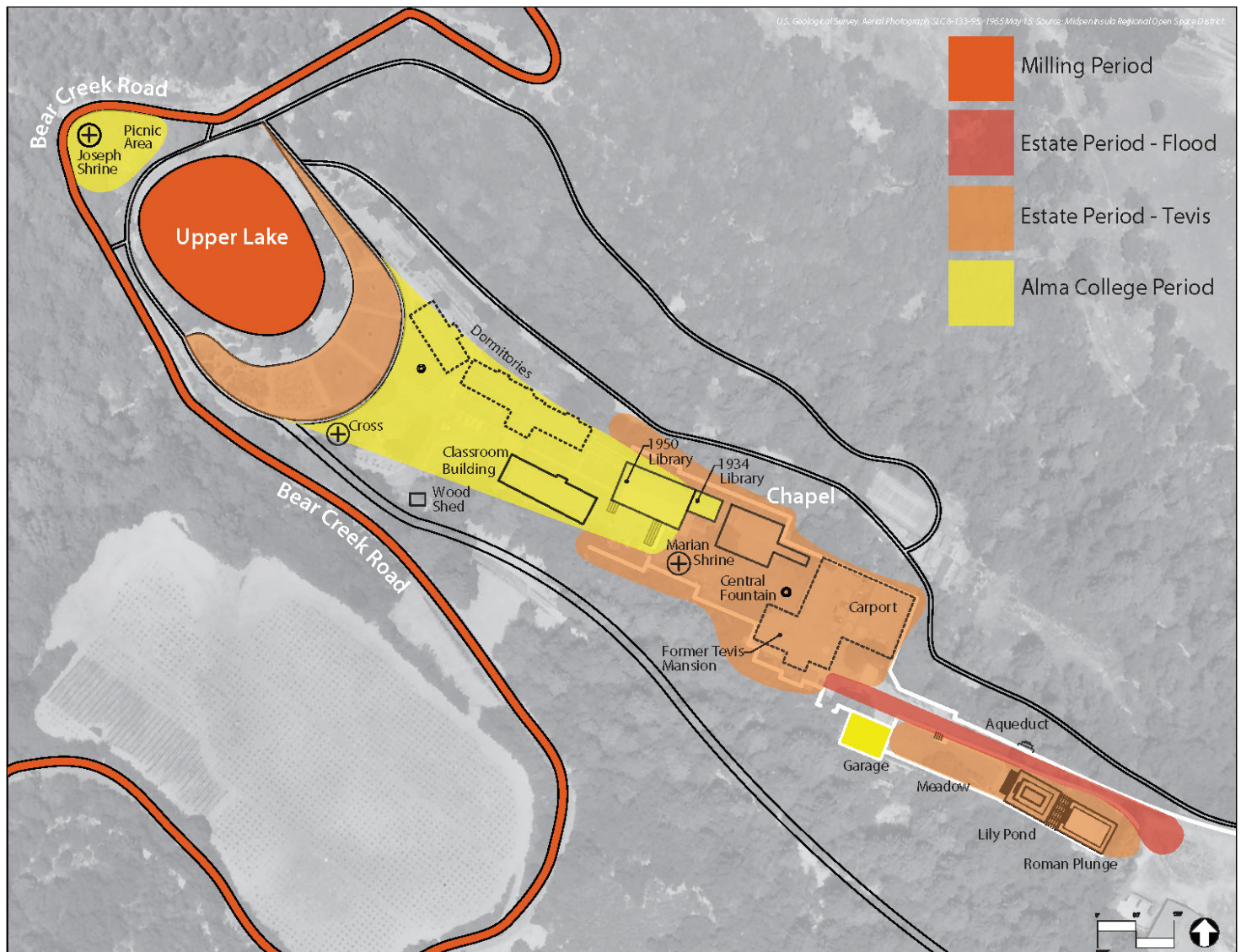
*Date of Map: 1997

*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.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 3B

Other Listings 1999 Santa Clara County Heritage Resource Inventory

Review Code _____ Reviewer _____ Date _____

Page 1 of _____ *Resource Name or # (Assigned by recorder) SCL 515 Alma College Complex

P1. Other identifier Flood / Tevis estate

*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/Los Gatos Date ? T 9S ; R 1W ; 1/4 of 1/4 of Sec 1 ; Mt B.M.

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

d. UTM: (give more than one for large and/or linear resources) Zone 10S ; 589010 mE 4115357 mN

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

A.P.N. # 544-32-001 and 544-33-001

*P3a. Description:

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

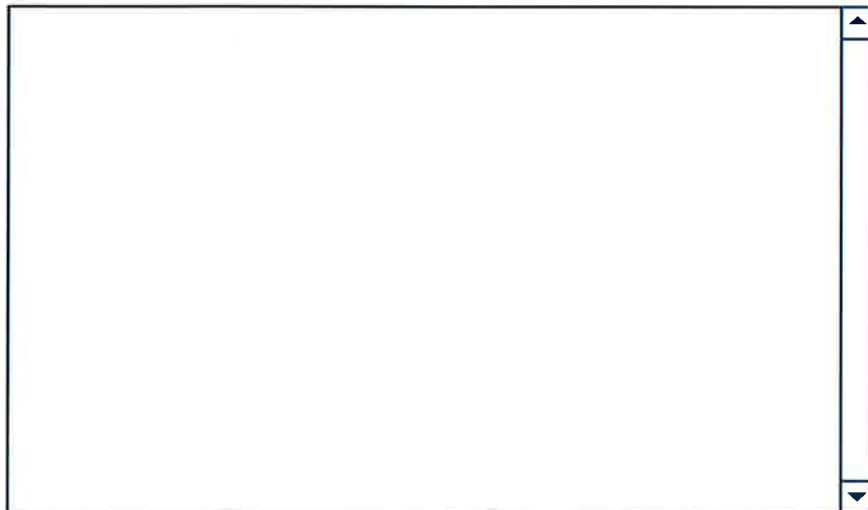
This property consists of two parcels which were purchased by the Midpeninsula Open Space District in 1999. Although presently access by the public is limited, it has become part of Bear Creek Redwoods Open Space Preserve, a 1,325-acre regional park in development by the district. Planning is still in early stages; as of May 2004 final consultant selection was underway for the development of the Master Plan that will be completed in conjunction with the Sierra Azul and La Honda preserves.

(Continued on page 4, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP15 (Educational building) HP16 (Religious building)

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

P5a. Photo or Drawing (Photo required for building, structures, and objects.) P5b. Description of Photo: (View, date, accession #)



*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Circa 1909, 1934, 1950

*P7. Owner and Address:

Midpeninsula Regional Open Space District

330 Distel Court

Los Altos, CA 94022

*P8. Recorded By: (Name, affiliation, and address)

F Maggi & C Duval, Archives & Architecture

1901 S. Bascom Ave. #1530, Campbell CA 95008

*P9. Date Recorded: 6/10/04

*P10. Survey Type: (Describe)

Intensive-level resurvey of the Heritage Resource Inventory

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

Archives & Architecture: Santa Clara County Heritage Resource Inventory Update - Phase II, for the Santa

Clara County Planning Office. Heritage Resource Inventory. 1999

*Attachments:

☐ None ☐ Sketch Map ☒ Building, Structure, and Object Record ☐ District Record ☐ Milling Station I
☒ Location Map ☒ Continuation Sheets ☐ Archaeological Record ☐ Linear Feature Record ☐ Rock Art Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of

*NRHP Status Code 3B

*Resource Name or # (Assigned by recorder) SCI 515 Alma College Complex

B1. Historic Name: Alma Dale and Tevis Estate

B2. Common Name: Alma College

B3. Original Use: Theological college

B4 Present Use: Future park

*B5. Architectural Style: Various (see descriptions)

*B6. Constuction History: (Construction date, alterations, and date of alterations)

See descriptions.

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

*B8. Related Features:

Stable complex, Tripp residence, steel truss bridge (see continuation sheet)

B9a. Architect: Edward James

b, Builder: H. C. Miller

*B10. Significance: Theme Education Area Alma / Lexington

Period of Significance: 1909-1969 Property Type Park Applicable Criteria A(1), B(2), C(3)

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

Also address integrity.)

The property within the Bear Creek Redwoods Open Space Preserve where the extant Alma College complex is located was first developed as a sawmill in the early 1850s. Over the next 35 years, the property was used as a part of the larger logging community that evolved in the Lexington area. As the logging industry moved deeper into the Santa Cruz Mountains, this region, in the greater Los Gatos area, developed agriculturally, and was sought out by wealthy industrialists from San Francisco. The site of Alma College was a rural estate for a succession of three wealthy owners, beginning with Sillman H. Knowles in 1887, until bought by the Sacred Heart Novitiate of Los Gatos in 1934. The Novitiate was established in 1888, and took over the training of Jesuit novices formerly done at Santa Clara College. The following historical background provides context to the 1934 development of Alma College.

(Continued on page 6, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

(see DPR523L, page 7)

B13. Remarks:

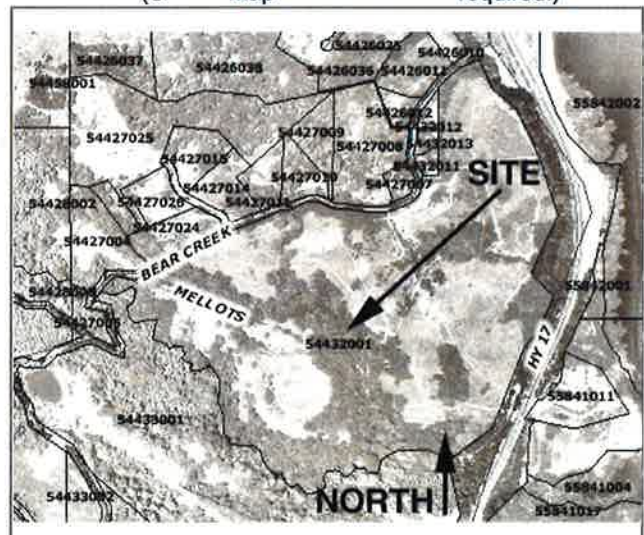
None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: June 10, 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP

Primary # _____

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Trinomial _____

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*Resource Name or # (Assigned by recorder)

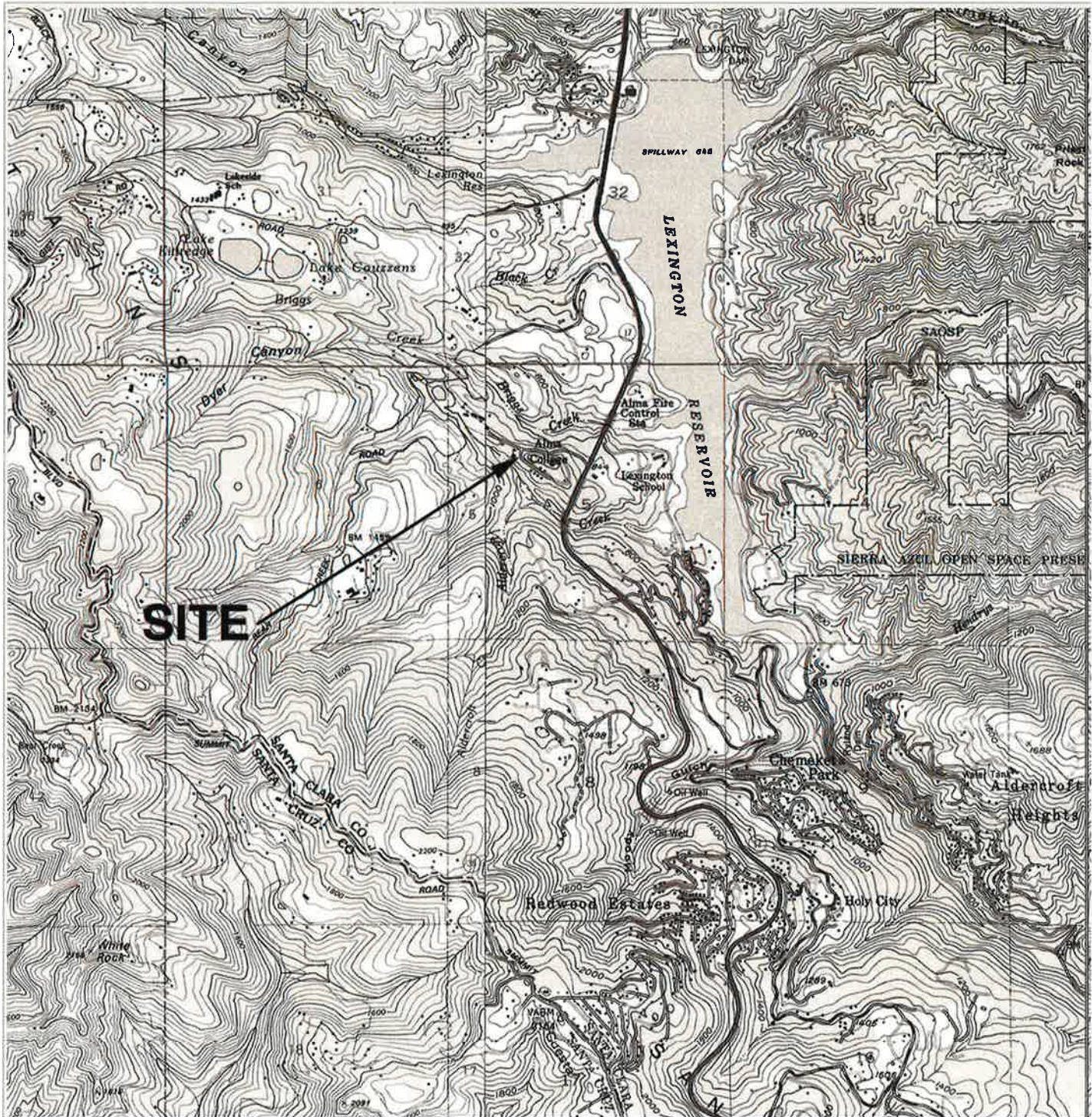
SCI 515 Alma College Complex

* Map Name: Castle Rock/Los Gatos

* Scale: n.t.s.

* Date of Map: 1/1/1980

19480 Bear Creek Road Los Gatos 95030



TN 15° MN

0 1000 FEET 0 500 1000 METERS
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder)

SCI 515 Alma College Complex

* Recorded By Franklin Maggi & Charlene Duval

* Date 6/10/2004

☒ Continuation ☐ Update

Continued from page 1, DPR523a, P3a)

Classrooms

This classroom building was constructed circa 1934, the year Alma College opened. Built in the Swiss Chalet style of the original Tevis buildings, the classroom structure has a gabled roof with exposed rafter ends. The gable end is decorated with stickwork and braces. The building is sheathed with shingles. The eastern section of the building has a horizontal wainscot. Fenestration includes six-over-one double-hung sash windows. The eastern section has clerestory windows above the covered walkway, and the classroom entrances have glazed multi-paned doors. The entrances are covered with gabled porches with exposed joists and decorated fascia boards. The classrooms have open-beamed ceilings.

The classroom building, while not individually distinctive, is a contributing structure to the college complex.

1934 and 1950 Libraries

The original library building was constructed in 1934 and housed a 5000-volume collection. By the late 1940s, the collection had outgrown this small building. With funds primarily donated by Della L. and James E. Walsh, a new reinforced concrete addition was dedicated in November 1950. The 1950 library had a capacity of 110,000 volumes and included offices for the librarian and cataloguers, a reference room, microfilm and photocopying facilities, and seminar rooms.

The 1934 western section of the building has a gabled roof with dormers. The overhanging eaves have exposed rafters, and the gable is decorated with stickwork, brackets, and heavy redwood beams. The upper portion of the building is sheathed with shingles and the lower portion with brick. The porch has a small gable roof. Fenestration includes multi-paned casement windows.

The 1950 eastern end of the building features a low-pitched gable roof with full-length fix-paned windows in the eastern elevation. The roof has wide over-ang-ing eaves and is covered with clay roof tiles. The building is clad with stucco siding. Fenestration includes a ribbon of casement windows under the eaves on the upper floor.

The two-story building has a large auditorium (part of the 1934 library) on the upper floor with classrooms and offices on the lower floor. First-floor rooms are entered under a covered walkway on the north elevation.

The library buildings, while not individually distinctive, are contributing structures to the college complex.

Chapel

This building was constructed around 1909 as a library for the Tevis estate. The library had a "Bamboo Porch" furnished with wicker chairs and potted palms; it also had a large fireplace, and was used as a dining room for large banquets. After the property was acquired in 1934, the Tevis library was remodeled as the college chapel. At that time the fireplace was removed and an altar and pews were installed. The basement rooms functioned as the sacristy.

Designed by Julia Morgan and constructed in the Swiss Chalet variation of the Craftsman style, the building has a gabled roof with wide overhanging eaves and small gabled wings that function now as chapel naves. The gable features stickwork, brackets, and decorative fascia boards. The building is sheathed with shingles, and the foundation and basement are constructed of clinker brick. Fenestration includes tall multi-paned French windows. The building has two entrances: a covered porch at the west end that was once connected by a covered walkway to the main residence, and entrances off a covered verandah or deck on the north side. Entrances are French doors and the deck has a clay tile floor with an open wooden railing. The interior of the building features a open beamed ceiling with large redwood beams. The building is in good physical condition.

This is the only building of the college complex that survives from the Tevis era. It is individually significant for its association with Dr. Tevis and is distinctive for its architecture, designed by Julia Morgan, a master architect. Its use as the college chapel during the Jesuit period also makes it a contributing structure to a college historic district

Garage and residence

Although the date of construction could not be determined, it was likely constructed as a utilitarian building during the 1940s. Two stories in height and constructed into the side of the hill, the upper floor appears to have been a garage, and the lower floor appears to have been living quarters. The roof has a low-pitched gable with unenclosed eaves. There are four stalls divided by brick pillars. One of the stalls has been enclosed as a living space. The lower floor/basement is constructed of poured concrete. This section appears to have been remodeled in the recent past. The small gabled entrance is reached by a flight of stairs that descends the hillside. The building appears to be in poor condition.

This building is not individually architecturally distinctive or historically significant, nor does it significantly contribute to a potential historic district.

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*Resource Name or # (Assigned by recorder)

SCI 515 Alma College Complex

* Recorded By Franklin Maggi & Charlene Duval

* Date 6/10/2004

☒ Continuation ☐ Update

(Continued from previous page)

Picnic Area, Alcove, and Upper Lake

Dr. Tevis carried out extensive landscaping projects around the upper lake and residence with the assistance of a large staff of gardeners, masons, and builders. The grounds around the estate included walkways, gardens, gazebos, and alcoves that allowed the visitors pleasant walks and vistas. In the early 1920s, Dr. Tevis redesigned the upper lake, laid pipes, and installed an elaborate water system to add fountains in the lake. After the property was acquired in 1934, students often used the landscaped grounds for reflection and meditation; on weekends, students invited friends and family here for picnics.

The picnic area consists of a brick and masonry alcove. The site includes an open area, a flight of three brick steps, a masonry rock wall that separates the area from Bear Creek Road, and an arched alcove and masonry pedestal. Although in a neglected state, the brick and stonework appear to be intact.

Although not individually distinctive, as one of the remaining elements of the extensive landscaping of the Tevis estate and the Alma College campus, this resource contributes to the overall setting for a potential historic district.

19100 Bear Creek Road, Stable Complex

Dr. Harry Tevis purchased this property in 1905 at the same time that he acquired the adjacent Alma Dale ranch from James L. Flood. Dr. Tevis was an avid horseman who raised Tennessee Walking horses, and he constructed these stables between 1915 and 1920. In the 1920s Tevis hired Reginald Theobald to act as his ranch foreman. Named in Tevis's will, Theobald was left \$50,000 and a life estate in the northeastern portion of the ranch. He maintained the stables until his death in 1950. The property has since been leased to a succession of individuals who board and breed horses and operate riding schools. It has recently been known as Bear Creek Stables.

The complex was not accessible for the present survey; the following description is based on a 1994 site visit by Glory Anne Laffey. The complex consists of a main residence, stables, and an employee residence. Recent buildings include several large barns. The entrance is marked by large brick gate pillars with cast iron light fixtures and a scrolled wrought iron gate. Built on the side of the hill near the entrance is a one-story vernacular gable and wing style residence. This structure has been enlarged and remodeled several times. The gabled roof has aluminum sheathing, and the unenclosed overhanging eaves have elbow brackets. The house is sheathed with board-and-batten siding. Fenestration includes aluminum and wood-framed windows. The large front windows are multi-paned with fixed sashes. A large chimney on the gable end appears to be constructed of local granite cobbles. A small yard is enclosed with a low wrought iron fence.

The main stable is a long gabled building with several additions and extensions. At the end of the main building is a small residential unit that was formerly a tack and storage room. This unit has six-over-six paned windows and board-and-batten siding that has been stuccoed on one side. The main stable unit, with nine interior stalls, extends down one side of the stable yard. It has a gable roof with gable brackets, exposed rafter ends, and board-and-batten siding. Attached to this building are small sheds, additional stalls, hay storage areas, and a carriage house. Another stable unit is located across the exercise yard to which a large recently constructed open barn has been attached.

Constructed by Harry Tevis between 1915 and 1920, this complex has been in operation for more than 75 years. The buildings have been neglected and altered over the years. Although maintaining an association with the early use of the property by Dr. Tevis, the alterations have reduced the level of integrity to a point where they appear not to contribute to the significance of the site. Additional detailed evaluation would be necessary to adequately evaluate if the loss of integrity has destroyed the association of the resource to the significance of the site.

18718 Bear Creek Road, Tripp Residence

This residence was part of a dairy purchased by Dr. Tevis to supply dairy products to his estate. All the barns and other outbuildings have been razed, with only the residence remaining. The house has been occupied until recently by Maury Tripp, who bred and trained bloodhounds for search and rescue operations before his death in February 2004.

The residence was not accessible for the present survey; the following description is based on a 1994 site visit by Glory Anne Laffey. Probably constructed during the early part of the century, this one-story gabled residence has a small wing. The low-pitched gabled roof has unenclosed eaves with exposed rafter ends and a bracketed gable. The house is clad with shingle siding. Fenestration is varied with one-over-one sash windows, multi-paned fixed sash picture windows, and aluminum-framed sliders. The building has undergone frequent remodeling as evidenced by several types of windows. This building is not individually distinctive and only has a secondary relationship to the significance of the site.

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*Resource Name or # (Assigned by recorder)

SCI 515 Alma College Complex

* Recorded By Franklin Maggi & Charlene Duval

* Date 6/10/2004

☒ Continuation ☐ Update

(Continued from previous page)

Steel Bridge

Spanning Reservoir Creek, this bridge was designed and constructed by John G. McMillan in 1923 for Dr. Harry Tevis. Remaining elements include reinforced concrete abutments and a concrete bent at each end. The central part of the bridge is a Pratt deck truss, whereby the roadbed is carried on the top chord with the truss below the deck level. The Pratt truss is the most common of the truss bridges found in California; however, the deck form is a rare configuration. J. G. McMillan was the county engineer from 1890 to 1914. He was a railroad surveyor, mining engineer, and an engineer for Stanford University before his election as county surveyor. He was one of the earliest county engineers to begin designing concrete bridges, and his designs are noted for their sensitivity to rural locations. By the time this bridge was constructed, the use of metal truss bridges was decreasing in favor of concrete bridges. By 1930, the truss was used rarely except in extraordinary situations.

The bridge was not accessible for the present survey; the following description is based on a 1994 site visit by Glory Anne Laffey. Evaluation of this resource is hampered by the lack of an adequate inventory of county bridges, and the fact that the Caltrans bridge inventory includes only bridges on public roads. However, concrete and steel automobile bridges are relatively rare resources in the county, and this bridge is a good example of an important bridge type (i.e., Pratt deck truss), as well as a good example of the work of J. G. McMillan. Although the road deck is missing, the bents and truss elements retain engineering integrity. Therefore, this resource is potentially eligible for the National Register of Historic Places as an engineering structure by satisfying Criterion C, as it embodies distinctive characteristics of a type, period, or method of construction, and it represents the work of a local master engineer.

(Continued from page 2, DPR523b, B10)

Early development within the Alma College site occurred in the early 1850s, and is attributed to a logger by the name of Webb, of which little is known. By the mid-1850s, James S. Howe had dammed Webb Creek to form a lagoon, pumping water from the creek to operate an overshot waterwheel that powered a sawmill near the lagoon. In 1878, Lysander Collins sold the property to Wilbur Wilcox, superintendent of the San Jose Water Company.

Between 1887 and 1894, the property was owned by Captain Stillman H. Knowles who acquired 49 acres from Wilbur Wilcox. Knowles had made his fame as a San Francisco vigilante leader in 1856 and his fortune mining. He owned the E. & E. Mine in Baker City, Oregon, and was also associated with James C. Flood, the "Bonanza King" of the Comstock silver mines. With a vision of his grandfather's New England home, Knowles built a large 15-room residence and converted nearby ponds into a series of ten lakes. Stocked with rainbow trout, Knowles intended to develop a commercial trout farm. He also planted a vineyard and orchard.

In July 1894, Knowles sold his property to real estate broker John F. Farley, who then sold it to Maria Rosa Flood. Her husband was James L. Flood, the son of James Clair Flood, Knowles's former business partner. James L. Flood and his wife Rose set about creating their estate, which they named Alma Dale. They expanded the acreage from the original 49 acres to 800 acres. The Floods used the property as a game reserve, introducing pheasants and brown quail, in addition to encouraging the deer population to increase and be hunted. There were also pastures for cattle and horses, and cultivated areas for vineyards and orchards. Located at the foot of a lake, Flood remodeled the original Knowles home into a 40-room villa. The Knowles barn was remodeled into a stable to house Flood's horses. They had built a private carriage way, known as Flood Road (later Alma College Road), which led from their home to the town of Alma. By 1901, the main complex of buildings on the Flood estate included a residence, cottage, several storehouses and hot houses, arbors, wood shed, wagon shed, large and small barns, monkey cage, bird house, chicken yard, dove cote, dog kennels, water tankhouse, and an auto shed. These buildings and features extended along the top of the ridge now occupied by the Alma College buildings. A flume paralleled Webb Creek and a boathouse was located at one of the lower lakes on Webb Creek.

In July 1905, retired San Francisco dentist Harry L. Tevis purchased Flood's Alma Dale ranch. Harry Tevis had recently come into his share of his late father's estate. His father, Lloyd Tevis, had been a successful San Francisco lawyer who made millions investing in mining properties, real estate, and undeveloped land throughout the American West. Lloyd Tevis also became the chief owner of Wells, Fargo & Company and led the firm into banking, when he became its first president.

When Harry Tevis arrived at his Alma estate to inspect damages after the 1906 earthquake, he found that Flood's Victorian mansion and other buildings on the ranch were damaged beyond repair. Tevis began an extended building program, completing, in 1909, a new Swiss chalet style residence. The remains of the Flood mansion were removed and the site was landscaped with lawns and formal gardens stretching down to the lake. The remains of Flood's horse stables were converted into a library. He also added guest houses, an employee mess hall, and service buildings for a staff of nearly 100 people. Tevis also constructed a swimming pool styled after a

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*Resource Name or # (Assigned by recorder)

SCL 515 Alma College Complex

* Recorded By Franklin Maggi & Charlene Duval

* Date 6/10/2004

☒ Continuation ☐ Update

(Continued from previous page)

Development of Alma College

Tevis died on July 19, 1931. On April 28, 1934, the California Province of the Society of Jesus purchased from the Tevis estate the original 270-acre Alma Dale portion of the property for the School of Sacred Theology. Here they established the first Jesuit theological college on the West Coast. It was accredited both as a degree-granting institution by the State of California and the Vatican agency, the Sacred Congregation of Seminaries and University Studies.

Opening for classes on September 10, 1934, the college's first class consisted of 50 theologians. Under the direction of architect Edward James and superintendent of construction H. C. Miller, Alma College remodeled many buildings present on the Tevis estate. The large Tevis home housed administrative offices, faculty quarters, the dining hall, and classrooms. The library was remodeled for the community chapel. A 52-room dormitory was erected in the Swiss chalet style of the residence and a library was completed shortly after the college opened. The Roman plunge and gymnasium served the recreational needs of the students. In 1950, a new library was constructed with a storage capacity of 110,000 volumes. The college also had its own hospital and fire service (in cooperation with the State Division of Forestry). Much of the acreage was planted with vineyards.

The Jesuit brothers supported the college's operational functions by performing maintenance, administrative, and technical tasks. A book bindery was established in 1947. In 1961, several laymen organized a crew of about 200 Santa Clara Valley volunteers who constructed a 72-foot addition to the bindery buildings. Known as The Village, these buildings were located about 1000 feet southeast of the main buildings. After the college relocated, The Village deteriorated and the buildings were razed in 1994.

When Highway 17 was rerouted through the Alma College property in 1951, the new route went through Dr. Tevis's original gardens. Gardeners from the University of Santa Clara, aided by the California Conservation Corps, transplanted dozens of rare shrubs and trees to the Santa Clara campus.

(Continued from previous page)

Elsewhere on the Alma College property were several farmsteads. Near the Alma College Road entrance was a complex referred to as the "Red Cottage" in the 1900 surveyor's field notes. This was probably the farmstead of R. Muender who owned the property in 1890, which was conveyed to Flood in 1895. This complex consisted of a house, barn, and several outbuildings on the south bank of Briggs Creek. Between the creek and Alma College Road was a vineyard and prune orchard. A Craftsman house, ca. 1910, is now located in this area. It is likely that the earlier buildings were badly damaged in the 1906 earthquake and the current building was constructed during the Tevis ownership period.

By 1890, Otto Schrader owned the parcel that currently includes the stables and corral. The 1900 field notes indicate that the "old Schrader place" was located on a knoll between the current corrals and Briggs Creek. In 1891, Schrader sold this parcel to Charles G. Stuhr. Stuhr had sold the parcel to H. E. Law by 1903, who sold it to Harry Tevis in 1905.

The J. B. Rundell property north of the township line (Section 32) was sold by Rundell's heirs to Charles Stuhr and J. J. Bishop in 1892 and 1894. The Stuhr farmstead was located on the south side of Bear Creek Road and north of the stables. Bishop's farmstead was located in the vicinity of 18718 Bear Creek Rd. A dairy during the Tevis ownership period, the house on that property was occupied until recently by Maury Tripp, who bred and trained bloodhounds for search and rescue operations before his death in February 2004.

The northeasternmost section of the subject parcel, now adjacent to Highway 17, had been acquired by W. T. Welcker (or Welker) by 1890. This parcel was acquired by James Flood who sold to H. E. Law in 1904. By 1900, this parcel had been planted with a vineyard and orchards. Law sold it to Arthur and Edna Briggs, who in turn sold it to Harry Tevis in 1907. Reginald Theobald was ranching this parcel by 1934. This property passed to the Sacret Heart Novitiate of Los Gatos upon Theobald's death in 1950.

On October 17, 1967, the college announced it was relocating to a new campus in Berkeley so as to be nearer to the Graduate Theological Union at the University of California. After the departure of the Jesuits in 1969, the Novitiate leased the campus for a private boy's school. The large dormitory buildings were razed in about 1969, and the faculty residence, formerly the Tevis residence, burned on Christmas Eve, 1970. In 1984, the property was leased to a religious group who operated the West Heights School. The school had about 100 students in grades one through twelve. West Heights left the property in February 1994.

In 1989, Hong Kong Metro Realty purchased the property from the Sacret Heart Novitiate of Los Gatos. Their desire was to turn the property into a country club and golf course. The property went through a series of owners until the Peninsula Open Space Trust and the Midpeninsula Regional Open Space District purchased the property in 1999. The area is now known as the Bear Creek Redwoods and will become a part of a 1,325-acre regional park.

EVALUATION

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder)

SCI 515 Alma College Complex

* Recorded By Franklin Maggi & Charlene Duval

* Date 6/10/2004

☒ Continuation ☐ Update

(Continued from previous page)

Alma College Complex

The National Historic Preservation Act defines a historic district as a geographically definable area possessing a significant concentration of sites, buildings, or structures united by past events or aesthetically by plan or physical development. To be eligible for the National Register a district must represent a significant and distinguishable entity whose components may lack individual distinction.

As the site of the first Jesuit theological college in the Western United States, Alma College meets Criterion A as it was associated with an event that made a significant contribution to the broad patterns of our history at the state level, and possibly at the national level. Alma College represents a significant development in higher education. The Jesuit Order has played a significant role in the development of education in Santa Clara County since 1849, when it took control of Mission Santa Clara and established Santa Clara College. The order continues to take an active role in local parochial education by training teaching priests for Santa Clara University and Bellarmine College.

Six resources have been identified as being associated with the Alma College complex's period of significance (1934 to 1969). Of these resources, four have been identified as making a significant contribution to a potential historic district. These resources include the classroom building, the 1934 and 1950 library building, the chapel, and the landscaping features of the upper lake, brick alcove, and picnic area.

Integrity: A historic district must maintain a high degree of architectural integrity. This means that it must remain substantially as it was at the time it gained significance. Categories of integrity include location, design, setting, materials and workmanship, and feeling and association. Although there have been some alterations and deterioration to the buildings and grounds, none are substantial and all are reversible. The setting or the property's environment is similar to the environment as it was during the college's existence. Although some important parts of the college complex have been lost (i.e., dormitory buildings, faculty residence, outbuildings, and many of the landscaping features), the remaining components of the complex maintain an internal coherence.

Alma College Chapel

In addition to its contribution to a potential college complex historic district, the chapel building is the only surviving structure from the Tevis era. It is individually significant for its association with Dr. Tevis and for its design by Julia Morgan, a master architect. It qualifies for the National Register under Criteria A, B, and C, and for the California Register under Criteria (1), (2), and (3).

Steel Bridge

The Steel Bridge is a rare remaining example of a Pratt deck truss bridge that was designed by John G. McMillan. It appears individually eligible for the National Register under Criterion C and the California Register under Criterion (3).

(Continued from page 2, DPR523b, B12)

Beal, R. A. *Highway 17. Aptos: The Pacific Group*, 1991.

Blake, P. C., S.J. "Alma through the Years," *Western Jesuit* (February 1960).

Early, D. E. "Maury Tripp, 61, Helped Save Lives as Tracker," *San Jose Mercury News*, 2/6/2004, p. 7C.

Laffey, G. A., and R. G. Dettlfe, *Historical Overview and Context for the Los Gatos Country Club in the County of Santa Clara*, 10/25/1994.

"Alma College-its scholars seek to show the way to heaven," *Los Gatos Times-Saratoga Observer* 9/16/1957.

Mikesell, S. D. *Historic Highway Bridges of California*. Sacramento: California Department of Transportation, c1990.

O'Toole, F., S.J. "The Alma College Story," *Western Jesuit* (June 1958), pp. 3-21.

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"Alma College Bindery-A Community Project," *San José News* 9/2/1963.

Young, J. V. "History of Alma Colorful Chapter in Mountain Saga: Had Start with Erection of 'Forest House' by Lysander Collins in 1862," *San José Mercury Herald*, c1934. [Available in Scrapbook E, page 32, California Room of the Martin Luther King, Jr. Public Library.]

Peninsula Open Space Trust. "Bear Creek Redwoods: Creating a Park for the Valley," http://www.openspacetrust.org/POST_Lands/bear_creek.htm.