

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 19 *Resource Name or #: (Assigned by recorder) Alviso Health Center

P1. Other Identifier: Alviso Family Health Foundation, Alviso Family Health Center

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Milpitas Date 2021 T 06S; R 01W; of of Sec ; Mt. Diablo B.M.

c. Address 1621 Gold Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590647.00 mE/ 4142497.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 015-03-017

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

The building at 1621 Gold Street is a two-story, irregular plan, wood frame building on a 1.13-acre L-shaped lot that occupies three-quarters of the block bound by Hoppe, Liberty, Moffat, and Gold streets. It is composed of two volumes that represent two different phases of construction. The first volume is a two-story rectangular plan building with a front facing gable roof that is surrounded on three sides by a shed roof wraparound porch that covers an exterior circulation corridor. The second volume is connected on the east façade and is a one-story rectangular plan building with an irregular roofline. The entire building is covered with stucco and accented with wood trim and exposed structural members that are painted a dark brown. The main entrance is through the two-story volume which faces Hoppe Street.

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP41 (Hospital)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present:

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View from Hoppe Street, looking south, April 2023

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1972 (Newspapers)

*P7. Owner and Address:
Family Health Foundation of Alviso, Inc.
1621 Gold Street
San Jose, CA 95002

*P8. Recorded by: (Name, affiliation, and address) Becky Urbano, ESA
787 The Alameda, Ste. 250
San Jose, CA 95126

*P9. Date Recorded: April 2023

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Neighborhood of Alviso Historic Context and Survey

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Alviso Health Center *NRHP Status Code 3S
Page 2 of 19

B1. Historic Name: Alviso Health Center
B2. Common Name: Gardner Health Center, Alviso Health Clinic
B3. Original Use: Medical B4. Present Use: Medical
*B5. Architectural Style: Contemporary
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1972, Dental Services addition 1975

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

*B8. Related Features:
none

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Community Health / Medical Services Area Alviso
Period of Significance 1968-1997 Property Type Clinic Applicable Criteria A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1621 Gold Street is associated with community activism in the 1960s and represents the lasting legacy of the Alviso chapter of the Community Service Organization (CSO), a national civil rights and advocacy organization focused on Mexican and Mexican American rights. The Alviso Health Clinic was a model for community supported, community focused, local health and social services. It is recommended **eligible** for the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) under Criterion A/1 at the local level for these associations. It is also recommended eligible as a City of San Jose Landmark under criteria 1,2, and 8.

See Continuation Sheet

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

*B12. References:
See Continuation Sheet

B13. Remarks:
None.

*B14. Evaluator: Becky Urbano, ESA
*Date of Evaluation: May 2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Alviso Health Center

Page 3 of 19

P3a: Description (Continued)

The primary (north) façade of the original 1972 building is symmetrically arranged around the central roof peak. The area under the peak is divided into four bays; each bay contains a fixed glazed panel at the first-floor level and a larger glazed panel that stretches from the second floor lined up to the roofline. Small, stucco-clad panels are located at grade and between the two windows. The primary entrance is through a glazed single-leaf door located in the easternmost glazed section. On either side of the central feature, the walls are finished with smooth stucco. A wood pergola extends across the central portion of the elevation and rises to the height of the second story floor level. A flat roof covered wraparound porch is located at the height of the gable ends near the roofline. It is supported by double-height, square wood posts arranged in pairs. This porch wraps around the entire except for in front of the glazed central feature. It shelters a covered, second story open corridor along the west side of the building. A heavy wood rail and wide wood slats form a balustrade across the open second story corridor (**Figures 1-3**).

To the east of the main volume is the 1975 dental wing addition. This addition is connected to the original volume by a two-story shed roof entry feature. A second smaller shed roof volume is located immediately east of the entry feature. The rest of this volume is covered by a gambrel roof with shallow eaves. There is minimal fenestration visible from the public right-of-way.

The building is centrally located on the block facing Hoppe Street where head-in street parking serves as a parking lot for the health center. To the east of the subject building is a row of one-story light industrial and office buildings. To the west is an open space where the original Alviso Health Center building stood. It was removed between 2008 and 2011. The south part of the lot occupies the southeast corner of the block and is occupied by a series of rectangular portable buildings. As of 2023 all appear vacant



Figure 1. View of the building looking southeast from the parking lot along Hoppe Street. Source: ESA, 2023.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 4 of 19



Figure 2. View of the building and dental addition looking southwest from the corner of Hoppe and Liberty streets. Source: ESA, 2023



Figure 3. View of the building looking southeast from the corner of Hoppe and Gold streets. This image shows the fenced portion of the lot where the first Alviso Health Center building stood. It was removed between 2008 and 2011. Source: ESA, 2023

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 5 of 19



Figure 4. The multi-colored pebbled sidewalks date to c.1968 when the original Alviso Health Center building opened. That building was located south (left) of the parking lot and was torn down sometime between 2008 and 2011. Source: ESA, 2023

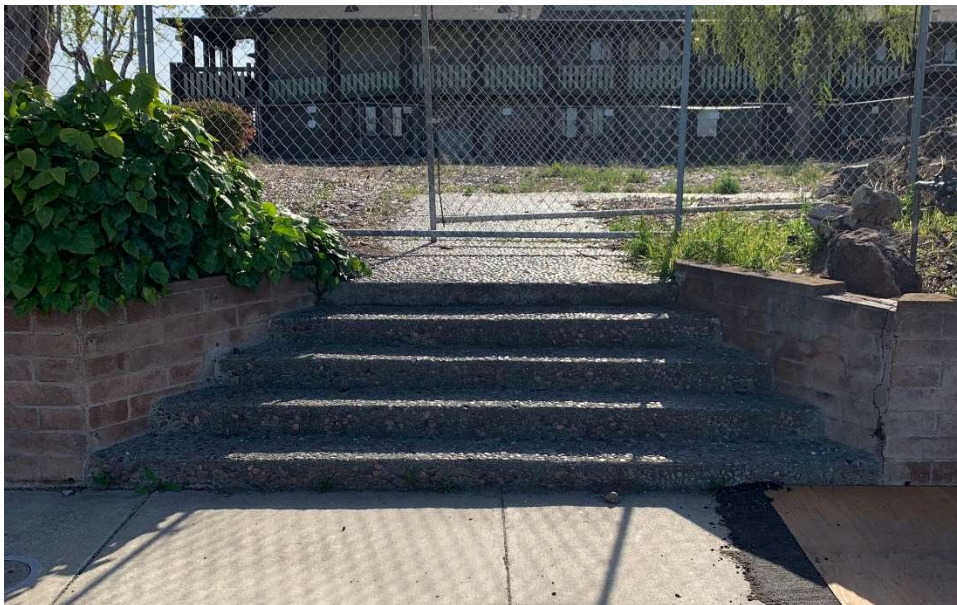


Figure 5. View of the site steps on Gold Street that led to the first Alviso Health Center building. Source: ESA, 2023

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 6 of 19



Figure 6. View of the location of the first Alviso Health Center Building showing the remaining walkways on the site. Source: ESA, 2023

B10: Significance (Continued)

The building at 1621 Gold Street was constructed in 1972 to serve as the second, and permanent, home of the Alviso Health Clinic. The original clinic was constructed on the lot in 1968 and was located closer to and facing Gold Street. That building was assembled from two sections of a former motel that were relocated to the site, connected with a new central lobby structure, and renovated by volunteers. Fundraising immediately began to construct a new, larger, permanent facility, which was located on the same lot and completed in 1972. It was expanded in 1975 by the construction of a new dental wing on the east side of the building. The original motel-turned-clinic structure was torn down between 2008 and 2011, although portions of the hardscaping (retaining walls, pathways, steps to the street, etc.) remain (**Figures 4-6**).¹

Alviso Family Health Foundation Origins

A group of Mexican-American community leaders called the Alviso Citizens Committee to Insure Opportunity Now! (ACCION!) formed in the mid-1960s to oppose consolidation with San Jose and advocate for needed improvements in the city.² For example, in 1966, the group raised the issue of the lack of a baseball diamond, and within weeks, local donors provided the space (inside the Alviso Speedway), labor, construction materials, and uniforms for local little league teams.³ They organized a one-time litter removal event that evolved into a citywide garbage pick-up ordinance,⁴ and they fought for safer traffic controls within city limits.⁵ The complete lack of medical services in Alviso

¹ These dates are based on comparisons of historic aerials and Google Streetview images taken between 2008 and 2011.

² For more information about the involvement of ACCION! in the anti-consolidation movement, see Aaron I. Cavin, "The Borders of Citizenship: The Politics of Race and Metropolitan Space in Silicon Valley," Ph.D. dissertation, University of Michigan, 2012, accessed May 5, 2023, http://deepblue.lib.umich.edu/bitstream/2027.42/93852/1/cavin_1.pdf.

³ "Alviso's Little League Is Getting Own Diamond," *San Jose Mercury*, July 6, 1966, p. 4.

⁴ "Cleanup Week Month Long," *San Jose Mercury*, May 17, 1966, p. 15.

⁵ "Corner Signal Under Study," *San Jose Mercury*, March 8, 1966, p. 11.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 7 of 19

meant that residents, many of whom lived below the poverty line, had to travel at least 11 miles to the nearest hospital (Valley Medical Center in San Jose),⁶ and ACCION! focused its efforts on resolving this issue.

ACCION! consulted with the San Jose Chapter of the Community Services Organization (CSO), and it took the reins in the campaign for a new health clinic in Alviso.⁷ In 1966, the San Jose CSO chapter partnered with the social justice organization Migrant Ministry to open a temporary night health clinic in the Alviso CSO offices at 1568 Liberty Street, and it quickly reached capacity.^{8,9,10} The following year, the Alviso CSO Health Foundation, Inc. was incorporated and the group successfully applied for a \$10,000 grant from the Ford Foundation to establish a permanent clinic.¹¹ At that time, the old Pepper Tree Inn at 2112 S. First Street in San Jose—whose owners claimed that it was the nation's first motel—was slated for demolition.¹² The one-story building was donated to the CSO and relocated in two sections to the southeast corner of Hoppe and Gold streets in Alviso.¹³ Architecture students enrolled at San Jose State College designed the project, which included remodeling the building and new parking facilities and landscaping.¹⁴ They were assisted by local architecture firm, Higgins & Root who provided reduced cost design services for the project.¹⁵ Additionally, the City of Alviso granted a long-term lease of the parcel for \$1 per year.¹⁶ According to one longtime employee of the health center, "When the clinic started, people would come on the weekends and started [building] it from the ground [up]. We had people that worked in construction and then they would come and start building the clinic, and we had people from the city that would come help us plan it. Engineers would come and help the community of Alviso. The women would cook for them, and we would have a big party out there [...] every weekend."¹⁷ Historic photographs show the American, Mexican, and California flags hoisted on flagpoles in front of the building on Gold Street.¹⁸

The concept of the Alviso clinic was novel at the time and drew significant political interest. When the group applied for a grant from the U.S Office of Economic Opportunity (OEO), they were flown to Washington, D.C. for several days of consultation. This included CSO representatives Everardo Resendez, Faustino Espinoza, and Antonio Aguilar as well as local EOC and medial advisors. At that meeting the group was told that "their effort to bring complete health services to low-income Alviso area residents [was] unique in the nation because it evolved totally as a voluntary program..."¹⁹ The CSO was awarded an OEO grant in June 1967 for \$447,630 to outfit the clinic as a first-rate medical center and turn it "into the 'best looking' building in the community."^{20,21} With this grant, the Alviso Family Health Center became the nation's first grassroots organization to receive funding directly from the federal

⁶ Joanne Grant, "Alviso's Health Center a Phenomenal Success," *San Jose Mercury*, November 26, 1970, p. 18.

⁷ "Alviso Family Health Center Inc.," undated booklet, in the "San Jose: Alviso – Family Health Center" vertical file, California Room, Dr. Martin Luther King, Jr. Library, San Jose Public Library.

⁸ "Celebrating 50 Years: California's First Community Health Center," *Gardner Health Services*, June 29, 2018, <https://gardnerhealthservices.org/californias-first-community-health-center/>.

⁹ "Alviso Family Health Center Inc.," undated booklet, in the "San Jose: Alviso – Family Health Center" vertical file, California Room, Dr. Martin Luther King, Jr. Library, San Jose Public Library.

¹⁰ Ed Hering, "A Model of Cooperative Effort," *San Jose Mercury News*, June 30, 1968, p.49.

¹¹ *Articles of Incorporation of Alviso CSO Health Foundation, Inc.*, November 21, 1967.

¹² Ben Hawkins, "Business Happenings," *San Jose Evening News*, June 25, 1975, p. 65.

¹³ Charlotte Beyers, "A Health Center That Grew and Grew," *California Today*, November 19, 1972, p. 46.

¹⁴ "College to Aid Health Project," *San Jose Mercury*, January 3, 1967, p. 12.

¹⁵ Hering, "A Model of Cooperative Effort," June 30, 1968.

¹⁶ Ed Hering, "Tiny Alviso Gets Big Medical Center," *San Jose Mercury*, June 29, 1967, p. 53.

¹⁷ Marianela Toscana quoted in Jumay Hipolito, "Celebrating 50 Years: A Bright Light in Alviso," *Gardner Health Services*, accessed May 5, 2023, <https://stage.gardnerhealthservices.org/news/celebrating-50-years-a-bright-light-in-alviso/>.

¹⁸ "Alviso Family Health Center History," *Facebook*, accessed May 23, 2023, <https://www.facebook.com/photo/?fbid=461831829309813&set=pb.100064489998137.-2207520000>.

¹⁹ Ed Hering, "City Awaits Word on Big Health Center Grant," *San Jose Mercury News*, May 15, 1967, p.4.

²⁰ Hering, "Tiny Alviso Gets Big Medical Center," June 29, 1967.

²¹ Ed Hering, "City Awaits Word on Big Health Center Grant," *San Jose Mercury*, May 15, 1967, p. 4.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 8 of 19

government rather than administered through an intermediary agency.²² It was overseen by a 12-member CSO board of directors and supported by an advisory board that included physicians.²³

The OEO grant enabled completion of clinic construction, purchase of new furnishings and equipment, and provided the initial funds for operations. Because the CSO was able to leverage over 12,000 hours of volunteer labor, the vast majority of the grant went towards daily operations. When it opened, the health center had two doctor's offices, two dental laboratories, four medical examination rooms, and an emergency room. It was staffed by two full-time and one part-time physician, one full time and one part time dentist, and a dental hygienist, and was equipped with its own X-ray machine.²⁴ It became the 17th operational facility within the OEO health center pilot project, joining four others in California in East Palo Alto, King City, San Francisco, and in the Watts district of Los Angeles.²⁵

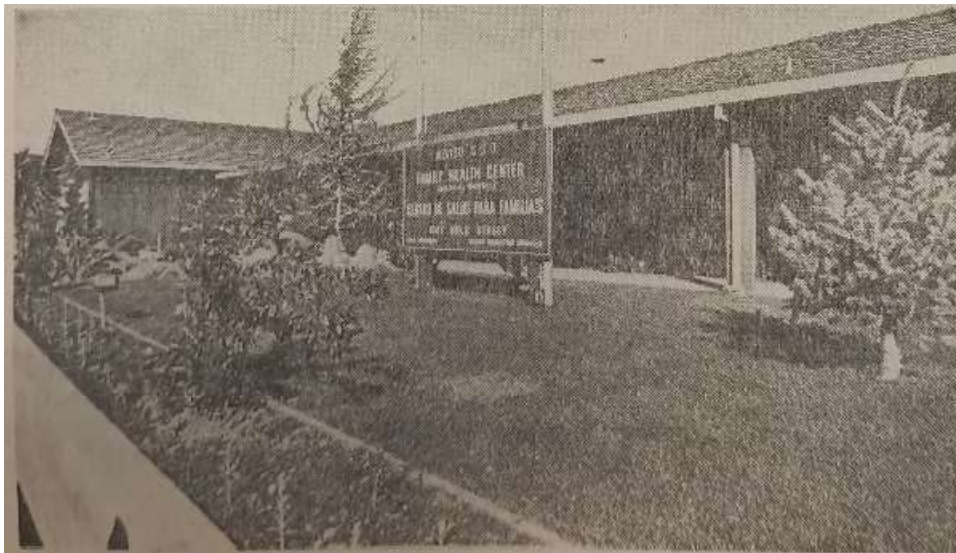


Figure 7. A photo of the original Alviso Health Center building taken in 1971. Portions of the sidewalk remain on the site. Source: Craig Evans, "Alviso Health Center 'Home' for Thousands," *San Jose Mercury News*, March 1, 1971, p.15.

Growing Pains

When the permanent clinic opened in January 1969, two doctors treated fewer than 150 patients monthly. By the end of the year, they had treated 17,000 people and counted 102 full and part-time employees, 60% of whom lived in Alviso.²⁶ Within a few years, the medical-dental clinic became "Alviso's civic, social and cultural activities center [and] a monument to the determination of a devoted community."²⁷ By November 1970, there were five doctors who treated an average of 2,200 patients per month, and the clinic was described as a "phenomenal success and still growing."²⁸

²² Hering, "Tiny Alviso Gets Big Medical Center," June 29, 1967.

²³ Hering, "A Model of Cooperative Effort," June 30, 1968.

²⁴ Hering, "A Model of Cooperative Effort," June 30, 1968.

²⁵ Hering, "A Model of Cooperative Effort," June 30, 1968.

²⁶ Joanne Grant, "Alviso Health Center Victim in Power Fight," *San Jose Evening News*, December 4, 1970, p.4.

²⁷ Craig Evans, "Alviso Health Center 'Home' for Thousands," *San Jose Mercury*, March 1, 1971, p. 15.

²⁸ Joanne Grant, "Alviso's Health Center a Phenomenal Success," *San Jose Mercury*, November 26, 1970, p. 18.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 9 of 19

By November 1974, there were 110 full-time staff including doctors, dentists, nurses, administrators, and trainees, many of whom were Alviso residents.²⁹

The success was not without its drama, however. Between 1967 and 1970 a small group of CSO members split from the original, San Jose CSO aligned board of directors and formed a separate CSO board of directors whose sole focus was the Health Center. The split was driven by a desire to separate the interests of the national CSO organization (represented by San Jose where the CSO had its national headquarters) from the direct operation of the Alviso Health Clinic. It was this new group that was recognized by federal grant administrators and to whom additional grants were provided. Eventually "CSO" was removed from the group's name.³⁰ Legal battles ensued which caused disruptions to the clinic's operations throughout 1970 but did not halt the center's almost immediate need for growth. While the conflict was resolved, the clinic purchased an 18,000 square-foot lot next to the center for expansion.³¹

Expansion

In 1972, construction commenced on a new two-story building with frontage on Hoppe Street.³² The new building contained 15 examination rooms, a pharmacy, medical and radiology labs, and related spaces. A grand opening celebration and Catholic blessing took place on November 18, 1972.³³ The same year, the clinic was awarded a \$75,000 grant from U.S. Economic Development Administration to design and implement a local business development program. The funding covered administrative costs to manage and provide technical assistance to help establish new businesses in Alviso and bolster existing businesses.³⁴ Additionally, the Alviso Family Health Center was awarded the Bay Area's first prepaid contract negotiated under the Medi-Cal Reform Act of 1971,³⁵ meaning that Medi-Cal patients had access to services previously offered only by private medical providers.³⁶ "By anyone's standards," one *San Jose Mercury* journalist wrote, "the biggest thing in Alviso is the Alviso Family Health Center. It has the biggest building, the biggest payroll and reaches the most people of any agency in the immediate area."³⁷

A new dental clinic addition was constructed in 1975, allowing the health center to care for twice as many patients.³⁸ This phase was funded by a \$667,000 federal grant awarded under the 1946 Hospital Survey and Construction Act, commonly known as the Hill-Burton Act.³⁹

New Clinics and Financial Troubles

Throughout the 1970s, newspaper accounts detail the many cycles of financial strain and success that plagued the Alviso Health Center. This was largely due to fluctuations in federal and state programs, which comprised a significant portion of the annual operating budget. In 1973, shortly after the new clinic building opened, reports of a

²⁹ "\$528,000 Alviso Health Center Loan," no publication title, November 21, 1974, in the "Alviso Family Health Center" binder, Community Room, Alviso Branch Library.

³⁰ "Alvisans Loose Legal Battle," *San Jose Mercury News*, July 24, 1971, p.B3.

³¹ Grant, "Alviso Health Center Victim in Power Fight," December 4, 1970.

³² "Health Center Work to Start," *San Jose Mercury*, March 23, 1972, p. 17.

³³ "Celebration Set for Health Center," *San Jose Mercury*, November 18, 1972, p. 19.

³⁴ "Health Unit in Alviso Gets Grant," *San Jose Mercury*, June 29, 1972, p. 24.

³⁵ "A Bay Area First: Alviso Health Contract," *San Jose Mercury*, August 18, 1972, p. 25.

³⁶ Charlotte Beyers, "A Health Center That Grew and Grew," *California Today*, November 19, 1972, p. 46.

³⁷ Willys Peck, "Alviso's Tide of Progress May Wash Out Valued Folkways," *San Jose Mercury*, November 9, 1972, p. 27.

³⁸ "Low-Income Dental Clinic Opens Today," *San Jose Mercury News*, September 27, 1975, p. 8.

³⁹ "Celebration Set for Health Center," *San Jose Mercury News*, November 18, 1972, p. 19.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 10 of 19

\$94,000 deficit emerged.⁴⁰ This was followed by a decade of expansion as the organization opened or took over five more clinics in other low-income neighborhoods of San Jose:⁴¹

- Eastridge Health Center – 1661 Burdette Drive (closed in October 1982: Susan Yoachum, “Problems In Care at S.J. Clinics Cited,” SJMN, p. 1A&20A)
- Jackson Health Center – 280 N. Jackson Ave
- Josefa Chaboya de Navarez Health center – 2410 Senter Road
- Olinder Health Center – 1245 E. Santa Clara Street
- Olinder Annex – 1275 E. Santa Clara Street

By the end of the year, the Olinder Annex was closed as a new round of financial troubles loomed after nearly a year of avoiding bankruptcy.⁴² Yet throughout the 1980s early 1990s, the foundation continued to operate and serve the low-income communities in San Jose.⁴³ Eventually, the strain of operating brought the Alviso Family Health Foundation to a critical point. By 1997, they faced a \$2 million deficit.⁴⁴ They could merge with another health care provider, or they would have to close.⁴⁵

Merger

At the same time that the Alviso community banded together to create the Alviso Family Health Foundation in 1968, the citizens of San Jose’s Gardner neighborhood worked to establish their own health clinic. Also working with the Stanford Medical School, and in partnership with Sacred Heart Church, the Gardner Health Center was established to serve the cannery and service workers near downtown San Jose.⁴⁶ Although smaller than the Alviso Heath Clinic, Gardner Health Services took over the Alviso Family Health Foundation in 1997 and continues to operate the clinic today.⁴⁷

Architecture

Third Bay Tradition

While no architect has been identified through archival research, the Alviso Health Center exhibits many characteristics of the Third Bay Tradition. This modern style is most commonly associated with the Sea Ranch development on the Mendocino County coast, but it was also applied to 1970s era architecture throughout Northern California. The following description of the style is taken from the *San Francisco Modern Architecture and Landscape Design: 1935-1970* historic context statement:⁴⁸

In the early 1960s, the Bay Tradition continued to evolve, forming the foundation of what is now known as the Third Bay Tradition. Highly influenced by the writing of architect Charles Moore, design elements associated with the Third Bay Tradition include wood shingle cladding, plain wood

⁴⁰ “Health Center \$94,000 in Red,” *San Jose Mercury News*, March 3, 1973.

⁴¹ Susan Yoachum, “Alviso Clinics’ Financial Troubles Include Officials’ 6-Figure Salaries,” *San Jose Mercury News*, August 16, 1982.

⁴² Susan Yoachum, “Clinics to Fight Closure,” *San Jose Mercury News*, December 11, 1982, p.2B.

⁴³ David Ansley, “Heath Foundation Recovering, But Still Needs Cash Transfusion Loans Sought From S.J. Private Group to Prevent Bankruptcy,” *San Jose Mercury News*, June 10, 1991, p.1B.

⁴⁴ Lisa M. Krieger, “Alviso Health Center Cuts Service,” *San Jose Mercury News*, July 31, 1999, p. 1B.

⁴⁵ Donna Alvarado, “Three Depart Alviso Clinic Amid Probe,” *San Jose Mercury News*, May 19, 1994, p. 1B.

⁴⁶ “Garner: Past, Present and Future,” *Gardner Health Services*, October 4, 2016, <https://gardnerhealthservices.org/gardner-past-present-and-future/>.

⁴⁷ Krieger, “Alviso Health Center Cuts Services,” July 31, 1999.

⁴⁸ Mary Brown, City of San Francisco Planning, *Historic Context Statement: San Francisco Modern Architecture and Landscape Design: 1935-1970*, 2011. p.13

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 11 of 19

siding, and shed roof forms. Third Bay Tradition buildings were described as vertical shed-roof boxes or "mine-shaft" boxes. Moore conceptualized three building forms for houses which include: rooms of various shapes arranged around a connective passage; shed-like rooms that are hung like saddlebags on to the main structure; and houses built around an aedicule - four columns supporting four beams - creating an open space frame as the house's symbolic center.

The Third Bay Tradition coincided with a rise in mass-housing and condominium home ownership. Design elements associated with the Third Bay Tradition and The Sea Ranch complex diffused across the country and became a national condominium vernacular. The Sea Ranch, an iconic complex of condominiums, is sited in a bucolic, coastal area of Sonoma County and is considered a masterwork of Third Bay Tradition design. Lawrence Halprin created the landscape and development plan, which clustered buildings and provided large areas of community open space. Master architects Joseph Esherick and Charles Moore are associated with the early design phase (mid-1960s). Since 1965, versions of The Sea Ranch condominium design have dominated the design of group housing nationwide.

The work of Joseph Esherick and his firm Esherick, Homsey, and Dodge spanned the bridge between the Second and Third Bay Traditions. Other architects associated with the Third Bay Tradition include Charles Moore, William Turnbull, Donlyn Lyndon, Richard Whitaker (of the firm Moore, Turnbull, Lyndon & Whitaker), Richard Peters, John Field, J.D. Buckley, and Dmitri Vedensky.⁴⁹

Shed Style (1960s – present)

The Shed Style is a contemporary style of architecture that is closely related to Third Bay Tradition. It is described generally as:⁵⁰

This style originated in the early 1960s as an outgrowth of the designs, writings, and teaching of several creative architects, among them Charles Moore and Robert Venturi. Although the work shows varying influences and forms, the distinctive feature that has been picked up by architects and builders throughout the country is the multidirectional shed roof, often accompanied by additional gabled roof forms. In shape these houses represent a new development in American domestic architecture but they appear to be assembled from two or more gabled and shed roof forms join together. The effect is of colliding geometric shapes. Venturi and Moore primarily use wood shingle wall cladding, but most interpretations of the style used board siding (applied either horizontally, vertically, or diagonally) or brick veneer. Roof wall junctions are usually smooth and simple, with little or no overhang; usually of single board is used for cornice. The entrance is generally recessed and obscured. Windows tend to be relatively small and are asymmetrically placed on each façade. The overall effect is of bold diagonals counter pointed shapes in multiple massing.

Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 1621 Gold Street has been evaluated for eligibility for listing at the national, state, and local levels. The criteria used for this evaluation are presented below and are followed by an analysis of eligibility.

National Register of Historic Places

The National Historic Preservation Act of 1966, as amended (U.S. Code Title 54, Section 306108), and its implementing regulations established the National Register of Historic Places as a comprehensive inventory of known

⁴⁹ Mary Brown, City of San Francisco Planning, Historic Context Statement: San Francisco Modern Architecture and Landscape Design: 1935-1970, 2011. p.139.

⁵⁰ Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2002), p. 484.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 12 of 19

historic resources throughout the United States. The National Register is administered by the National Park Service under the direction of the Secretary of the Interior. It includes buildings, structures, sites, objects, and districts that possess historic, architectural, archaeological, engineering, or cultural significance. A property is considered significant if it meets the criteria for listing in the National Register at Code of Federal Regulations Title 36, Section 60.4 (36 CFR 60.4), as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A. *Are associated with events that have made a significant contribution to the broad patterns of our history, or*
- B. *Are associated with the lives of persons significant in our past, or*
- C. *Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or*
- D. *Have yielded, or may be likely to yield, information important in prehistory or history.*

California Register of Historical Resources

The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). Certain resources are determined by law to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a historical resource must be significant at the federal, state, or local level under one or more of the following criteria (PRC Section 5024.1(c)):

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (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.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

City of San Jose Historic Resources Inventory

The City of San José HRI identifies known and potential historic resources of varying significance, including individual properties and districts listed in or eligible for listing in the California and National Registers, City Landmarks, Candidate City Landmarks, City Landmark Districts (and their contributing sites/structures), and Candidate City Landmark Districts (and their contributing sites/structures). In addition, the HRI identifies Structures of Merit, Identified Sites/Structures, Conservation Areas, and Conservation Area Contributing Sites/Structures. HRI properties are classified into one of 16 categories, depending on how they were evaluated at the time they were added. The HRI serves as a resource for conducting environmental and project review related to demolition permits, as well as for land use and development approvals. It is not a definitive list of all historic resources in the city of San José, and it is continually updated as new information, project-related evaluations, and neighborhood surveys are completed. The purpose of the HRI is to promote awareness of community resources and to further preservation of historic resources and community character.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 13 of 19

For clarity and simplicity, this property is evaluated under the criteria for the two major categories of historical resources in the City of San Jose: City Landmarks and Structures of Merit

City Landmark /Candidate City Landmark

As presented in Municipal Code Section 13.48.020(C), designated or candidate City Landmarks and City Landmark Districts (and their contributors) are highly significant historic resources. They are designated by the City Council through a formal process as defined in the Historic Preservation Ordinance (Municipal Code Section 13.48.110(H)). These resources are considered historic resources under CEQA.

Eligibility of a city landmark must consider:

1. Its character, interest, or value as part of the local, regional, state, or national history, heritage for 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, date, or national culture and history;
4. Its exemplification of the cultural, economic, social, or historic heritage of the city of San Jose;
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 Jose; and
8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

Structure of Merit

A structure of merit is an important historic property or feature of lesser significance that does not qualify as a city landmark or for the California or National Registers. Attempts should be made for the preservation to the extent feasible under the City of San Jose 2040 General Plan goals and policies.⁵¹ While there is no formal designation process for a structure of merit, it is generally understood to follow the same criteria as that for city landmarks, but with a lower threshold eligibility.

Integrity

In addition to meeting one or more of the criteria above, a property must also retain integrity. Integrity is the authenticity of a historic resource's physical identity as shown by the survival of characteristics that existed during the period of significance. For a resource to be eligible for the California Register, it must also retain enough integrity to be recognizable as a historic resource and to convey the reasons for its significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. A resource that does not retain sufficient integrity to meet the National Register criteria may still be eligible for listing in the California Register or as a local resource.

The assessment of integrity is often weighted toward specific aspects traits and that weighting is depending on the reasons for historical significance. Properties significant for design (C/3) generally would have greater importance given to integrity of design, materials, and workmanship while properties significant for events or cultural associations (A/1) would have greater emphasis on feeling and association.

Evaluation

⁵¹ "Historic Resources Inventory," City of San Jose Planning, Building & Code Enforcement, accessed April 28, 2023, <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-resources-inventory>.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 14 of 19

For simplicity, 1621 Gold Street is evaluated first within the criteria of the National and California registers. Because the criteria are nearly identical they are evaluated for both registers simultaneously. A discussion regarding City of San Jose criteria is presented after.

Criterion A/1 (Events)

The building at 1621 Gold Street is historically associated with the Alviso Health Center, formerly known as the Alviso Family Health Foundation. This health organization was one of the first of its kind, having been organized from within the community it served. It is also associated with the Alviso chapter of the Community Service Organization (CSO) who started providing health services in their office at 1568 Liberty Street. The tremendous need for local, low-cost health care was a foundational mission for the Alviso CSO, who spearheaded grant writing, organization, and political support that enabled the founding of the Alviso Health Clinic.

Health care, housing, and educational opportunities were central components of the Latino civil rights movement of the mid-twentieth century.⁵² Often the lack of access was directly related to segregationist and racist policies. The limited access was compounded by poor public transportation systems, a key lifeline for low-income communities, that made it extremely difficult to get to a doctor's office. This was in addition to the high cost of medical care and the limited number of doctors and clinics that freely administered care to Latino patients.⁵³ Access to healthcare was part of the overall movement. Health clinics were established alongside job training and social service centers to provide easy access to a wide range of services that directly benefited the communities.⁵⁴

Both of these associations warrant consideration of the building's historical significance within the framework provided by the California State Parks *Latinos in the 20th century California: National Register of Historic Places Context Statement*. This document identifies a number of property types that should be considered under this context. The building at 1568 Liberty St. falls under the "Struggles for Inclusion" property type. Guidance for evaluating properties under criterion a in this property type is as follows:

Buildings associated with this context were used by Latino civil rights organizations. Few organizations have the means to erect buildings during their formative years, and many organizations survive for only brief periods. Thus, they operated out of donated or rented spaces such as churches, theaters, and commercial buildings. Even as organizations grew and their influence expanded during the 1970s, you appear to have constructed their own buildings, referring instead to rent space in traditional office buildings. In some cases organizations occupied entire buildings; others occupied a few offices or floors in larger buildings. Buildings may be found in larger cities in California such as Los Angeles, Fresno, San Diego, and Sacramento. The architectural qualities of such buildings are less important factors in the evaluation of eligibility under Criterion A⁵⁵

Under consideration of the building's association with the Alviso CSP chapter, the building represents the lasting legacy of the CSO in Alviso. The CSO focused much of its early efforts on establishing the health center and the historical record is dominated by those efforts. After the health center severed its ties to the CSO in 1970, very few mentions of the Alviso CSO appear in newspaper accounts from the time. However, the health center continued to thrive; expanding in 1972 into the current building and expanding again in 1975 with the dental wing. For many, the health center became the defining location in Alviso, bringing them into the neighborhood, or allowing them to remain in the neighborhood as they aged.

⁵² Latinos in Twentieth Century California: National Register of Historic Places Context Statement, p. 96.

⁵³ *Latinos in Twentieth Century California: National Register of Historic Places Context Statement*, p. 99.

⁵⁴ Latinos in Twentieth Century California: National Register of Historic Places Context Statement, p. 104.

⁵⁵ *Latinos in Twentieth Century California: National Register of Historic Places Context Statement*, p. 139

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 15 of 19

It is part of a movement of community-based health centers that was born out of the social policies of the 1960s. It was part of a pilot project of the U.S. Office of Economic Opportunity and was used as a model for similar health centers in the Bay Area and beyond. And while there is not specific guidance in the *Latinos in the Twentieth Century California National Register of Historic Places Context Statement*, the Alviso Health Center is a local product of the civil rights and activism movement that engaged Latinos around the country beginning in the 1950s and 1960s.

It is for these reasons that the Alviso Health Center at 1621 Gold Street is recommended **eligible** for the National and California registers under Criterion A/1 at the local level for its embodiment of the twentieth century Latino civil rights movement and as the lasting legacy of the Alviso chapter of the CSO, a prominent national Latino-rights organization. The period of significance is 1968 - 1997, ranging from the date the Alviso Health Center opened in its original building through the merger of the Alviso Family Health Foundation with Gardner Health Services.

Criterion B/2 (People)

Archival research does not support consideration of historical significance under criterion B/2 for associations with historically significant people. A number of local state and national politicians appear in historical record for ribbon cuttings and other ceremonial purposes. However no single individual appears to have had an especially significant role in the founding of either the Alviso CSO, development of its mission, or the establishment of the Alviso Family Health Foundation. The founding of the Alviso CSO and the development of the Alviso family health foundation represent for efforts of multiple individuals over many years and do not reflect the efforts of any single individual. As such, 1621 Gold Street is recommended **not eligible** for listing on the National or California registers under Criterion B/2 for its association with the productive life of a historical significant person or persons.

Criterion C/3 (Design)

The Alviso health clinic at 1621 Gold St. is a mix of architectural styles that were popular in the 1960s and 70s. It has several shed roof components that are common to the Shed and Third Bay Tradition styles. These elements are mostly seen on the 1975 dental office wing. The primary structure is symmetrical in form with a prominent front entrance marked by expansive glazing. The entrance is flanked by symmetrical shed roof forms year the roofline that wrap around the building and are supported by double-height wood columns. The slender columns, and tall height, are reminiscent of the New Formalist architectural style often applied to banks and commercial buildings in the 1960s. The wraparound second-story balcony is a traditional feature of the Monterey style which was a popular revival style especially in California, during the early twentieth century.

While the building has an attractive design, it does not represent a particular architectural style or tradition nor is it association with a master architect or builder. It therefore does not rise to the level of historical significance associated with listing on either the National or California registers. For these reasons, the building at 1621 Gold St. is recommended **not eligible** for listing on the National or California registers under criterion C/3 for its design.

Criterion D/4 (Information Potential)

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. The building at 1621 Gold Street is constructed of modern materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of Alviso, or the health center practices. As such, 1621 Gold Street is recommended **not eligible** for listing on the National or California registers under Criterion D/4 for its information potential.

Integrity

An assessment of integrity is necessary if the resource is found to be historically significant under one or more criteria for listing on the National or California registers. Because 1621 Gold Street is recommended eligible under Criteria A/1, a further assessment of integrity is presented below.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 16 of 19

The Alviso Health Center is located in its original location and maintains its historical relationship with both the Alviso CSO office and the former site of the first Alviso Health Center building. However, the first Alviso Health Center was demolished between 2008 and 2011. While some site features remain, the site is now open. When constructed in 1972 the surrounding area was a mix of vacant lots, 1-2 story commercial and residential construction, and community parks. This mix of uses and buildings remains. As such, the building retains integrity of **location**. However it no longer is sited next to the original Alviso Health Center building and therefore has diminished integrity of **setting** and **feeling**.

The building has been modified since 1972 by the 1975 addition to the east that housed expanded dental care facilities. This addition occurred within the period of significance. No other substantial modifications to the building have occurred since. The building retains its overall shape, design, size, and appearance as it did during the period of significance. Overall, 1621 Gold Street retains integrity of **design**, **workmanship**, and **materials**.

The building is associated with the Alviso CSO chapter and its early work in the establishment of the Alviso family health foundation. The building retains these associations and appears in much the same appearance as it did during the period of significance. It therefore retains integrity of **association**.

Overall, the building retains sufficient integrity for listing on the National and California registers under Criterion A/1 for its association with the Alviso chapter of the CSO and the Latino civil rights movement in Alviso.

City of San Jose Historic Resources Inventory

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

The building at 1621 Gold Street. represents an important chapter in local history. It represents the growth and development of community activism within the Mexican and Mexican American communities and especially within the Alviso neighborhood. The services that were administered and the social programs that were brought to the community through the Alviso Health Center served generations Alviso residents.

2. Its location as a site of a significant historic event;

The building at 1621 Gold Street is directly associated with the establishment of the Alviso family health foundation. The seminal organization was the first of its kind to provide low and no cost medical and social services to low-income communities in the community in which they serve. It served as the model for other facilities both in San Jose and around the country.

3. Its identification with a person or persons who significantly contributed to the local, regional, state, or national culture and history;

No single historically significant individual has been identified with associations to 1621 Gold Street.

4. Its exemplification of the cultural, economic, social, or historic heritage of the city of San Jose;

The building at 1621 Gold Street does not appear to exemplify a particular cultural, social, or historic heritage with the city of San Jose. It served as the offices of a community organization providing services and advocacy for the neighborhood but does not represent a particular culture or heritage for that same neighborhood.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The architectural style of 1621 Gold Street does not represent a group of people or particular era of history that is characterized by an architectural style or design.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 17 of 19

6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

1621 Gold Street is a mix of architectural styles that does not embody any one architectural type. It does not represent a particular architectural movement or trend.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose; and

No designer has been identified with 1621 Gold Street.

8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

1621 Gold Street is a mix of contemporary styles including the Shed style, the Third Bay Tradition, New Formalism and the Monterey style. The design is well balanced and inviting and was clearly designed by an architect or designer. It has cohesive decorative elements that are repeated on all public-facing facades and is well executed in quality materials. While it does not represent a particular style, it is unique, especially within the context of the Alviso neighborhood, where modern, purposefully designed buildings are rare.

Overall, the building meets the criteria for consideration as a City of San Jose Landmark under criteria 1, 2, and 8.

Summary

The building at 1621 Gold Street is associated with community activism in the 1960s and represents the lasting legacy of the Alviso chapter of the Community Service Organization (CSO), a national civil rights and advocacy organization focused on Mexican and Mexican American rights. The Alviso Health Clinic was a model for community supported, community focused, local health and social services. It is recommended eligible for the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) under Criterion A/1 at the local level for these associations. It is also recommended eligible as a City of San Jose Landmark under criteria 1,2, and 8.

B12: References (Continued)

"\$528,000 Alviso Health Center Loan." No Date. November 21, 1974. In the "Alviso Family Health Center" binder, Community Room, Alviso Branch Library.

Alvarado, Donna. "Three Depart Alviso Clinic Amid Probe." *San Jose Mercury News*. May 19, 1994.

Alviso CSO. *Articles of Incorporation of Alviso CSO Heath Foundation, Inc.* November 21, 1967.

"Alviso Family Health Center Inc." No Date. "San Jose: Alviso – Family Health Center" vertical file, California Room, Dr. Martin Luther King, Jr. Library, San Jose Public Library.

Ansley, David. "Heath Foundation Recovering, But Still Needs Cash Transfusion Loans Sought From S.J. Private Group to Prevent Bankruptcy." *San Jose Mercury News*. June 10, 1991.

Beyers, Charlotte. "A Health Center That Grew and Grew." *California Today*. November 19, 1972.

Brown, Mary. *Historic Context Statement: San Francisco Modern Architecture and Landscape Design: 1935-1970*. Prepared for the City of San Francisco Planning Department. 2011.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 18 of 19

California State Parks. *Latinos in Twentieth Century California: National Register of Historic Places Context Statement*. (Sacramento: California State Parks) 2015.

Cavin, Aaron I. "The Borders of Citizenship: The Politics of Race and Metropolitan Space in Silicon Valley." Ph.D. dissertation, University of Michigan, 2012. http://deepblue.lib.umich.edu/bitstream/2027.42/93852/1/cavin_1.pdf.

Evans, Craig. "Alviso Health Center 'Home' for Thousands." *San Jose Mercury News*. March 1, 1971.

Gardner Health Services. "Celebrating 50 Years: California's First Community Health Center." June 29, 2018, <https://gardnerhealthservices.org/californias-first-community-health-center/>.

----- "Garner: Past, Present and Future." October 4, 2016, <https://gardnerhealthservices.org/gardner-past-present-and-future/>.

-----. Marianela Toscana quoted in Jumay Hipolito, "Celebrating 50 Years: A Bright Light in Alviso." <https://stage.gardnerhealthservices.org/news/celebrating-50-years-a-bright-light-in-alviso/>.

Grant, Joanne. "Alviso Health Center Victim in Power Fight." *San Jose Evening News* December 4, 1970.

----- "Alviso's Health Center a Phenomenal Success." *San Jose Mercury News*, November 26, 1970.

Hawkins, Ben. "Business Happenings." *San Jose Evening News*. June 25, 1975.

Hering, Ed. "A Model of Cooperative Effort." *San Jose Mercury News*. June 30, 1968.

----- "City Awaits Word on Big Health Center Grant." *San Jose Mercury News*. May 15, 1967.

----- "Tiny Alviso Gets Big Medical Center." *San Jose Mercury News*. June 29, 1967.

Krieger, Lisa M. "Alviso Health Center Cuts Service." *San Jose Mercury News*. July 31, 1999.

Peck, Willys. "Alviso's Tide of Progress May Wash Out Valued Folkways." *San Jose Mercury*. November 9, 1972.

San Jose Mercury News. "A Bay Area First: Alviso Health Contract." August 18, 1972.

----- "Alvisans Loose Legal Battle." July 24, 1971.

----- "Alviso's Little League Is Getting Own Diamond." July 6, 1966.

----- "Celebration Set for Health Center." November 18, 1972.

----- "Cleanup Week Month Long." May 17, 1966.

----- "College to Aid Health Project." January 3, 1967.

----- "Corner Signal Under Study." March 8, 1966.

----- "Health Center \$94,000 in Red." March 3, 1973.

----- "Health Center Work to Start." March 23, 1972.

----- "Health Unit in Alviso Gets Grant." June 29, 1972.

----- "Low-Income Dental Clinic Opens Today." September 27, 1975.

CONTINUATION SHEET

Property Name: Alviso Health Center

Page 19 of 19

San Jose Planning, Building & Code Enforcement, City of. "Historic Resoruces Inventory."
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-resources-inventory>.

University of California at Santa Barbara Library. *Aerial Photography*. Geospatial Collection.
<https://www.library.ucsb.edu/geospatial/aerial-photography>.

Yoachum, Susan. "Alviso Clinics' Financial Troubles Include Officials' 6-Figure Salaries." *San Jose Mercury News*. August 16, 1982.

----. "Clinics to Fight Closure." *San Jose Mercury News*. December 11, 1982.