

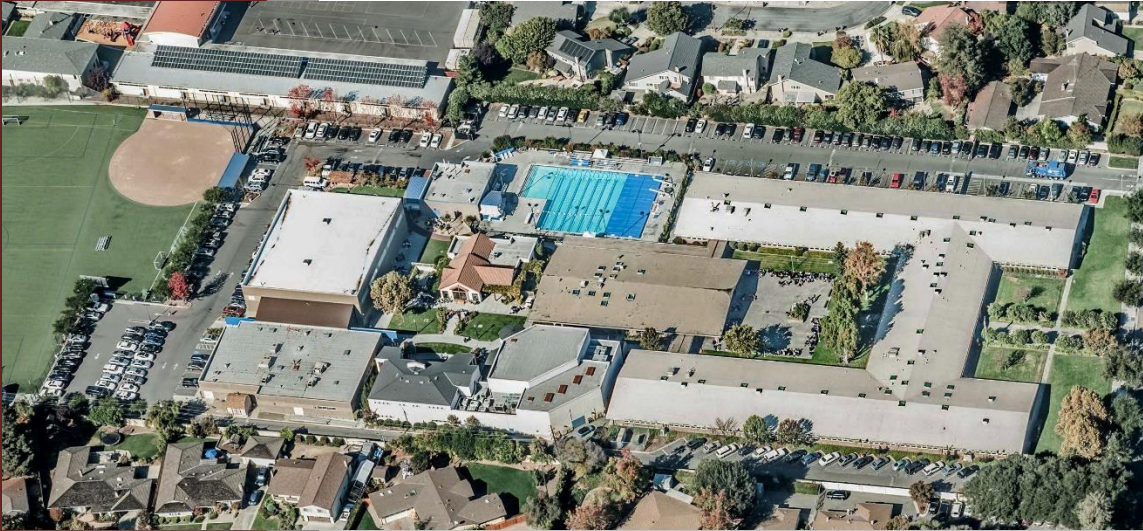
APPENDIX B

Historic Report

HISTORIC REPORT

Presentation High School

2281 Plummer Ave., San José, Santa Clara County, California
(APN #446-38-035)



Prepared for:

David J. Powers & Associates, Inc.

Attn: Mike Campbell

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12.15.2017



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Cover image: Bing (Microsoft Corp.), retrieved 2017

Introduction

Presentation High School is a private Catholic college preparatory school for young women, operated by the Sisters of the Presentation of the Blessed Virgin Mary. Affiliated with the Roman Catholic Diocese of San José in California, the school's mission is related to the teachings of Nano Nagle, who founded the Sisters of the Presentation during the 1700s and who dedicated her life to working with the poor.

The school is located in the Willow Glen residential district of San José, with an address of 2281 Plummer Ave. The St. Christopher Catholic Church is located to its immediate northwest at the southeast corner of Curtner and Booksin Avenues. The high school campus is south of the church and fills the block between Plummer and Booksin Avenues, with access from Plummer Avenue. The school also owns and utilizes two converted houses across from the campus on Plummer and Jenvey Avenues.

The campus of Presentation High School first opened in 1962, shortly after beginning the school year at the adjacent Saint Christopher School gym. Buildings at the campus on Plummer Avenue have expanded the size of the school facility over the years, with the most recent construction in 2014 involving a second-floor expansion to one of the buildings.

The school operators are presently undertaking a master plan process with outcomes expected to result in new classroom construction, as well as a new administration building, multi-purpose building, student union, chapel, and facilities workshop. The project as presently being phased will require demolition of the existing classroom/administration building (Main Building) at the east end of the campus as well as The Marian Stuckey Center, and Christian Life Center and Chapel located in the central area. The new construction will be accommodated within the existing campus boundaries of 8.79 acres.

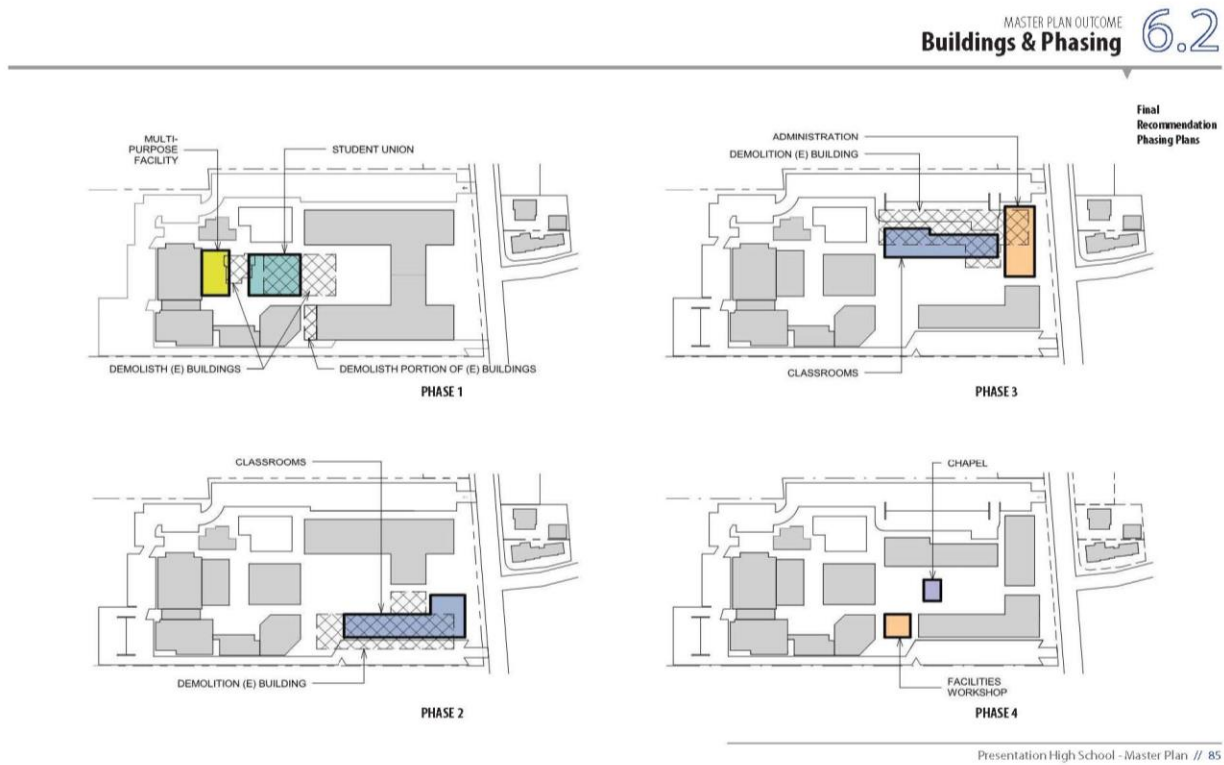
David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC, to prepare this report as a part of preparation of documents to be used to conduct environmental review for the master plan project under the California Environmental Quality Act (CEQA). The City's Planning Division within the Department of Planning, Building, and Code Enforcement (PBCE) has requested that a report such as this be submitted as a part of the development review process being undertaken for the Presentation High School Master Plan and future project entitlements. The practice of the City of San José is to require that this historic evaluation be done by a qualified historian when a project involves a historic property (over 50 years in age) that is or is potentially a significance historic resource.

This report is being prepared for review by staff of the Planning Division, and is intended for submittal by David J. Powers & Associates, Inc., as a part of an Draft Initial Study for the project.

Proposed Project

The Presentation High School Master Plan project proposes to demolish three buildings on the campus and construct at full build-out seven new buildings.

The Presentation High School Master Plan presently envisions a four-phase implementation.



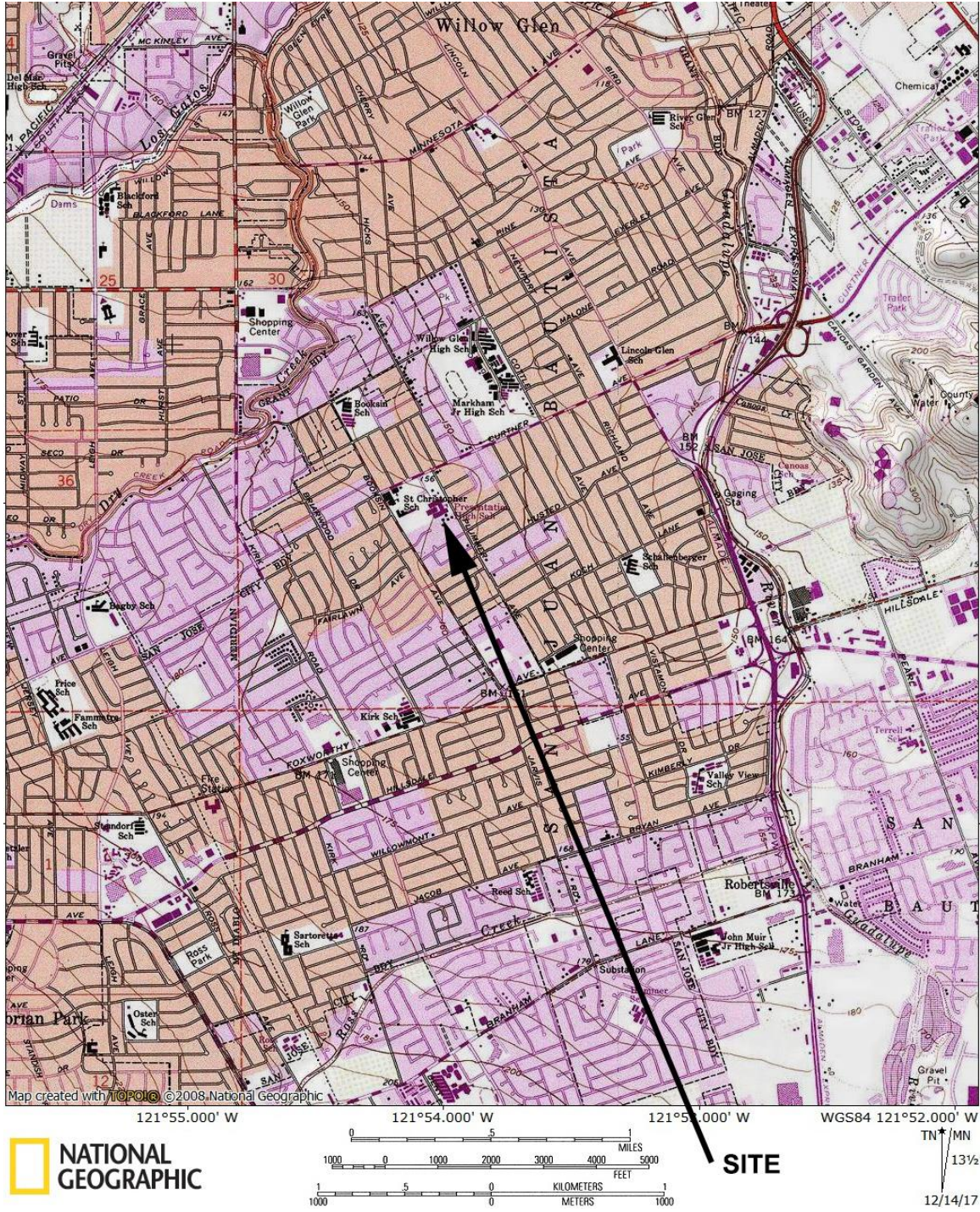
Site and Location

The 8.79-acre site is bounded by Plummer Avenue on the east and Booksin Avenue on the west. The school campus presently contains seven buildings, a pool, and outdoor amphitheater. Two single-family residential buildings across Plummer Avenue to the east have been adapted for use by the school.

While St. Christopher Church and School are located to the northwest of the campus, the surrounding area is predominately single-family in nature. The property to the south of the campus on Plummer Avenue is presently the Herman Health Care Center.

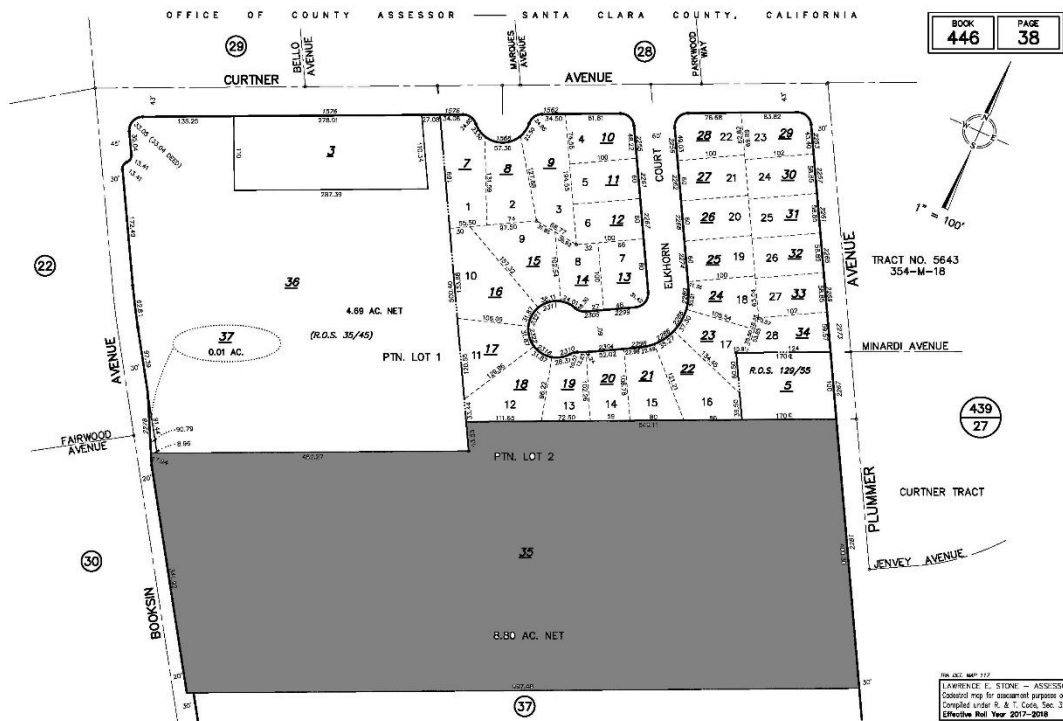
Prior to development in 1962, the site was used agriculturally as a cherry orchard.

Area Map



Location Map

Neighborhood Map



Excerpt from Assessor's map books

Qualifications

Archives & Architecture, LLC is a partnership of Leslie A.G. Dill, Historic Architect, Franklin Maggi, Architectural Historian, and Charlene Duval, Public Historian. The partners of the firm, in addition to staff historians, are qualified historical consultants. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, has been constituted in its current form since 2003, and became an LLC in 2008.

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Franklin Maggi is listed as qualified to do this work within the California Historical Resources Information System (CHRIS), which is operated under authority of the California State Office of Historic Preservation. Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Methodology of this Study

This document is presented in a report format and addresses the extant buildings and related structures on the project site. It has been prepared according to the City of San José Revised Guidelines for Historic Reports, published on February 26, 2010.

Within the DPR523 forms attached to this report is an evaluation for historical significance for the school buildings that are proposed for demolition according to criteria of the California Register of Historical Resources and City of San José policies and regulations related to historic resources. The report includes a section on regulatory context. The attached DPR523 series forms present property data, a detailed description, historical and architectural context, integrity, and significance, as well as a bibliography containing sources of information. The Evaluation Rating Sheet attached to this report “tallies” the structures according to a numerical rating system developed by staff of the Planning Division. The ratings help to place the properties in context of other historic properties identified in San José. Rating Sheets were not prepared for the contemporary school buildings on the site.

The site was examined in December of 2017 by Franklin Maggi. Digital photographs of the exterior of the buildings and views of the adjacent setting were taken at that time. Photographic documentation is included within the DPR523 forms.

Historical research was conducted by the staff of Archives & Architecture, and consisted primarily of review of secondary sources of historical information. The research and historical investigation were prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 -*Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994).

Previous Surveys and Historical Status

The buildings on this site have not been previously recorded as part of any historical significance evaluation. Holman & Associates conducted an archaeological literature search for the site in 2003 as a part of the swim and sports field project but found no cultural resources located either inside or within a quarter-mile of the campus.

Summary of Findings

This survey and study evaluate the potential historic significance of the site and related buildings to determine if the is significant under the California Environmental Quality Act (CEQA) or qualifies as San Jose City Landmark, and to determine if a project proposed for the site would or would not have an adverse effect on historic resources.

In considering the potential significance of the property and related buildings, based on the City of San José criteria for historical significance, the school was not found to exhibit individual character and interest in a way that reflects the heritage and cultural development of the city in a significant way under CEQA. While the school itself as a long-time parochial secondary educational institution and is associated with the introduction of the work of the Sisters of Presentation into San Jose during the 1950s, the early buildings on this campus represent this historic development in a secondary way.

The design of the early 1962 school buildings on this campus have identifiable architectural character and association with modern architecture, but they are not distinctive to the level that would enable eligibility to the California Register of Historical Resources. Although these buildings are eligible for the San Jose Historic Resources Inventory, demolition and construction of new campus buildings will not have a significant effect on the environment under the California Environmental Quality Act.

Historical and Architectural Context

This report includes attached DPR523 forms for the property. The forms provide a technical description of the three buildings proposed for demolition, as well as the architectural context of the rest of the site. The forms also include a summary history of the site, and information on the architect of record for the early phase of development. That architect was George J. Steuer of San Leandro.

Regulatory Context

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires regulatory compliance in regard to projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources—a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

City of San José Historic Preservation Ordinance

Under the City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation is promoted in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the city's general plan; increase cultural, economic and aesthetic benefits to the city and its residents; preserve, continue and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures.

The landmark designation process itself requires that findings be made that proposed landmarks have special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that designation as a landmark conforms with the goals and policies of the General Plan. The following factors can be considered to make those findings among other relevant factors:

1. Its character, interest or value as a part of the local, regional, state or national history, heritage or culture;

2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

Under California law (AB133), any “religiously-affiliated” organization owning “non-commercial” historic property may be exempted from local landmarks laws, regardless of the purposes for which the property is used. This state law includes residential and other properties owned by religious institutions. In order to invoke exemption under AB133, the religiously affiliated organization must formally object to the application of the law, and determine in a public forum that application of the law will result in a substantial hardship, that is likely to deny the organization either an economic return on its property, the “reasonable use” of its property, or the appropriate use of its property in the furtherance of its religious mission.

Integrity

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

IMPACTS ANALYSIS

Historic resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on an historic resource if it would “cause a substantial adverse change in the significance” of that resource. Specifically, “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

Evaluation

The proposed project consists of demolition of three of the existing buildings on the Presentation High School campus.

The three buildings proposed for demolition are recorded and evaluated for historical significance in the attached DPR523 forms. Additionally, the buildings have been rated under the City of San Jose Evaluation Rating system.

None of the buildings appears to qualify for the California Register of Historical Resources, nor are they eligible for City Landmark designation under the eligibility criteria of the San Jose Historic Preservation Ordinance.

The scoring performed using the City’s Evaluation Rating System resulted in a tally of 47 points for the two 1962 buildings. The third building proposed for demolition, the Christian Life Center and Chapel was not evaluated, as it is only 24 years old.

Because neither the site, nor any of the buildings proposed for demolition are eligible as San Jose City Landmarks, nor do they meet the minimum criteria for listing on the California Register of Historical Resources, the project will not impact any historic resources under the Guidelines for the California Environmental Quality Act.

Attachments

DPR523 series for Presentation High School

Evaluation Rating Sheets (tally) for Main Classroom Building and Student Center of Presentation High School

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 14 *Resource Name or #: (Assigned by recorder) Presentation High School

P1. Other Identifier: None

*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 San Jose West Date 1980 photo revised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 2281 Plummer Ave. City San Jose Zip 95125

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597478mE/ 4126857mN

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

Assessor's Parcel Number: 446-38-035;

west side of Plummer Avenue south of Curtner Avenue.

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

Presentation High School consists of seven buildings, some partially interconnected, a student courtyard within the main H-shaped classroom building, a surrounding vehicle driveway and parking area with access and egress off Plummer Avenue, and a large athletic field located on the west side of the campus adjacent to Booksin Avenue. The following descriptions are focused on the three buildings proposed for demolition. Two of these buildings were constructed in 1962 and are the original campus buildings: the main classroom and administration building, and the Marian Stuckey Center (student center). The third is the Christian Life Center and Chapel, built in 1994.

The other four buildings on the campus are contemporary and are identified but not described in detail other than to provide context to the evaluation. *(continued on next page)*

*P3b. Resource Attributes: (List attributes and codes) HP15. Education building

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



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

View of Plummer Avenue entry, facing west/Dec. 2017.

*P6. Date Constructed/Age & Sources: Historic Prehistoric Both

1962 and later, up to 55 years old, based on CSJ permit files.

*P7. Owner and Address:

Presentation High School SJ
2281 Plummer Ave.
San Jose, CA 95125

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

Franklin Maggi
Archives & Architecture LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: De. 15, 2017

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC. *Historic Report, Presentation High School, 2281 Plummer Ave., San Jose, Santa Clara County, California, 2017.*

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record
 District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)
DPR 523A * Required information

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Main Classroom Building

This modern one-story H-shaped building contains most of the classrooms and the administration offices for the high school. A modern design representative of 1960s architecture in the Bay Area, the building is typical of the architectural vocabulary of architect George J. Steuer that can be found in other works he executed during the late 1950s and into the 1960.

In plan, the building has two large classroom wings flanking a central entry with an enclosed pass-through that functions as the gateway to the campus. The entry is approached from Plummer Avenue with a formal tree-lined pathway and broad lawn areas to both sides. The lawn areas are trimmed with shrubbery at the building walls. Large mature trees define the front of the property at the street in contrast to the smaller bushes shaped as trees that line the entry walkway.

Once through the entry, a central courtyard is the focus of student life and is surrounded on three sides with the classroom building. To its rear (west) is the cafeteria/student center. The courtyard has concrete paving and lawn areas, with a focal point at the center where a raised planter with stone facing contains a marble statue on a podium of the Virgin Mary holding Jesus. The courtyard serves as an assembly area and contains portable tables and benches for eating and social interaction.

This classroom building has a low-slope built-up roof edged with thick overhanging angled eaves with layered aluminum fascia panels. The deep overhangs define the character of these buildings; the roof has a simple shape with centered ridges and open gables at both the front and rear terminations. The soffits are open and have exposed wood beams supporting a composite decking material that was touted for its fire-proofing capacity at the time of construction.

The walls are of 8x8x16 standard masonry block in a typical alternating running bond. At the front walls facing Plummer Avenue and the entry area, the blocks are split-faced, providing an upgraded texturing to the common block wall material found in the rest of the building. The block walls along the side driveways and within the interior courtyard have standard smooth facings.

The large fenestration areas of this building have been mostly replaced with modern energy efficient multi-lite window units. At the front walls of the two wings at Plummer Avenue, what appear to be original floor-to-ceiling window units remain. They have built-in entry doors centered in walls of glazing. The masonry bumps out adjacent to these windows flanking both sides and emphasizing the vertical character of these secondary entries and their surrounding glazing.

The Marion Stuckey Center

This cafeteria/student center building was built in 1962 along with the main classroom building and is similar in architectural character. The building is taller and broader, but carries the theme of the broad low-sloped roof and deep eaves found on the main classroom building.

Front and rear gabled, the front eave extends outward to shield the main entry area to the building, and is supported by thin masonry block columns topped by large wood glulam beams set perpendicular to the roof beams. This building has original aluminum multi-lite window units with operable awing sections. The side arcades match the building in material and detail, with steel poles providing support.

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Christian Life Center and Chapel

This building was added to the campus in 1994 after the construction of the gymnasium to its rear (west). Now 24 years old, it is of a modern neo-Spanish Revival design in contrast to the more institutional modern theme of the earlier buildings. The one story building is cross-gabled and covered with Spanish tile roofing. The walls are stucco-clad, and the windows simple multi-glazed metal units set in flat board trim. The building expands into the open area between the student center and gymnasium with an enclosed courtyard and entry area covered by a wood trellis. This area contains lush landscaping and areas of lawn.

Other Campus Buildings

The site contains four other contemporary campus buildings that are not proposed for demolition. They include the 1985 gymnasium, a 2001 classroom building known as the Stephens Family Building 200 and the adjacent Valenzuela Theater, and the 2005 pool house built in conjunction with the swimming pool. The earlier buildings of this modern phase of campus development were designed to be consistent with the Steuer-designed buildings of 1962, having masonry walls, although more contemporary in detail. Later buildings such as the Stephens Family building and Valenzuela Theater designed by the Steinberg Group have been designed with a new palate of materials and shapes.

Integrity:

The original campus buildings erected in 1962 retain most of their integrity as per the National Register's seven aspects of integrity. They maintains their original location on the campus of Presentation High School. The overall setting continues to be within a larger residential district in the Willow Glen area of San Jose. These two early buildings on the campus have integrity with their Modern design, including their broad low-slope roofs, gabled forms, masonry walls, window shapes, and site arrangement around a central courtyard. Although many of the window units of the classroom building have been retrofit with modern energy efficient units, the mid-century workmanship and materials are otherwise preserved. The buildings continue to retain their character through their location, setting, design, and form, and to illustrate their association with pattern of suburban development in greater San José.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 4 of 14

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) Presentation High School

B1. Historic Name: Presentation High School
B2. Common Name: Presentation High School
B3. Original use: High school B4. Present Use: High school

*B5. Architectural Style: Modern

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

Original classrooms and cafeteria original permitted under 38242, Feb. 13, 1962.

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

*B8. Related Features:

St. Christopher Church and School

B9a Architect: George J. Steuer b. Builder: Not determined

*B10. Significance: Theme Education Area Willow Glen
Period of Significance 1962 Property Type School/religious Applicable Criteria None

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

The original campus buildings of Presentation High School in the Willow Glen District of San Jose were initially built in 1962. The school for young women opened that year in the gymnasium of Saint Christopher School, and in October moved to the new campus buildings with 73 freshman students. Now serving around 700 students, it has expanded over the years from the original two campus buildings on Plummer Avenue to a fully equipped school including extensive athletic facilities and a theater building on the original parcel of just under nine acres. Owned and operated by the Sisters of the Presentation of the Blessed Virgin Mary, and affiliated with the Roman Catholic Diocese of San Jose in California, it is adjacent to St. Christopher Church and Saint Christopher Elementary School.

The site, while adjacent to the related church and elementary school, is predominantly surrounded by residential tracts. The nearby blocks consist of single-family residential subdivisions that replaced agriculturally developed properties during the 1950s and 1960s (see the 1960s USGS aerials on the following pages for historic context). To the immediate south of the high school campus on Plummer Avenue is the Herman Health Care Center, a rehabilitation and skilled nursing facility.

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B11. Additional Resource Attributes: (List attributes and codes) HP16. Religious building

*B12. References:

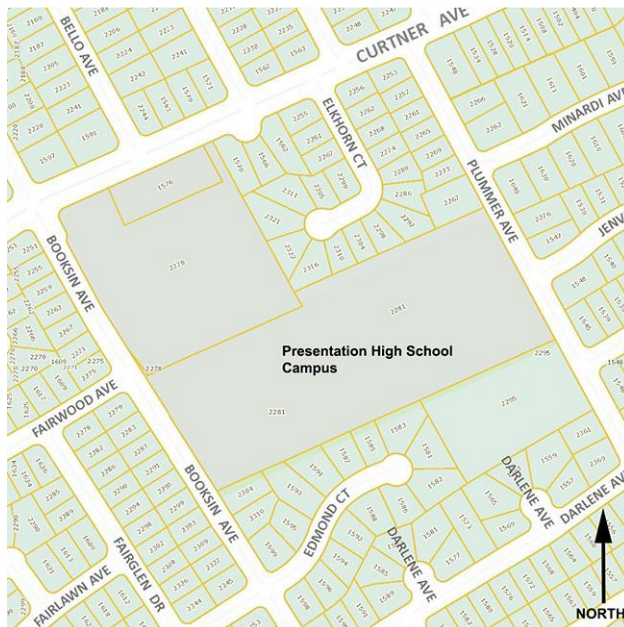
- AIA. *Historical Directory of American Architects, 1956 And 1962.*
- Architect & Engineer. 1954-1959.
- Halberstadt, A. *Willow Glen Neighborhood*, 1997.
- City of San Jose Building Permits.
- Past Consultants. *San Jose Modernism Historic Context Statement*, 2009.
- Presentationsisterssf.org, accessed 12 Dec. 2017.

B13. Remarks: Master Plan / Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Dec. 15, 2017

(This space reserved for official comments.)



DPR 523B

Page 5 of 14 *Resource Name or # (Assigned by recorder) Presentation High School

*Recorded by Franklin Maggi *Date 12/15/2017 Continuation Update

(continued from previous page, DPR523b, B10 Significance)

The school's mission is related to the teachings of Nano Nagle, who founded what is now the Sisters of the Presentation during the 1700s and who dedicated her life to working with the poor. Founded in Cork, Ireland in 1775, the religious institute of the Presentation Sisters is now located in 24 countries, and is dedicated to helping people worldwide by creating schools to educate young people, especially young women.

At the time of its establishment in 1775, Nagle had joined several other women to found a new society, the Sisters of Charitable Instruction of the Sacred Heart of Jesus. Dedicated to the service of the poor, the community was elevated to a religious order by Pope Pius VI in 1800 and renamed the Sisters of the Presentation of the Blessed Virgin Mary.

In 1854, five Presentation Sisters arrived in San Francisco from Ireland at the invitation of San Francisco Archbishop Sadoc Alemany. The Sisters in their early years in San Francisco succeeded in interesting prominent Catholics of the city in their work, and opened their first school in the year that they arrived. By 1900, the San Francisco Presentation foundation established two convents and schools within the city limits and one in Berkeley, California. They also staffed other schools in Gilroy and Sonoma during this early period in California.

In 1957, the Sisters of the Presentation established in Santa Clara County the Presentation Center in the Santa Cruz Mountains, a sponsored ministry of the order. The property had contained the Montezuma Mountain School for Boys, which they purchased in 1956. The center was closed in the summer of 2017.

Presentation High School in San Jose is the third high school established by the Presentation Sisters in Northern California. It is a sponsored ministry of the Sisters of Presentation, San Francisco. In Santa Clara County, they also operate the Loving Center for immigrant women in Morgan Hill. Presentation Sisters collaborate with Presentation Sisters in North America, and around the world in ministry, justice projects, and educating others about global conditions and issues.



1960 USGS Aerial, from SJPL California Room files.

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1968 USGS Aerial, from SPL California Room files, showing first campus buildings.

As can be seen in the above aerial view of the campus, the original 1962 campus consisted of an H-shaped classroom building with a center courtyard and a centrally located cafeteria building (student center), both buildings presently proposed for demolition. No significant expansion of campus buildings occurred until 1985 when the gymnasium was built in the central portion of the property west of the cafeteria (expanded in 2014). In 1994, the Christian Life Center and Chapel was built in the open area between the cafeteria and gymnasium. The Chapel is now proposed for demolition.

In 2001, a new classroom building as well as an auditorium and outdoor amphitheater were constructed to the area south of the gymnasium and between the gymnasium and the south wing of the original classroom building. It was followed three years later by a major upgrade to the sports field following with the addition of the pool and pool house north of the chapel and cafeteria, with permitting occurring in 2004 and 2005. More recently in 2014, the athletic building was expanded.

George J. Steuer, Architect

George Johannes Steuer (1915-1969), architect for the first phase of campus buildings, was born in Orzegow, Germany and immigrated to the United States in 1921 with his parents Wilhelm and Eufemia Steuer, just after the close of World War I. It was at that time that Orzegow joined Poland, which it remained a part of until World War II. The family settled in Oakland, California, and during the 1930s, the young Steuer worked for his father's bakery. He entered the military in 1941, serving with the U.S. Engineering Dept. S, Pacific Division from 1941-1946. By 1944, he was a drafting instructor with the Armed Forces Institute. After leaving the military, he first worked for R.G. DeLappe, Architect, but soon after joined the architectural firm of Anderson & Simonds, where he worked as a draftsman while attending the University of California in San Francisco. He earned his bachelor's degree in architecture in 1949, and continued his internship at Anderson & Simonds until 1952.

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In 1952, Steuer formed his own architectural firm in San Leandro, George J. Steuer, Architect. Within a year he had embarked upon a prolific, but short career as a key architect for an expansion program of the Archdiocese of San Francisco and related entities, designing new churches, parochial schools, and convents throughout the Bay Area and in nearby communities in the Central Valley.

Steuer designed St. Christopher's Church at Curtner and Booksin Avenues, which replaced a temporary church building on the site in 1957, and he probably designed the elementary school operated by the Sisters of Presentation that is now at the corner and along Booksin Avenue. When the Sisters of Presentation began planning their high school to the south of the church, they hired Steuer to design the campus and prepare the drawings, with Ruth and Going, a locally based engineering firm, involved in the project.

While a curriculum vitae or job listing was not located as a part of the preparation of this report, the following commissions of George J. Steuer were identified via secondary sources:

St. Felicitas Church & Hall, San Lorenzo, 1953
Dr. Maass Dental Building, San Leandro, 1953
St. Joachim Church & Clinic, Levine Hospital, Hayward, 1954
Our Lady of Grace School, Castro Valley, 1954
St. Francis Church & Hall, East Palo Alto, 1955
Rankin Medical Office Building, Berkeley, 1955
Church for Roman Archbishop of San Francisco, 1955
Motel (17 units) for Clyde Gibbs, Oakland, 1955
Henderson Medical Building, Alameda, 1955 (for George Bidwell Arch)
St. Bede's Church and Parish Hall, Hayward, 1956
St. Elizabeth's School and Hall Addition, Oakland, 1956
St. Christopher's Church, San Jose, 1957
St. Bernard's Parish School and Residence, Tracy, 1958
Igra Medical Building, Oakland, 1959
St. Mary of the Immaculate Conception, Los Gatos, 1961
Immaculate Heart of Mary School, Belmont, 1962
Catholic Parochial School /Convent, Fortuna, 1962 (with Matson & Nielsen of Eureka)
Presentation High School, San Jose, 1962
Mitty High School, San Jose, 1963 (with Thomas Bowe, Leonard M. Free, & John Foudy)
St. Bartholomew's Catholic Church, San Mateo, 1965.

For his work on Mitty High School, George Steuer received an award from a local masonry institute.

EVALUATION

The two school buildings constructed in 1962 that originally established Presentation High School at this location in Willow Glen have integrity to their original designs, excepting for changes to fenestration of the main classroom building. The 1994 Christian Life Center and Chapel is contemporary and not evaluated for historic significance.

The early buildings of this school campus reflect minor patterns of development during San Jose's period of *Industrialization and Suburban Expansion*, but do not embody them in an important enough way for the property to be considered a significant historic resource.

The Sisters of Presentation is and has been an important organization/institution world-wide and in the San Francisco Bay Area. The creation of this school is associated with an organization that locally has deep roots, and is significance to contemporary society. These buildings in themselves however are not essential to understanding the contribution of the Sisters of Presentation, or of the mission they have undertaken in their work.

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The designs were executed by George J. Steuer, an architect with a prolific but short career in the San Francisco Bay Area. His designs, including that of Presentation High School, are clearly representative of evolving design concepts in institutional architecture during the period in which he was active, 1952-1969.

Although these buildings are well-designed and clearly representative of the Modern style and of the period in which they were built, they are not distinctive examples of this emerging era in architecture.

The property would therefore not qualify as a historic resource under any of the criteria of the California Register of Historical Resources, (1), (2) or (3).

When considering the property for its eligibility for City Landmark nomination under the eight listed criteria, it does not appear that the property has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that designating the property would be consistent with the goals of the San Jose Envision 2040 General Plan. As such, when assessed under the qualitative criteria for designation as a city landmark, findings cannot be made that the property meets the necessary minimum criteria for consideration and designation.

When evaluated within the City of San Jose Evaluation Rating system, the property tallies at 47 points, indicating it may be eligible for listing on the Historic Resources Inventory.



Front façade at Plummer Avenue (south wing), viewed facing northwest.



Main entry to campus from Plummer Avenue, viewed facing northwest.



Classroom building from courtyard, viewed facing southeast.



Classroom building from courtyard, viewed facing east.



South elevation of main classroom building (south wing) viewed facing northwest.



North wing of main classroom building at site entry, viewed facing south.



Front of cafeteria building at center of campus, viewed facing west (additional views below).





Outdoor covered corridor between cafeteria and pool, viewed facing east.



Typical site entry to main classroom building, viewed facing north



Christian Life Center and Chapel building with courtyard to left, viewed facing northeast.



Christian Life Center and Chapel building, viewed facing east.

HISTORIC EVALUATION SHEET

Historic Resource Name: Presentation High School

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Identifiable visual value			X	
2. STYLE	Modern			X	
3. DESIGNER	George J. Steuer		X		
4. CONSTRUCTION	Of no particular interest				X
5. SUPPORTIVE ELEMENTS	No supportive elements				X

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	Organization of primary importance		X		
7. EVENT	None associated				X
8. PATTERNS	Secondary importance intimately connected		X		
9. AGE	1962 - 1994				X

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Compatible			X	
12. FAMILIARITY	Familiar to neighborhood			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Minor surface wear	X			
14. EXTERIOR ALTERATIONS	Minor changes	X			
15. STRUCTURAL REMOVALS	None	X			
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	2/3s or more original exists.	X			

REVIEWED BY: Franklin Maggi

DATE: 12/15/17

EVALUATION TALLY SHEET

Historic Resource Name: Presentation High School

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total	
1. EXTERIOR	16	12	6	0	6				
2. STYLE	10	8	4	0	4				
3. DESIGNER	6	4	2	0	4				
4. CONSTRUCTION	10	8	4	0	0				
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		14		
<u>B. HISTORY / ASSOCIATION</u>									
	E	VG	G	FP					
6. PERSON / ORGANIZATION	20	15	7	0	15				
7. EVENT	20	15	7	0	0				
8. PATTERNS	12	9	5	0	9				
9. AGE	8	6	3	0	0		24		
<u>C. ENVIRONMENTAL / CONTEXT</u>									
	E	VG	G	FP					
10. CONTINUITY	8	6	3	0	0				
11. SETTING	6	4	2	0	2				
12. FAMILIARITY	10	8	4	0	4		6	44	
	(SUM OF A+C) =				20				
<u>D. INTEGRITY</u>									
	E	VG	G	FP					
13. CONDITION	.00	.03	.05	.10	0	x	44	0.0	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	20	0.0	
	.00	.03	.05	.10	0	x	24	0.0	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	20	0.0	
	.00	.10	.20	.40	0	x	24	0.0	
16. SITE	.00	.10	.20	.40	0	x	24	0.0	
								0.0	
	ADJUSTED SUB-TOTAL:				(Preliminary total minus Integrity Deductions)			44	
<u>E. REVERSIBILITY</u>									
	E	VG	G	FP					
17. EXTERIOR	3	3	2	2	3			47	
EVALUATION TOTAL:							(Adjusted subtotal)		47.00