

Public Draft

ALVISO NEIGHBORHOOD OF SAN JOSÉ

Survey Report

Prepared for
City of San José
Planning, Building and Code
Enforcement

July 2023



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ALVISO NEIGHBORHOOD OF SAN JOSÉ

Survey Report

Executive Summary

The Port of Alviso area has been extensively documented and recorded in prior historic resource surveys. These efforts primarily date to the 1970s and 1980s and followed documentation standards of that time and were focused on the blocks west of Gold Street. While this documentation was partially updated in the 1990s when the Port of Alviso California Point of Historical Interest was established, none of this prior documentation included the forms, evaluation protocols, or consideration of broader historical themes that are now commonplace for documentation of historical resources. Outside these efforts to capture the historical importance of the Port of Alviso area, the majority of the Alviso neighborhood has had little attention. The Alviso Neighborhood of San José Historic Context and Survey project updates older historical narratives to include an expanded timeframe of historical development (up through 1980) and range of historical themes by which historic resources in Alviso may be considered. The Alviso Neighborhood of San José Historic Context and Survey Project tiers off the citywide historic context as a focused historic context and survey. The project was made possible in part by a grant from the County of Santa Clara’s Historical Heritage Grant Fund.

The Port of Alviso National Register Historic District documentation was submitted in 1972 and listed in 1973. This current project updates that documentation to include new California Department of Parks and Recreation documentation forms (DPR 523 forms) for the district and for 15 contributing features within the district (**Appendix A.**) The project also created a second set of district forms documenting the Bayside Canning Company and those four remaining contributing features associated with this important Chinese-owned business (**Appendix B.**) Both sets of forms are included as appendices to this report.

Outside of the Port of Alviso historic district boundaries, ESA recorded and evaluated 12 new properties on DPR 523 forms. They range from single family residences moved to Alviso during the 1950s and 1960s when relocation of houses to Alviso was the primary means of neighborhood expansion, to cultural institutions associated with neighborhood civic advocacy and the Latino civil rights movement of the mid- and late twentieth centuries. The list of properties evaluated under this project and the recommendations for those findings are as follows:

**TABLE 1
SUMMARY OF FINDINGS**

APN	Address	Common Name	Date	National Register	California Register	City of SJ Landmark	City of SJ Structure of Merit
Table Row Heading							
015-02-022	1060 N.Taylor St.	Old City Hall	1933	No	Yes	Yes	n/a
015-03-022/042	1513 El Dorado St.	Vahl's Restaurant	c.1935	No	No	Yes	n/a
015-03-017	1621 Gold St.	Alviso Health Center	1972, 1975	Yes	Yes	Yes	n/a
015-03-043	1590 Gold St.	SJ Firehouse	Pre-1969, Relocated 1969	No	No	No	Yes
015-03-042	1568 Liberty St.	CSO Office	c.1929	Yes	Yes	Yes	n/a
015-02-018	1160 N.Taylor St.	Perkins Store	1949	No	No	No	Yes
015-02-018	1170 N.Taylor St.		Pre-1908	No	No	No	No
015-05-024	1385 Michigan Ave.	Our Lady Star of the Sea Church	c.1951	No	Yes	Yes	n/a
015-05-061	1364 Michigan Ave.		c.1870s, relocated c.1957	No	No	No	Yes
015-05-066	1392 Michigan Ave.		c.1900, relocated 1960s	No	No	No	Yes
015-06-143	1557 Michigan Ave.	Lujan's Market	c.1961	No	Yes	Yes	n/a
015-43-012	5030 N.First St.	George Mayne Elementary School	1956	No	No	No	yes

Acknowledgements

This project is a part of the Citywide Historic Resources Survey effort authorized by the San José City Council in 2017. In 2023, the City completed the San José Historic Context Update which included the town of Alviso as a recommended sub-theme for intensive study.¹ The Alviso Neighborhood of San José Historic Context and Survey Project tiers off the citywide historic

¹ The San José Historic Context Update project began in 2021, when a draft report was prepared and submitted for public comment. The Alviso Neighborhood Historic Context and Survey Project began in 2022, after the draft report was reviewed but prior to issuing the final San José Historic Context Update report in August 2023.

context as a focused historic context and survey. The project was made possible in part by a grant from the County of Santa Clara's Historical Heritage Grant Fund.

Introduction

The goal of the Alviso Neighborhood of San José Historic Context Statement and Survey Report Project is to update existing documentation, to document and evaluate Alviso's culture and history, and to identify buildings, objects, features, places, and landscapes associated with all people, particularly the underrepresented communities that historically lived and worked in the town, primarily from the mid-nineteenth to the mid-twentieth centuries. Alviso was selected as a survey priority because the existing information is out-of-date and does not adequately document the town's diverse history and untold stories. Alviso has a rich history to be shared with a wider audience. This context statement and survey project seeks to understand the historic development patterns, events, and people of Alviso that have been underrecognized and underrepresented and to develop a more layered perspective of the town's history that focuses on cultural history, rather than solely on physical conditions. It aims to apply a more comprehensive understanding of historical integrity that encompasses values not necessarily represented in the common evaluation methodologies. This survey report is intended as a companion to the Alviso Neighborhood of San José Historic Context Statement, also completed as part of this project.

Team

This survey represents a combined effort between the City of San José and ESA's team of northern California-based architectural historians. City of San José Historic Preservation Officer, Dana Peak Edwards served as the primary City representative on the project. Dana supported the project with coordination and solicitation of community input, facilitation of community meetings, and also served as the primary City collaborator on the project. For ESA, Amber Grady, M.A., Senior Architectural Historian served as Project Director, Becky Urbano, M.S., Senior Architectural Historian served as Project Manager and survey coordinator, Johanna Kahn, M.Ar.H., Senior Architectural Historian was primary author of the historic context statement, and Kathy Cleveland, M.A., Senior Architectural Historian provided additional evaluation and quality control support. All of these individuals exceed the Secretary of the Interior's Professional Standards for History, Architectural History, and/or Historic Architecture. Community outreach and survey support was provided by ESA Cultural Resource Specialist, Vanessa Armenta.

Schedule

The project was conducted in phases between June 2022 and December 2023: research, community outreach, survey efforts, and development of draft reports was completed by July 2023; interpretive materials and internet mapping was completed by October 2023; and the final report was issued in December 2023. Interim phase included a number of information gathering and community consultation efforts. Initial community outreach began in September 2022 with a virtual public kickoff meeting on September 12, 2022. This was followed by an in-person community information gathering session held at the Alviso Public Library on November 10, 2022. Additional community input was gathered through both in-person and virtual oral history interviews in March and April 2023. The Administrative draft was submitted for City review in

early June 2023, followed by the public draft report in July 2023. Public comments were collected following the August meeting of the Historic Landmarks Committee and a final report was issued in November 2023. A final presentation of the project findings was given at the December 2023 Historic Landmarks Committee, as required by the County of Santa Clara grant.

San José Surveys

The City of San José is a Certified Local Government (CLG) and manages its historic resources under the guidelines of that program. It maintains a Historic Resources Inventory (HRI) that is regularly updated as properties are identified and/or evaluated either through City-initiated survey efforts, or as part of private development applications for land use entitlements and the related environmental review process. The procedures for surveys within the City of San José were established in 1992 and updated in 2021 to ensure that survey efforts will be compatible with all state and federal programs. This ensures that survey results will be in appropriate formats that allow for ready integration with statewide historic preservation planning programs.

Survey efforts to identify historic resources in the greater San José area began in late 1944 as part of the activities of the Citizen’s Planning Council of Greater San José. According to the *Historic Context Statement Update: San José 2021 Report*, this initial survey was augmented along the following timeline.²

1945, June - the 20-member Historic Landmarks Committee of the council had identified 32 sites and buildings, and 6 graves of historical significance. By 1949, this advocacy group had evolved into the City of San José’s Historic Landmarks Commission.

1962, April - regional ‘Preliminary Inventory of Historical Landmarks in Santa Clara County’ was prepared by the County of Santa Clara Planning Department. It identified 123 buildings and sites of significance in the greater Santa Clara County.

1974, April - San José Visual Inventory of Historic and Archeological Sites is published and is the first windshield survey of the entire city. It included a review of over 1,000 properties.

1975 – Santa Clara County updated the 1962 inventory

1977 – A detailed survey of the Central Planning Area is completed. “Within sixteen neighborhoods and the central business district, 1,800 structures and community design features were identified, 300 California DPR forms were completed, and 20 National Register Applications were completed. The recorded sites were subsequently adopted in 1978 by the San José City Council as the “official survey of historic places” to be added to the existing list of City Landmarks.

² Archives & Architecture, *Historic Context Survey Update: San Jose 2021 Report*, prepared for the City of San Jose, September 28, 2021, pp. 5-10. A full list of neighborhood survey efforts since 2000 is presented on page 10 of this document.

- 1979 – A second update to the 1962 inventory is completed by Santa Clara County
- 1979, October – The City of San José 1977 survey begins a second phase. This work reviewed 1,800 properties and sites.
- 1987 – The Historic Resource Inventory is adopted in *Resolution 58957* and becomes the official catalog of historic resources within the City of San José.
- 1989 – An updated survey of the downtown area identified approximately 100 sites and properties as potentially historic but requiring additional research.
- 1991 – A comprehensive, citywide update of the historic resources survey is undertaken concurrently with development of a citywide historic context statement. After this time, survey efforts within the City of San José have been primarily focused by neighborhoods.
- 1993 – San José completes the Burbank Historic Home Survey
- 2000, October – A survey of the downtown core of the city is completed.
- 2001 – Santa Clara County updates its survey with a focused effort on the rural southern part of the County
- 2003 – Santa Clara County updates the survey countywide

This survey and historic context statement for the Alviso neighborhood continues the policy of focused individual surveys. It is the first major project to be implemented under the recommendations of the 2021 citywide historic context update.

Survey Methodology

The Alviso neighborhood survey followed the five-phase recommended methodology outlined in the *City of San José: Survey Handbook*, prepared in September 2021.

Pre-Field Preparation

In this phase the survey area was defined as the subset of the town of Alviso, prior to consolidation with the City of San José in 1968, where all pre-1980 residential and commercial development occurred (see **Figure 1**).³ The survey area is approximately bounded by the Guadalupe River on the west, San Francisco Bay on the north, Los Esteros Road/Disk Drive on the east, and North First Street and the Guadalupe River on the south. It encompasses all those areas that were part of the original Port of Alviso as well as the New Chicago development of the early- and mid-twentieth centuries.

³ Comparisons of historical United States Geologic Survey (USGS) maps from 1956 and 1961 to historical and current aeriels were used to verify that the survey area included all pre-1980 development.



SOURCE: ESA, Google Earth

Alviso Neighborhood of San José Survey Report

Figure 1
Survey Boundaries

A good deal of research and documentation on the early history of the Port of Alviso has already been completed. ESA gathered reports, documents, books, photos, and maps from online sources and local archives to create a readily accessible library of materials. A cursory review of these materials was used to create a general outline of possible historic context themes as well as to identify possible property types. This was augmented through community outreach via the City’s project website and Planning, Building and Code Enforcement public information staff, interested members of the community and with the help of the La Raza Historical Society. Two online meetings and a general call for information to historical society members provided a series of community-sourced documents and potential sites for further consideration.

Field Survey

ESA conducted the field survey in two phases. The first was completed on November 10, 2022, to document the listed resources within the Port of Alviso National Register Historic District and to provide a reconnaissance-level survey effort in the remaining portions of the Alviso neighborhood. All contributors to the Port of Alviso District were recorded with photographs to

document existing conditions. The results were used to complete a DPR 523 District form set for the Port of Alviso District which had not previously been prepared as part of earlier survey and documentation efforts. Between 1973 and 2023 many contributing buildings deteriorated, and several were demolished or collapsed. Additional historic resources listed in the San José HRI are located within the Port of Alviso District boundaries. Several were recorded on 1995 inventory forms, but those forms are no longer used for documentation purposes. None were previously recorded on current DPR 523 forms. These resources were also recorded with digital photographs during the intensive survey.

Those portions of the survey area located outside of the boundaries of the 1973 Port of Alviso National Register Historic District were also surveyed on foot at a reconnaissance-level on November 10, 2022. ESA staff recorded the general conditions and range of construction ages and styles within the larger neighborhood, noting observed development trends. This served as the first step towards identifying additional potential historic resources in the Alviso neighborhood. The results were verified against community provided information and used to prepare for additional survey efforts conducted on April 14, 2023. During this second survey phase, ESA also gathered additional photographic documentation of changes in the area since November 2022.

Post-Field Research

The project funding allowed for recordation of 12 new properties. In consultation with the City, ESA selected properties that appeared to date to important periods in 20th century development, were identified by the community as potential historic resources, or appeared to represent development trends that were uncovered during the research phase of the project. Each of the 12 properties selected for individual assessment was subject to more intensive research. This research and documentation drew from the context statement themes, from the archival material database, local newspaper archives, and additional genealogical research. Each property was documented on the appropriate set of DPR forms and evaluated for inclusion on the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), consideration for listing on the HRI as a Candidate City of San José Landmark (local register), and if none of those criteria were met, consideration for listing on the HRI as a San José Structure of Merit.⁴

Resource Identification

In consultation with the City of San José, ESA developed a preliminary list of 15 properties that included properties that were identified by multiple community members during outreach meetings, or in individual oral histories, such as the Alviso Health Clinic. This initial list also included properties that were already listed on the HRI but did not have accompanying documentation to support their historic resource status, such as the Alviso City Hall and Fire Station. This larger list was then narrowed down to the 12 noted above. Because funding allowed

⁴ A typical DPR form set includes a 523a (Primary), 523b (Building, Structure, or Object), and multiple 5231 (Continuation) forms. No additional historic district (523d) forms were produced.

for recordation of only 12, the additional properties are included in recommendations for future surveys below.

Selection for intensive-level documentation was based on general archival research conducted for the development of the historic context review of materials related to the historic district documentation updates, and community input as gathered through community meetings and oral history interviews. Overall, researching individual resources was challenging due to a general lack of property specific information during the early and mid-twentieth century. This is due to several factors.

1. Sanborn maps for Alviso were prepared only in 1908 and 1930 and did not include any property east of Liberty Street. This means that most of the survey area was not covered by these historical maps.
2. City directory research was limited because Alviso properties were not identified by street addresses until relatively recently. All post is directed to post boxes and no mail is delivered to individual residences. Historical accounts may mention a street but never a house number. Until Alviso consolidated with San José in 1968, city directories only listed the names of individuals in Alviso, never street addresses.
3. Most of Alviso is residential in nature. As such, it is not covered in great detail in newspaper accounts. Mostly there are reports of crimes, commercial enterprises, floods, and civil affairs. If an individual was not associated with a business or other organization, very little information was available.
4. Most of Alviso was settled in the late 1950s through the 1970s. Census records are available only through 1950, therefore census data was not applicable to many of the identified properties.
5. The City of Alviso did not maintain building records and after consolidation in 1968, few records in the City of San José permit system exist for the area. The construction date for most buildings was estimated by studying and comparing aerial photographs.

State and National Theme Studies

Alviso's history includes significant settlement and association with immigrants from Mexico. That history is related to broader cultural movements and settlement patterns throughout California and the United States. As such, evaluation of properties in Alviso should include consideration of historical contexts developed by both the National Park Service and the California Office of Historic Preservation related to Labor movements, Civic Rights movements, and Latino history. These contexts were developed to guide the identification and evaluation of properties associated with the Latino history and especially with the Latino-focused civil rights and advocacy movement in the 20th century.

Cesar Chavez Special Resource Study and Environmental Assessment

This document was prepared by the National Park Service as part of determining the extent of a possible National Historic Landmark associated with Cesar Chavez and the farm labor movement in the western United States. Chapter 2 was especially helpful because it focused on the period of time when Chavez was living in San José and involved with the Community Service Organization (CSO). This was directly applicable to two resources associated with the Alviso chapter of the CSO as well as better understanding the broader labor and community organizing activities in San José in the 1950s and 1960s.

Latinos in Twentieth Century California: National Register of Historic Places Context Statement

This document was prepared by the California Office of Historic Preservation as the guiding document for a possible multiple property submission (MPS) for a wide range of property types related to Latinos in twentieth century California. It provides a history of settlement, organization, community development, and social patterns as well as guidance on how to apply the National Register criteria to properties within the historical context. Additional guidance on the evaluation of the historic integrity of buildings is provided. This is important because as the context notes, often the properties associated with Latino communities in the twentieth century are repurposed, modest in scale and materials, and generally unassuming in form. They are generally not obviously historic or may have been subject to extensive remodeling due to their multi-purpose nature and sometimes the relative lack of financial means to invest in the property over time.

Preparation of Final Report

At the conclusion of the evaluation phase, a summary survey report was created. This survey report outlines the methodologies applied and findings of the survey efforts. DPR forms for the Port of Alviso Historic District (already listed on the National Register), the Bayside Canning Company Historic District (recommended eligible for the National Register), and 12 individual properties are included in the appendices to this report.

Policy and Regulatory Context

Federal

National Historic Preservation Act

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 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.

If a federal action is required for implementation of a project, National Historic Preservation Act Section 106 requires federal agencies to consider the effects of the undertaking on historic properties (properties listed in or eligible for listing in the National Register) and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on any undertaking that would adversely affect properties eligible for listing in the National Register. The Section 106 review normally involves a four-step procedure, which is described in detail in the implementing regulations (36 CFR Part 800). The four steps can be summarized as follows:

1. Identify historic properties in consultation with the State Historic Preservation Office and interested parties.
2. Assess effects.
3. Consult with the State Historic Preservation Office and others to develop and execute an agreement regarding the treatment of historic properties.
4. Proceed with the project according to the agreement.

State

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.

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.

Local

Historic Preservation Ordinance

The City of San José Historic Preservation Ordinance (Municipal Code Chapter 13.48) is designed to identify, protect, and encourage the preservation of significant resources as a means to stabilize neighborhoods, enhance property values, carry out the goals of the General Plan, foster civic pride in the city's cultural resources, and celebrate the unique historical identity of San José. The Historic Preservation Ordinance requires the City to do all the following:

- Establish a Historic Landmarks Commission and retain a City historic preservation officer.
- Maintain a Historic Resources Inventory.
- Preserve historic properties using a landmark designation process.
- Project the community character of historic neighborhoods by regulating Conservation Areas.
- Require a Historic Preservation (HP) permit for alterations of any designated City Landmark (excluding candidate landmarks) or property within a City Landmark historic district.
- Provide financial incentives through a Mills Act Historical Property Contract.

In addition to all other applicable laws and regulations, Municipal Code Section 13.48.210 requires HP permits for:

[C]onstruction, reconstruction, alteration, basic color change, repair, rehabilitation, restoration, remodeling, or any other changes to the exterior of any structure or any other similar activity ... [including] installation of new or additional pavement or sidewalks or the erection of new or additional structures. Work [subject to the HP permit process] shall also include installation of new or additional pavement or sidewalks or the erection of new or additional structures. Work shall also include demolition, removal, or relocation of any structure or portion thereof.

In accordance with Municipal Code Chapter 13.48, Part 3, additional reviews, assessments, and submission materials may be required as part of the HP permit application evaluation process. This includes required adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties and other design standards and guidelines as approved by the City Council.

City of San José Historic Resources Inventory (HRI)

The City of San José HRI identifies known and potential historic resources of varying significance, including individual properties and districts that have been identified as potentially eligible or listed in or determined to be 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 16 categories, depending on their evaluation at the time they were added and properties may have multiple classifications. 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 historic resource 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.

City Landmarks, Candidate City Landmarks, Landmark Districts, and Candidate Landmark Districts

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. The City of San José considers these resources historical resources under CEQA in addition to those properties listed on the National Register and California Register or determined eligible for listing in these national and state registers.

A designated City Landmark must conform to the General Plan and have special historical, architectural, cultural, aesthetic, or engineering value of a historic nature. In making a recommendation to the City Council on an application for City Landmark designation, the Historic Landmarks Commission may consider relevant factors as outlined in Municipal Code and the eight significance criteria outlined in Section 13.48.110(H):

- 1) [I]ts character, interest or value as part of the local, regional, state or national history, heritage or culture;*
- 2) its location as a site of a significant historic event;*
- 3) its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;*
- 4) its exemplification of the cultural, economic, social or historic heritage of the City of San José;*

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

6)its embodiment of distinguishing characteristics of an architectural type or specimen;

7)its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and

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

Associated HRI Property Classifications

The classifications on the HRI associated with these resource types are:

CLD – City Landmark District (Defined in the City of San Jose Historic Preservation Ordinance) A historic district locally designated by the City Council as a City Landmark District under Municipal Code Section 13.48.

CLS – City Landmark Site/Structure (Defined in the City of San Jose Historic Preservation Ordinance) An individual historic site or structure locally designated by the City Council as a City Landmark under Municipal Code Section 13.48.

CCL – Candidate City Landmark (Defined in the City of San Jose Historic Preservation Ordinance) An individual site or structure found to be eligible for City Landmark status by meeting the criteria under Municipal Code Section 13.48 based on an evaluation or survey work.

Conservation Areas, Contributing Sites/Structures, Identified Sites/Structures, and Structures of Merit

Conservation Areas (including their contributing sites/structures), Contributing Sites/Structures that are not associated with a Conservation Area or Candidate or City Landmark District, and Identified Sites/Structures are categories of buildings, sites, and structures that contribute to the historic fabric of the city and are approved for listing on the HRI by the Historic Landmarks Commission. Structures of Merit are buildings, sites, or structures that contribute to the overall fabric of the City of San José but are considered “of lesser significance.” Structures of Merit are defined by the 2040 General Plan which presents several policies to prioritize preserving these categories of “historic structures of lesser significance.” These policies are intended to promote awareness of community resources and to further preservation of historic resources.

Associated HRI Property Classifications

The classifications on the HRI associated with these resource types are:

CNS – City Conservation Area (Defined in the City of San Jose Historic Preservation Ordinance) A historic area designated by the City Council as a Conservation Area under Municipal Code Section 13.48.

CS – Contributing Site/Structure (A Classification of the Historic Resources Inventory) A site or structure that contributes to a theme, a geographical area, a property type, or to the historic fabric of the community and in some cases to a certain neighborhood.

NCS – Non-Contributing Site/Structure (A Classification of the Historic Resources Inventory) A site or structure within a designated or eligible historic area that does not qualify as a Contributing Site/Structure.

SM – Structure of Merit (Defined in the San Jose 2040 General Plan) An important historic property or feature of lesser significant, and that does not qualify as a City Landmark or for the California or National registers but attempts should be made for preservation to the extent feasible under the 2040 General Plan goals and policies.

IS – Identified Site/Structure (A Classification of the Historic Resources Inventory) A potential historic property that could qualify under one or more of the classifications above pending further evaluation and survey work.

It should be noted that some buildings listed in the HRI have been identified through reconnaissance-level surveys and have not been formally evaluated. Therefore, a listed Structure of Merit, Identified Sites/Structures, or Contributing Sites/Structures not associated with a historic district in the HRI is not considered an official determination of eligibility for inclusion in the National Register or California Register, or designation as a City of San José Landmark. Rather, HRI listing is an indication of potential significance and unless the property has been recently evaluated for national, state, or local listing, further research may be needed to determine whether or not an HRI resource is an eligible historical resource for the purposes of CEQA.

Evaluation Methodology

Historic Significance

Evaluating historic significance in the Alviso neighborhood should follow the guidance presented in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. While this document was designed for application of the National Register criteria, the methodology is used at all levels of potential significance (national, state, or local) and provides a foundation for assessing historical resources of varying type, level of significance, and reason for significance.

Firstly, the type of resource must be identified. The evaluation of districts differs from that used for individual resources, and the historical contexts and particular details important for the evaluation process differ depending on if the subject is a building, a structure, an object, or a site.

Second, the particular theme or themes, or historical contexts, must be identified. The Alviso Neighborhood of San José Historic Context Statement presents six possible themes that categorize the various types of development that are important to understanding the history of Alviso. These themes are:

- Civic Improvements
- Transportation and Infrastructure
- Ethnic and Cultural Communities
- Residential Development
- Industrial Development
- Recreational Development

These themes are similar to those identified for the City of San José and have correlations with the themes presented in the *County of Santa Clara Historic Context Statement* (revised 2012).

In addition to applying historical themes within the local geographical contexts, consideration within a statewide, or even national geographical context may be necessary to present the full picture of a resource’s historical significance. In these cases, theme studies developed by the National Park Service and the California Office of Historic Preservation, as presented in the survey methodology should be considered. Within Alviso, this may apply to properties that are associated with Latino history, the mid-20th century labor and civil rights movements, or to the history of Chinese businesses during the late and early 20th century.

Once the historical themes are identified and research to understand the resource’s place within that historical narrative has been completed, the property must be evaluated against the four criteria for listing on the National Register and/or the four criteria for listing on the California Register, and also against the eight criteria for listing as a City of San José Landmark. If the property does not meet any of those criteria, further consideration for the other HRI designations must be made.

Most of the buildings in the Alviso neighborhood represent typical architectural styles associated with the late 19th and early 20th centuries. Nearly all have been modified over time and are unlikely to meet the criteria for consideration for their design excellence or as “embodying the distinctive characteristics of a time, period, or method of construction,” as required by National and California Register criterion C/3. They are more likely to be significant for their current or former uses or for their association with important events (Criterion A/1). Because many buildings were used for a multitude of functions over time, they may be significant for multiple reasons and their current appearance may be unrelated to that use, i.e. private residences as post offices, or former school buildings as health clinics. At the local level, properties in Alviso may be historically significant for their association with leaders in the community (Criterion B/2) even if those leaders were not prominent or influential on a larger geographic scale.

Structures of Merit

Structures of Merit are considered of “lesser significance” but are notable for their contribution to the historic and architectural fabric of San José. The 2040 General Plan includes policies to guide their retention and reuse with goals towards maintaining the setting and overall integrity of neighborhoods where there is a general sense of a particular time period of development or has been influence by trends in design, development, cultural population, or is otherwise unified in an

historically recognizable way. These properties may not meet the criteria for listed as historic resources for the purposes of environmental review but provide still contribute to a sense of place.

In Alviso, there are likely to be a number of Structures of Merit. This is due to either a lack of integrity as traditionally interpreted (see below) or a lack of documentation. The historical records for Alviso are plagued by vague location information and a general lack of building records before the 1968 consolidation. Because Alviso does not have house-to-house postal delivery, use of building addresses was not a common practice. Residents are identified by postal box or sometimes simply as living in Alviso in most directories. Businesses are identified by cross-streets or by landmarks in historical narratives. Given that many buildings functioned as both business and residence to their owners, the information is generally confused. These difficulties make historical research to establish significance challenging. Oral histories help to fill in gaps in the information, but verification of that information remains difficult. The classification of Structure of Merit is one that can be applied to many buildings in Alviso where the verification of specific dates, facts, or associations is hard to clarify. It also allows for recognition of buildings that had important secondary functions, even if they were used primarily for other purposes.

Structures of Merit in Alviso are likely to be ordinary buildings that played specific roles within the community, that helped to foster community or support programs important to the community, or that served as gathering spaces. The Perkins Store at 1160 North Taylor Street is a good example; it was constructed as a store and served in that manner for over 60 years, however it also served as the town post office. Being a post office is not necessarily historically significant, but it is an important part of daily life in Alviso, and the fact that the post office was also a store is indicative of how the community functioned for much of the 20th century. Everything served multiple functions, just as many community leaders held multiple positions and jobs.

Historic Integrity

After a property has been evaluated against national, state, and local criteria, further consideration must be given to its current condition and appearance to assess whether the building still represents the period during which it became historic. There are seven aspects of integrity for consideration: 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 for listing on the City of San José HRI.

It is common for properties to retain some of the seven aspects of integrity but perhaps not all of them, or not all of them to the same degree. In Alviso, many buildings have undergone multiple modifications over time that may have diminished their integrity. However, the pattern of reuse and adaptation of building over time is a hallmark of the Alviso neighborhood where resources were limited. This pattern of adaptive reuse is itself a characteristic of neighborhood development and therefore warrants a more flexible application of the notion of historic integrity.

The *Latinos in Twentieth Century California: National Register of Historic Places Context Statement* provides several guiding principles when considering historic integrity for resources associated with historically underrepresented and marginalized populations within specific themes. In general, these guidelines recognize that buildings associated with Latinos in the 20th

century are unlikely to have been built by the people or groups under which they became historically significant. They are unlikely to have been constructed for the purpose under which they became historically significant. These resources are also unlikely to have remained in the same form, design, or general appearance as they were when they became historically significant because buildings were continually reused and remodeled for new purposes. The following guidance for businesses exemplifies the recommended approach towards assessing historic integrity in Alviso:

The business must have been or continue to be an important fixture within the community in which it is located. It may have achieved symbolic meaning as a gathering place for special occasions or for providing specific services or goods. It will often be the oldest or longest lasting business of its particular type within a neighborhood or community. Commercial buildings must retain sufficient integrity to evoke their use and character from the period of significance. They must possess integrity of location, setting feeling, and association. They may be modest in terms of workmanship and materials depending on their architectural style and original level of design detail. Limited materials replacement or alteration may have occurred.⁵

The consideration of the resource's importance within the community is often of greater importance than the physical building. These are likely to be modest buildings and structures with ordinary appearances, constructed of typical materials, and set within older and more weathered neighborhoods. They are likely to attain historical significance after extensive modification from their original appearance. These factors must be taken into consideration when evaluating historic integrity.

Findings

Port of Alviso National Register District

The Port of Alviso was established in 1840 on the mouth of the Guadalupe River, on the Alviso Slough where it meets San Francisco Bay. The shipping center was located on the slough at the end of Taylor Street. From approximately 1840 - 1870, it was a major shipping depot for the entire Santa Clara Valley and a major commercial center for local agriculture and industry. It also served as a passenger and freight transportation hub between San Francisco and Santa Clara Valley.

In 1972, the Port of Alviso was nominated for listing in the National Register of Historic Places as a historic district. It was listed in 1973 by the Keeper of the National Register. At that time, 11 buildings were named as contributing elements to the district. They were described as reflecting the port's heyday, lasting roughly from 1849 to 1900. The nomination cites the significance of Alviso as a major port for the Bay Area, and the major north-south passenger and freight link

⁵ California Office of Historic Preservation, *Latinos in Twentieth Century California: National Register of Historic Places Context Statement*, (Sacramento, CA: California State Parks, 2015,) p.135-136.

between San Francisco and the southern Bay Area. Alviso was Santa Clara Valley's major commercial shipping depot.

In 1995, the district was listed as a California Point of Historical Interest with 16 contributing buildings. This documentation expanded the 1972 National Register nomination with the inclusion of five additional buildings: the Bayside Canning Company / Bayside Cannery, the Bayside Cannery office, Oberon Marine Supply Building / Bayside Cannery cookhouse, the Chinese casino, and the former Alviso Hotel. Four of these buildings have a shared history as part of the Bayside Cannery. Together with the former Union Warehouse, which also was owned and used by the Bayside Cannery, this sub-group constitutes a significant historical resource associated with prominent Chinese businessman Thomas Foon Chew. The fifth building, the former Alviso Hotel, was included but its poor integrity was noted. It no longer reflects any architectural detailing or design that relates it to the former Alviso Hotel.

In 2022, the roof of the Bayside Cannery (1290 Hope Street) collapsed due to poor condition of the roof structure. In 2023, the Wade Warehouse was demolished due to unstable conditions that occurred after a fire destroyed the building's roof and severely damaged the perimeter brick walls. New construction within the district since 1973 has been limited to several residential projects, each of a similar scale (1-2 stories) and mass (residential forms with side/rear yards) to similar district contributing buildings. The updated documentation under this project formally updates these prior district documentation packages to reflect current conditions as of 2023.

Bayside Canning Company Historic District

The Bayside Cannery is significant for its association with the Chew family, founders, and owners of the Bayside Cannery in Alviso, California. Thomas Foon Chew, the son of the founder Sin Yin Chew, developed the cannery operations into one of the largest canneries in Santa Clara County and their combined Bayside Cannery facilities in California constituted the third largest cannery operation in the United States in 1931. The cannery was the first major Chinese owned industry in Santa Clara County. Thomas Chew employed hundreds of people in his business from a variety of ethnic backgrounds; the cannery contributed substantially to the economic vitality of Santa Clara County.

In 1995, the four remaining district contributing features were included as part of a California Point of Historical Interest application along with 12 other buildings. Together with the former Union Warehouse, which also was owned and used by the Bayside Cannery, this sub-group of the 1995 California Point of Historical Interest constitutes a significant historical resource associated with prominent Chinese businessman Thomas Foon Chew. In 1997, the main Bayside Cannery building at 1290 Hope Street was subject to Historic American Building Survey (HABS) recordation. That documentation noted the significance of the complex but did not formally evaluate it for eligibility for listing at the national, state, or local level. This project provides a district form for the Bayside Canning Company which formally evaluates the district, DPRa – primary forms for the four contributors, and a full set of DPR forms that evaluate the Bayside Cannery Building as an individual resource.

The Bayside Canning Company Historic District is recommended eligible for listing on the National and California registers under both Criteria A/1 and B/2 and the state and local levels. Under Criterion A/1, it is recommended eligible for its association with Chinese and Chinese American history in the late 19th and early 20th centuries in California. Under Criterion B/2, it is recommended eligible for its association with the productive working life of Thomas Foon Chew, a prominent Chinese American businessman who helped to shape the packing and canning industry in the first three decades of the 20th century. Under both, the recommended period of significance is 1908 – 1931, representing the date the company was founded through the death of Thomas Foon Chew. Additionally, it is recommended eligible for listing in the HRI as a Candidate San José City Landmark District .

The Bayside Cannery Building is significant for its central role as the primary canning and packing operations at the Bayside Canning Company in Alviso. This prominent Chinese American owned business was the third largest canning company in the United States in 1931. The building was part of a massive expansion of the facility that coincided with the height of the cannery’s success. It is also significant for its association with businessman Thomas Foon Chew who was highly influential in the canning and packing industry, developing innovative methods that are still in use today. It is significant under National and California criteria A/1 and B/2 as well as under City of San José Landmark criteria 1, 2 and 3. The period of significance is 1929, the date of construction, through 1931, the date of Chew’s death and the demise of the Bayside Canning Company.

Greater Alviso Neighborhood

Twelve additional properties were selected for individual evaluations due to their age, unique place in the history of the community, or association with broad patterns of development in the area. The following summarizes the findings for these evaluations.

Old Town Hall (1060 North Taylor Street, APN 015-02-022)

The building at 1060 North Taylor Street was constructed in 1933 to serve as Alviso’s Town Hall after the prior town hall building burned. It was augmented in 1943 with the construction of a garage at the rear to accommodate the City’s fire engine. It has served the Alviso community in various civic roles since its construction. It was city hall from 1933-1968, it housed a branch of the San José Public Library. It served as the local office of the Santa Clara County Economic Opportunity Committee. Today it serves as a policing station for the City of San José. The building is a designated City of San José Landmark (#HL00-117). ESA determined the building is also **eligible** for listing in the California Register) under Criterion A/1 at the local level for its association with early 20th century civic development, but it is **not eligible** for listing on the National Register.

Vahl’s Restaurant (1513 El Dorado Street, APN 015-03-002 / 042)

The building at 1513 El Dorado Street was constructed between 1930 and 1936, when the intersection of North Taylor and El Dorado streets was closer to the Guadalupe River. It has been operated as a hospitality venue since 1936, most of that time by Amelia Vahl. The associations with hospitality in Alviso, and with Amelia Vahl in particular, are long-standing but do not

appear to rise to a level of significance that warrants listing on the national or state registers. ESA determined the building is **not eligible** for listing on either the National Register or the California Register. However, the building is **eligible** for listing in the HRI as a Candidate City of San José Landmark under significance criteria 3 and 4.

Alviso Health Center (1621 Gold Street, APN 015-03-017)

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 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. ESA determined this building to be **eligible** for listing in the National Register and the California Register under Criterion A/1 at the local level for these associations. It is also **eligible** for listing in the HRI as a Candidate City of San José Landmark under significance criteria 1, 2, and 8.

San José Fire Station (1590 Gold Street, APN 015-03-043)

When the City of San José consolidated with the City of Alviso in 1968, one of the agreements of consolidation included the extension of City of San José services to the Alviso Neighborhood. This included establishment of a branch of the City of San José Public Library in the former Alviso City Hall at 1060 North Taylor Street, and the establishment of a City of San José Fire Station at 1590 Gold Street.

The building at 1590 Gold Street was constructed before 1969 as a private residence and then moved to the Alviso neighborhood to serve as the first City of San José fire station in Alviso. It replaced the City of Alviso fire station at 1060 North Taylor Street (extant) and was one of the first civic improvements completed by the City of San José after consolidation with Alviso in 1968. ESA determined the building is eligible for listing in the HRI as a Structure of Merit in recognition of its use as the local fire station.

No historical associations with people, businesses, or events were uncovered during archival research. Archival research did not support significant associations of the building with the period of Alviso's transition from an independent city to a neighborhood of San José within the context of civic development. ESA determined the building is **not eligible** for listing on either the National Register or the California Register. Additionally, the building is **not eligible** for listing in the HRI as a Candidate City of San José Landmark.

CSO Office (1568 Liberty Street, APN 015-03-042)

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 CSO, a national civil rights and advocacy organization focused on Mexican and Mexican American rights. San José eventually became the headquarters of the organization, and the San José 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 José 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. ESA determined the building to be **eligible** for the National Register and the California Register under Criterion A/1 at the local level for these associations. It is also **eligible** for listing in the HRI as a Candidate City of San José Landmark under significance criteria 1,2, and 3.

Perkins Store (1160 North Taylor Street, APN 015-02-018)

The building at 1160 North Taylor Street was constructed in 1949, when North Taylor Street was known as the Alviso-Milpitas Road. It served as a general store from 1949 – c.2017. It also served as the Alviso Post office from c.1949 – c.1993. The building was frequented by Alvisans during that period and is associated with former Alviso Mayor, Stanley Perkins and the Perkins family who built, owned, and operated the store for its entire history. Stanley Perkins also served as Alviso Postmaster from 1940 – 1977. While the building shares a long association with Stanley Perkins, this association does not appear to be historically significant in the history of Alviso. ESA determined the building is **not eligible** for listing on both the National Register and the California Register. Additionally, the building is **not eligible** for listing on the HRI as a Candidate City of San José Landmark. It is **eligible** for listing in the HRI as a José Structure of Merit.

Residence (1170 North Taylor Street, APN 015-02-053)

The building at 1170 North Taylor Street was constructed before 1908, when North Taylor Street was known as the Alviso-Milpitas Road. It has been used as a single-family residence since that time. No historical associations with people, businesses, or events were uncovered during archival research. ESA determined the building is **not eligible** for listing on both the National Register and the California Register. Additionally, the building is **not eligible** for listing in the HRI as a Candidate City of San José Landmark or as a Structure of Merit.

Our Lady Star of the Sea Catholic Church (1385 Michigan Avenue, APN 015-05-024)

The building at 1385 Michigan Avenue is associated with the migrant farm worker community that settled in Alviso after World War II. It was founded to minister to this community, was located near the agricultural fields and labor camps far from the then-center of Alviso, and served as a community space for meetings, summer programs, festivals, and community organizing efforts. It filled this role from 1951 through to the present day. It evolved with the community. As they grew more numerous and more established, so too did the church expand to its current form. It is associated with religious and spiritual properties as described in *Latinos in Twentieth Century California: A Historic Context Statement* and satisfies the guidance under for **eligibility** for the California Register at the local level under Criterion 1. Should a greater body of archival material be uncovered, it is possible that the building would also meet National Register criterion A. It is also **eligible** for listing in the HRI as a Candidate City of San José Landmark under significance criteria 1. The recommended period of significance is 1951-1988, corresponding to the date the Our Lady Star of the Sea Mission was founded to the date the church provided meeting space for the founding of OCA, a community advocacy group active from 1988 and through the 1990s.

Residence (1364 Michigan Avenue, APN 015-05-061)

The building at 1364 Michigan Avenue was relocated to Alviso c.1957. This was a common practice in Alviso and many of the homes in the New Chicago area were relocated from other San José neighborhoods or from other towns in the Bay Area. The building does not share any associations with historically important people. It is unlikely to possess additional information on the construction of Victorian cottages or life in Alviso. ESA determined the building is **not eligible** for listing on the National and California Registers under any criteria. It is also **not eligible** for listing on the HRI as a Candidate City of San José Landmark. While the building does not meet the criteria for historical designation, it is **eligible** for listing on the HRI as a Structure of Merit in recognition of its role as an example of the practice of building relocation in the 1960s.

Residence (1392 Michigan Avenue, APN 015-05-066)

The building at 1392 Michigan Avenue was relocated to Alviso in the 1960s. This was a common practice in Alviso and many of the homes in the New Chicago area were relocated from other San José neighborhoods or from other towns in the Bay Area. The building does not share any associations with historically important people. Its architectural features and materials are greatly modified. It is unlikely to possess additional information on the construction of Victorian cottages or life in Alviso. ESA determined the building is **not eligible** for listing on the National and California Registers under any criteria. It is also **not eligible** for listing on the HRI as a Candidate City of San José Landmark. While the building does not meet the criteria for historical designation, it is recommended for listing on the HRI as a Structure of Merit in recognition of its role as an example of this practice in the 1960s.

Lujan's Market (1557 Michigan Avenue, APN 015-06-143)

Most of the building at 1557 Michigan Avenue has been operated as a neighborhood market serving the Latino community of Alviso since c. 1961. It opened in an area that was devoid of any markets and served a population that lacked reliable transportation and that was not generally served by other markets in the area. It managed to provide needed groceries and goods to the community for nearly 60 years and was operated by the same family for over 53 of those years. As described in the guidance provided in the Latinos in Twentieth Century California, Lujans Market at 1557 Michigan Avenue is **eligible** for listing on the California Register under Criterion 1 for its association as a commercial venue catering to the needs of the Latino population in Alviso. The recommended period of significance is c.1961 to 2020. This timeframe corresponds to the approximate date when the building was constructed, and a Latino-focused market opened through the approximate date the market closed. If additional information that more fully documents the social role that the store played in the surrounding community, it may be eligible for listing on the National Register under Criterion A. However, at this time sufficient evidence to support listing is not available. The building is also **eligible** for listing in the HRI as a Candidate City of San José Landmark under significance criterion 4.

George Mayne Elementary School (5030 North First Street, APN 015-43-012)

The George Mayne Elementary School at 5030 North First Street was constructed in 1956 during the post-WWII period of growth in Alviso. The elementary school opened in 1956 as an eight-classroom stucco school named for Alviso rancher George Mayne. 5030 North First Street served as the local elementary school for decades, spanning both the periods when Alviso was an incorporated city and when it was consolidated into the City of San José. Within the context of 20th century development in Alviso, the building is associated with civic development, yet this association does not appear to rise to the level where it could be considered significant within that historic context. ESA determined the building is **not eligible** for listing as on the National and California Registers under any criteria. It is also **not eligible** for listing in the HRI as a Candidate City of San José Landmark. While the building does not meet the criteria for historical designation, it is recommended for listing in the HRI as a Structure of Merit in recognition of its role as a community asset from 1956-c.1978.

Summary and Recommendations

This survey of Alviso is a first attempt to document the range of historic resources within the Alviso that may exist beyond the bounds of the Port of Alviso Historic District. They represent significant associations with two important ethnic groups in the history of San José: the Chinese community and the Latino community. As a place that drew people of limited economic means who were employed by the canneries and as agricultural laborers, there is a high likelihood that additional resources associated with other ethnic and cultural communities may exist in Alviso. Further study is recommended to identify any such groups or associations.

The present-day development of Alviso dates largely to the 1950s and 1960s when large numbers of houses were relocated to the area. Comparison of aerial photographs with current conditions indicate that a large number of homes date to this period and may be associated with this unique method of developing a neighborhood. Further study is recommended to more fully identify homes that be associated with this practice and with this period in Alviso's history. Depending on the findings, this group of homes may constitute a local historic district or conservation area.

The efforts taken for this project were limited by funds and time. Specific areas for additional historic resource documentation include:

- Other local businesses, especially markets and restaurants such as
 - El Taco de Oro (APN 015-03-032) at 5220 North First Street
 - Mi Jalisco Market (APN 015-03-034) at 5210 North First Street
 - Meiderios Store (APN 015-03-036) at 1113 Taylor Street
 - Rosita's de Basilio Deli & Market (APN 015-43-014) at 5168 North First Street
- Places of Worship such as
 - Balaji Temple (APNs 015-39-040 & 041) at 5004 North First Street
 - Dayalbaph Radhasoami Satsang (APN 015-12-068) at 1280 Wabash Street

- Residences moved to Alviso in the 1950s and 1960s, located east of Liberty Street
- Labor Camps – While these buildings are no longer extant, the sites are clearly visible on historic aerials and many of the families that lived there remain in Alviso. They had a direct impact on development of community in Alviso in the 1950s and 1960s

While oral histories were conducted for this project, there is a tremendous depth of community history that remains untold. The material presented here and in the context statement is a fraction of the individual stories that should be told. Additional efforts to more fully document and record these histories, and possibly identify additional sites of historical significance is highly recommended. This document and survey should be considered only the beginning of understanding the history of community in Alviso.