

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 16 *Resource Name or #: (Assigned by recorder) Alviso CSO Office

P1. Other Identifier: Schoolhouse Annex, EOC Building, Old Community 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 Location: Not for Publication Unrestricted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 1568 Liberty Street City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 590675.00 mE/ 4142545.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 015-03-042

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

The building at 1568 Liberty St. is a one-story wood frame stucco clad building on a concrete foundation with an asphalt shingle covered, front facing gable roof. Its primary (east) façade has a centrally located panel door covered by a gable roof porch supported by square posts. A small rectangular event is centered on the gable peak. A concrete porch with two steps is used to access the front entrance. The north façade has two single hung windows and two small awning windows. The awning windows are located in former window openings that have been partially filled. The south façade has three asymmetrical two over two window openings equally spaced across the façade. All are covered by fixed metal screens. The rear (west) façade has a single leaf door and a centrally located bent under the gable peak.

See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP13 (Community Center/Social Hall HP15 (Educational Building)

HP36-LA (Ethnic Minority Property-Latino)

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 Liberty Street, looking west, April 2023

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

c.1929 (Aerial Photographs)

*P7. Owner and Address:

City of San Jose
200 E. Santa Clara Street, Unit T-4
San Jose, CA 95113

*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 CSO Office *NRHP Status Code 3S

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B1. Historic Name: Schoolhouse Annex, EOC Building, Old Community Center

B2. Common Name: Community Center

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

*B5. Architectural Style: Colonial Revival

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

Constructed c.1929, rotated 90-degrees and moved approximately 50 feet c.1966

*B7. Moved? No Yes Unknown Date: 1965-1968 Original Location: 50 feet to the north, same lot

*B8. Related Features:

Alviso School (demolished), Alviso Family Health Clinic (1621 Gold Street, Constructed 1968, Demolished), Alviso Health Center (1621 Gold Street, Constructed 1972)

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Community Engagement / Struggles for Inclusion Area Alviso

Period of Significance 1966-1970 Property Type office 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 former CSO building at 1568 Liberty Street is associated with community activism in the 1960s as the location of the Alviso chapter of the Community Service Organization (CSO), a national civil rights and advocacy organization focused on Mexican and Mexican American rights. San Jose eventually became the headquarters of the organization, and the San Jose chapter is where Cesar Chavez rose to national prominence as the local, then national director of the CSO. The Alviso chapter was founded in 1966, concurrent with the establishment of a nightly health clinic in the building by the San Jose CSO. The Alviso CSO is directly associated with the founding of the Alviso Health Clinic, with advocacy and community organization in Alviso, and with the national CSO establishment. 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 3.

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.)



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P3a: Description (Continued)

The building is located on an L-shaped, 0.74-acre lot that spans between Gold and Liberty streets to the east and west, and borders Hoppe Street to the south and an alleyway to the north. It shares this lot with the current Alviso post office and the former location of the Alviso elementary school. The building is located in the southeast quadrant of the lot, at the corner of Liberty and Hoppe streets. The concrete walkway provides access around all sides of the building. Park amenities such as picnic tables and benches are located in landscaped areas to the north and west. A paved parking lot is located on the south side of the lot. The front (east) of the building faces a poorly maintained patch of grass (**Figures 1-3**).



Figure 1. View of the building looking northwest from Liberty Street. The windows on the south façade are in their original locations and retain their original shape and size. Source: ESA, 2023.

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Figure 2. View of the building looking northeast from Liberty Street. Source: ESA, 2023



Figure 3. View of the building looking southwest from Liberty Street. This images shows the original school site (marked approximately by the palm trees on the right), and the current Alviso Health Center building on the left. Source: ESA, 2023

B10: Significance (Continued)

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The building at 1568 Liberty Street was constructed between 1928 and 1930 to serve as an annex to the Alviso elementary school which originally occupied the site (**Figure 4.**)¹



Figure 4. A photograph of the former Alviso School taken c.1945. The school was constructed in 1900 and was used through 1956 when George Mayne Elementary School opened. It then served as Alviso city offices before it was torn down in the 1970s. Source: History San Jose Photograph collection (<https://historysanjose.pastperfectonline.com/photo/96378CF9-9578-42AB-A043-979322780327#gallery>)

When the school closed in 1956, the main school building housed Alviso's City Hall and civic offices, a function it continued to serve until Alviso consolidated with San Jose in 1968. The annex building was briefly used as an office of the Economic Opportunity Commission of Santa Clara County (EOC) by 1966 before they moved to the old City Hall at 1060 North Taylor Street later that same year.² It was during this period, between 1965 and 1968, that the building was rotated 90-degrees to its current location and siting on the former schoolhouse lot.³

In November 1966, the Alviso chapter of the Community Service Organization (CSO) was established and occupied the building.⁴ The Alviso CSO Health Foundation, Inc. was incorporated a year later on November 21, 1967.⁵ In the early years, when the Alviso Health Center was first established, the CSO building served as the office for both the

¹ This date range is from comparison of aerial photographs from the period and the 1930 Sanborn insurance Map. Sanborn Insurance Company, *Sanborn Insurance Maps: Alviso, California*, 1930, Sheet 2.

² Phil Peters, "Envisage Alviso as Alvisans Do—With Abiding Hope," *San Jose Evening News*, April 11, 1966, p. 19.

³ This date range is from comparison of aerial photographs from 1965 and 1968.

⁴ "Community Service Organization Alviso Chapter," *OpenGovUS.com*, Accessed May 23, 2023, <https://opengovus.com/california-corporation/00517673>.

⁵ *Articles of Incorporation of Alviso CSO Health Foundation, Inc.* November 21, 1967.

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clinic as well as for the Alviso CSO organization.⁶ A volunteer night clinic operated from the building until the first health center remodel was finished at 1621 Gold Street.⁷

After the clinic opened in 1968, and after the new building was constructed in 1972, the building at 1568 Liberty Street was used as the offices for the Alviso CSO. They operate from the building until at least 1974.⁸ After that time, it is unclear how long the organization occupied the building or how long the Alviso chapter remained active. The building was eventually used as a small community center prior to construction of the current community center and library complex next to George Mayne Elementary School. As of May 2023, the former school annex and CSO headquarters building at 1568 Liberty Street is vacant.

Community Service Organization (CSO)

At the end of World War II veterans from a multitude of ethnic backgrounds would probably serve their country return home to find that the distribution of veterans programs varied significantly between white and nonwhite veterans. This, combined with rising racial and ethnic tensions around the country gave birth to a number of civil rights groups. In Los Angeles, in 1946, a group of Mexican American families filed a lawsuit against the Westminster School District protesting the establishment of Mexican schools as a separate form of education. This case, *Mendez v. Westminster School District* was the first verdict to hold that school segregation was unconstitutional. It became a precedent-setting case that laid the ground for the verdict in *Brown versus Board of Education*. It led to other lawsuits in Southern California as well as inspired Mexican American citizens to run for public office. The community-based voter mobilization efforts that followed, evolved into the Community Service Organization (CSO), which was founded in the Boyle Heights neighborhood of Los Angeles in 1947.⁹

Fred Ross Senior was instrumental in the early organization of CSO. It was his efforts engaging with other union organizers that helped the group form its early political alliances. "From their first offices at 2130 E. 1st St. in Los Angeles, the CSO launch a variety of grassroots initiatives, including voter education registration drives, citizenship classes, and neighborhood cleanup days. It's young Mexican American organizers knocked on doors and talk to their neighbors, reached out to neighborhood religious leaders, and encouraged young people like themselves to engage in the political process."¹⁰ With the growing momentum of the CSO, Edward Roybal, ran for and was elected to the Los Angeles city Council in 1949 becoming the first Mexican-American to serve in that position since 1881.¹¹ Building on this success, the CSO expanded with new chapters throughout California including in San Jose. By 1963 the CSO had 34 chapters across California and the southwestern state with over 10,000 dues paying members. They were to register over 500,000 new voters and work to facilitate citizenship for over 50,000 Mexican immigrants.¹²

Among those young people who were drawn to CSO efforts during this time were United Farm Workers founders Cesar Chavez and Dolores Huerta.

*Cesar Chavez and the CSO*¹³

⁶ Help Wanted Ads, *The Palo Alto Times*, December 28, 1968, p.13.

⁷ Ed Hering, "A Model of Cooperative Effort," *San Jose Mercury News*, June 30, 1968, p.49.

⁸ After 1974 there are no help wanted ads or other newspaper articles that associated the Alviso CSO with the building at 1568 Liberty Street.

⁹ "The Community Service Organization," University of California at Los Angeles (UCLA), Jewish Histories in Multiethnic Boyle Heights, A Digital Exhibit, accessed May 4, 2023, <https://scalar.usc.edu/hc/jewish-histories-boyle-heights/the-community-service-organization-cso>.

¹⁰ "The Community Service Organization," UCLA.

¹¹ "The Community Service Organization," UCLA.

¹² "The Community Service Organization," UCLA.

¹³ National Park Service, "Chapter 2: Historic Overview and Resource Description," in *Cesar Chavez Special Resource Study and*

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"Cesar Chavez and his family moved to the Sal Si Puedes barrio of San Jose in 1952 he worked in the lumber mill and in the fields, and soon met Donald McDonnell, a young Catholic priest who sought to minister to braceros and other migrant farmworkers. McDonnell introduced Cesar to a world of ideas, including the writings of Mohandas Gandhi that would shape his personal philosophy, his approach to labor organizing, and his commitment to social justice.

"Also 1952, Cesar helped Fred Ross bring to San Jose the [CSO] that Ross had started in Los Angeles. The intent of the CSO was to help its members to deal with issues related to civil rights, voter registration, housing discrimination, and police brutality.

"Cesar became chairman of the CSO voter-registration drive. He became successful enough at standing up for the rights of this community members that he was accused of being a communist, as happened to many political and social leaders in the 1950s. Cesar turned to his Catholic beliefs and colleagues to help defend him against the suspicions and accusations." Chavez's success in registering voters and establishing the San Jose CSO chapter resulted in a job offer as a CSO staff member, with responsibilities to organize campaigns in Union City, Oakland, and the San Joaquin Valley...

"Cesar Chavez continue to work with the CSO through the 1950s, organizing in the towns of the San Joaquin Valley. As he organized new CSO chapters, he set up service centers, and began to see that helping people could be an organizing technique - that people who received help from an organization would be loyal to it. His interest in organizing farmworkers also group, in contrast to the urban focus of the CSO for which he worked...

"Cesar Chavez continued to be interested in organizing farm workers; CSO members were reluctant to shift from their urban and civic focus. Cesar accepted the position of executive director of the CSO in 1960, with hope of having greater influence over the organization.

"During his tenure as executive director of the CSO, Chavez guided the organization to continued gains, develop relationships with members of the Mexican American political Association and other civil rights activists, and earned a reputation as one of the most important civil rights leaders in the American West. By 1962, the CSO had grown to 22 chapters, helped tens of thousands of Chicanos registered to vote, but thousands of Mexican immigrants through the naturalization process and provided Chicanos with a sense of power within the political system.

"However, the CSO board and membership remained unwilling to support Chavez's farmworker organizing agenda, wanting to maintain the CSO's focus on urban and civic issues, not on the plight of rural labor. Chavez resigned his position in 1962 and moved his family from Los Angeles to Delano to begin the creation of a viable agricultural labor union."

The CSO in San Jose and Alviso

The San Jose chapter of the CSO was established in 1952 at 1402 ½ East Santa Clara Street.¹⁴ By 1954 it was an important chapter within the organization, hosting a national convention for the group in Monterey.¹⁵ By the early 1960s, the CSO had 34 chapters with 10,000 members throughout California and the organization had established

Environmental Assessment, (San Francisco: National Park Service Pacific West Region, 2013), p.10 and 13.

¹⁴ City of San Jose, "Historic Resources – Working List," *Historic Context Statement Update*, accessed May 21, 2023, <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/historic-contexts-and-surveys/historic-context-statement-update/historic-resources-working-list>.

¹⁵ "National CSO Confab Opens at Asilomar," *San Jose Mercury News*, March 20, 1954, p.24.

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San Jose as its national headquarters.^{16,17} As noted above, the Alviso chapter of the CSO organized in November 1966 and was primarily focused on the establishment of a health care facility for the local population

Alviso CSO and the Alviso Family Health Foundation

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.^{18,19,20} 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.²¹ 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.²² 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.²³ Architecture students enrolled at San Jose State College designed the project, which included remodeling the building and new parking facilities and landscaping.²⁴ They were assisted by local architecture firm, Higgins & Root who provided reduced cost design services for the project.²⁵ Additionally, the City of Alviso granted a long-term lease of the parcel for \$1 per year.²⁶ 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."²⁷ Historic photographs show the American, Mexican, and California flags hoisted on flagpoles in front of the building on Gold Street.

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 "there 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..."²⁸ 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."^{29,30} With this grant, the Alviso Family Health Center became the nation's first grassroots organization to receive funding directly from the federal

¹⁶ California State Parks, *Latinos in Twentieth Century California: National Register of Historic Places Context Statement*, (Sacramento: California State Parks, 2015,) p. 116

¹⁷ Joanne Grant, "Alviso Health Center Victim in Power Fight," *San Jose Evening News*, December 4, 1970, p.4.

¹⁸ "Celebrating 50 Years: California's First Community Health Center," *Gardner Health Services*, June 29, 2018, <https://gardnerhealthservices.org/californias-first-community-health-center/>.

¹⁹ "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.

²⁰ Hering, "A Model of Cooperative Effort," June 30, 1968.

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

²² Ben Hawkins, "Business Happenings," *San Jose Evening News*, June 25, 1975, p. 65.

²³ Charlotte Beyers, "A Health Center That Grew and Grew," *California Today*, November 19, 1972, p. 46.

²⁴ "College to Aid Health Project," *San Jose Mercury*, January 3, 1967, p. 12.

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

²⁶ Ed Hering, "Tiny Alviso Gets Big Medical Center," *San Jose Mercury*, June 29, 1967, p. 53.

²⁷ 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/>.

²⁸ Ed Hering, "City Awaits Word on Big Health Center Grant," *San Jose Mercury News*, May 15, 1967, p.4.

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

³⁰ Hering, "City Awaits Word on Big Health Center Grant," May 15, 1967.

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government rather than administered through an intermediary agency.³¹ It was overseen by a 12-member CSO board of directors and supported by an advisory board that included physicians.³²

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 physicians, one full time and one part time dentist, and a dental hygienist, and was equipped with its own X-ray machine.³³ 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.³⁴

Expansion and 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.³⁵ 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."³⁶ 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."³⁷ By November 1974, there were 110 full-time staff including doctors, dentists, nurses, administrators, and trainees, many of whom were Alviso residents.³⁸

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 and the two organizations ended their close association.³⁹

Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 1568 Liberty 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

³¹ Hering, "Tiny Alviso Gets Big Medical Center," June 29, 1967.

³² Hering, "A Model of Cooperative Effort," June 30, 1968.

³³ Hering, "A Model of Cooperative Effort," June 30, 1968.

³⁴ Hering, "A Model of Cooperative Effort," June 30, 1968.

³⁵ Grant, "Alviso Health Center Victim in Power Fight, December 4, 1970.

³⁶ Craig Evans, "Alviso Health Center 'Home' for Thousands," *San Jose Mercury*, March 1, 1971, p. 15.

³⁷ Joanne Grant, "Alviso's Health Center a Phenomenal Success," *San Jose Mercury*, November 26, 1970, p. 18.

³⁸ "\$528,000 Alviso Health Center Loan," no publication title, November 21, 1974, in the "Alviso Family Health Center" binder, Community Room, Alviso Branch Library.

³⁹ "Alvisans Loose Legal Battle," *San Jose Mercury News*, July 24, 1971, p.B3.

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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.

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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.⁴⁰ 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

⁴⁰ "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>.

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For simplicity, 1568 Liberty 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 1568 Liberty St. is historically associated with the Alviso chapter of the Community Service Organization (CSO.) This influential, national, civil rights and advocacy organization was a central component of the Latino civil rights movement in the mid-20th century. The building is also associated with the Alviso family health foundation, a first of its kind community medical facility that grew directly out of the Alviso CSO chapter.

Both of these associations warrant consideration of the buildings 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 A⁴¹

Under consideration of the buildings Association with the national network of CSO chapters the building falls into the later phases of the organization's history. Founded in 1947 in Los Angeles, the organization was established in San Jose in 1952. It is the San Jose chapter of the CSO that is most closely associated with Cesar Chavez and his early community organizing training. The Alviso chapter of the CSO was established in 1966, 14 years after the San Jose chapter and four years after Chavez had resigned from his post as national CSO Executive Director. While this association is late in the history of the CSO, it is important within the local history of Alviso. While under the umbrella of the San Jose chapter, the Alviso group was able to organize and mobilize its membership towards the founding of the community health center. The local group, headquartered out of the building at 1568 Liberty Street, successfully applied for millions of dollars in grants and federal funding to establish the Alviso Family Health Foundation. The founding boards of the health foundation were composed of Alviso CSO members and advisors. The building at 1568 Liberty Street was used as offices for the health center in its early days. In spite of the eventual split of the health center and the Alviso CSO following the 1970 legal decision, the health center owes its existence to the organizing force of the Alviso CSO. The building at 1568 Liberty Street is the only known office for the Alviso CSO, it is also directly associated with the founding of the Alviso family health foundation.

Applying the guidance of the *Latinos in the Twentieth Century California National Register of Historic Places Context Statement*, the CSO building is recommended **eligible** for the National and California registers under Criterion A/1 at the regional level for its association with the CSO, and its seminal role in establishing the Alviso Family Health Foundation. The period of significance is 1966- 1970, ranging from the date the Alviso CSO chapter was established, through the severing of the relationship between the foundation and the Alviso CSO following the 1970 lawsuit.

⁴¹ *Latinos in Twentieth Century California: National Register of Historic Places Context Statement*, p. 139

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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 reflect the efforts of multiple individuals over many years and do not reflect the efforts of any single individual. As such, 1568 Liberty 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 historically significant person or persons.

Criterion C/3 (Design)

The building at 1568 Liberty Street was originally constructed as a small classroom Annex to support the education of Alviso students. It served this role for approximately 20 years before being used by the community for a number of other purposes. It is a simple, rectangular plan, wood frame building with limited architectural detailing. It does not represent a particular architectural style nor does it appear to be the work of a master designer or builder. For these reasons, 1568 Liberty Street is recommended **not eligible** for listing on the National or California registers under criterion C/3 for its architectural 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 1568 Liberty Street is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of Alviso, or the Perkins family. As such, 1568 Liberty 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 1568 Liberty Street is recommended eligible under Criteria A/1, a further assessment of integrity is presented below.

The Alviso CSO building was relocated to its present site between 1965 and 1968 when it was rotated 90-degrees and moved approximately 50 feet to the south. It is first associated with the Alviso chapter of the CSO, and the subsequent planning for the Alviso Family Health Foundation begins at this same time. Therefore, it is highly likely that relocation of the building to the site occurred prior to its occupation by the Alviso CSO chapter. During the period of significance, the area around the building became a new civic center for Alviso. Between 1966 and 1970, the first Alviso Family Health Center was constructed to the southwest of the building, a San Jose fire station was installed in a relocated single-family residence at 1590 Gold Street. Since the period of significance the area has been further developed with a new post office in the demolition of the c.1900 schoolhouse building. To the east the land remains open and relatively undeveloped placing the building near the edge of the Alviso neighborhood. As such, the building retains somewhat diminished integrity of **location, setting, and feeling**.

The building has been modified since it was used as a schoolhouse Annex in the 1930s and 40s. These alterations appear to be limited to the north façade of the building where the original three windows have been modified to their current configurations. Constructed of simple and common materials, the building retains its overall shape, design, size, and appearance as it did during the period of significance. Overall, 1568 Liberty Street retains integrity of **design, workmanship, and materials**.

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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.

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 1568 Liberty 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 programs and training that were implemented as part of the CSO establishment gave rise to new generations of community activists both in Alviso and in the surrounding area.

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

The building at 1568 Liberty 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 1568 Liberty Street. r the building is historically significant for its association as the Alviso chapter of the CSO, a nationally recognized and influential Latino civil rights organization.

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

The building at 1568 Liberty 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;

There is no specific overall style or distinctive character to 1568 Liberty Street.

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

There is no specific overall style or distinctive character to 1568 Liberty Street.

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 1568 Liberty 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.

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There is no specific overall style or distinctive character to 1568 Liberty Street.

Overall, the building meets any of the criteria for consideration as a City of San Jose Landmark under criteria 1, 2, and 3.

Summary

The former CSO building at 1568 Liberty Street is associated with community activism in the 1960s as the location of the Alviso chapter of the Community Service Organization (CSO), a national civil rights and advocacy organization focused on Mexican and Mexican American rights. San Jose eventually became the headquarters of the organization, and the San Jose chapter is where Cesar Chavez rose to national prominence as the local, then national director of the CSO. The Alviso chapter was founded in 1966, concurrent with the establishment of a nightly health clinic in the building by the San Jose CSO. The Alviso CSO is directly associated with the founding of the Alviso Health Clinic, with advocacy and community organization in Alviso, and with the national CSO establishment. 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 3.

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