

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 7 *Resource Name or # (Assigned by recorder): Water Street Medical Plaza

P1. Other identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad Santa Cruz Date Revised 1994 T .11 S. ; R .2 W. ; Mount Diablo B.M.

c. Address: 550 Water St. City Santa Cruz Zip 95060

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 587266 mE/ 4093013 mN

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

 south side of Water Street at Market Street. APN# see B13 (remarks)

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

The Water Street Medical Plaza at 550 Water St. and designed by architect Aaron Green, is a unique example of modern architecture that emerged from Frank Lloyd Wrights atelier, Taliesin West. The medical center contains approximately 40,000 square feet of medical offices and laboratories, and at the center is a small pharmacy pavilion. This cluster of buildings is an excellent example of "Neo-Wrightian" design, exhibiting an emphasis on geometric forms and details along with horizontal lines. Wings radiate out from the corner reception areas; the buildings consist of integrally red colored, textured concrete block, and naturally colored sand plaster. Ribbon windows, gently sloping roofs, prominent overhangs, and hidden gardens are hallmarks of Frank Lloyd Wright's work. Green incorporated many of Wright's elements into his own design, such as the emphasis on horizontal lines further emphasized by ribbons of glass windows and a low-pitch roof with overhanging eaves. (Continued on page 4, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



P5b. Description of Photo:
 (View, date, accession #)
 View facing south, 2009.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 1962, building permit, 47 years old.

*P7. Owner and Address:

*P8. Recorded By: (Name, affiliation, and address)
 L. Dill/C. Duval/K. Oosterhouse
 Archives & Architecture, LLC
 PO Box 1332
 San Jose, CA 95109

*P9. Date Recorded: 5/6/09

*P10. Survey Type: (Describe)

Intensive

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

Santa Cruz Historic Building Survey - Vol. III, Department of Planning and Community Development, City of Santa Cruz, 2012.

*Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List):
- Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
- Sketch Map Archaeological Record Milling Station Record Photograph Record

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

Primary #
HRI #

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*NRHP/CRHR Status Code 3S

Resource Name (Assigned by recorder) Water Street Medical Plaza

B1. Historic Name: Water Street Medical Plaza

B2. Common Name: 550 Water St.

B3. Original Use: Medical Offices

B4. Present Use: Medical Offices

*B5. Architectural Style: Wrightian

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

Complex constructed between 1962-1976.

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

Original Location: n/a

*B8. Related Features:

Multi-building site.

B9a. Architect: Aaron G. Green Associates

b. Builder: Bogard Construction

*B10. Significance: Theme Institutions

Area: Branciforte

Period of Significance: 1962

Property Type: Commercial

Applicable Criteria: C(3)

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

The Medical Plaza, located at 550 Water St., is a group of buildings constructed by property owner Bogart Construction Company between 1962 and 1976. The complex was designed by architect Aaron Green. The first phase of buildings on the site opened in 1964. Members of the Bogart family have continued to maintain an ownership interest into recent times.

Aaron Green, who was a former apprentice of Frank Lloyd Wright and a collaborator with Wright on more than 30 West Coast projects, died June 5, 2001 at the age of 84. His obituary listed the Water Street Medical Plaza as one of his outstanding projects. Green completed hundreds of design projects, including the Union City (CA) Civic Center and Public Library, and the Newark (CA) Public Library and Community Center. Green worked as an associate architect with Wright in the design of the Marin County Civic Center in San Rafael, California, completing the building following Wright's death in 1959. (Continued on page 4, DPR523L)

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

*B12. References:

Chase, John, *Sidewalk Companion to Santa Cruz Architecture*, 2005.
Greenway Consulting. www.greenwayconsulting.com/almanac/obits.htm. Accessed on May 6, 2009.
Aaron G. Green Associates, Inc. 450 Water Street Medical Offices. Accessed on September 29, 2012.
www.bogardconstruction.com. Healthcare buildings. Accessed on May 6, 2009.

B13. Remarks: APNs 005-252-28, 30, 32, 31, 32, 33, 34, 35, 36, 39, 41, 42, 43, and 44

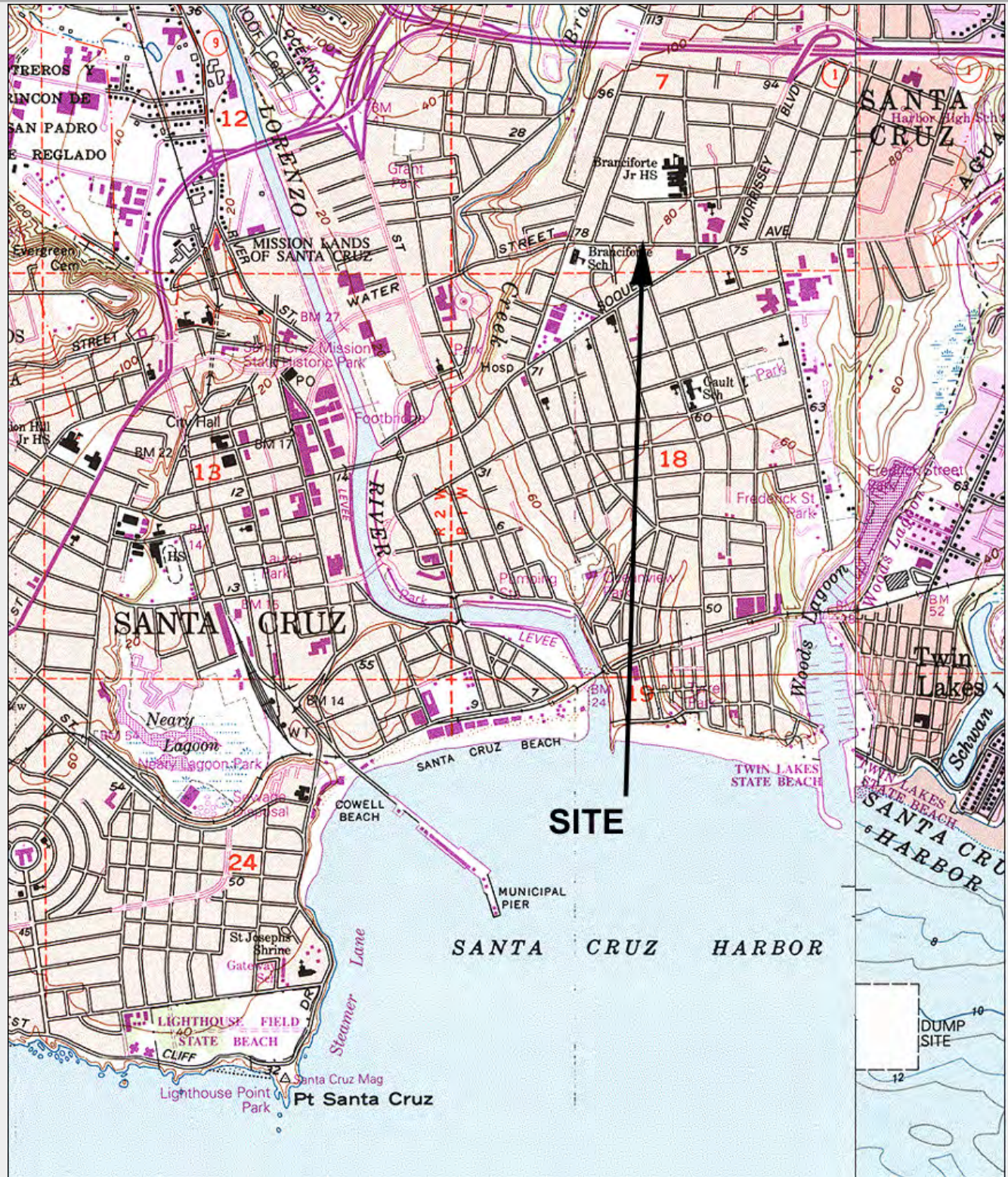
*B14. Evaluator: Leslie Dill

*Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





TN * / MN
14 1/2°

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Page 4 of 7 *Resource Name or # (Assigned by recorder) Water Street Medical Plaza

* Recorded By L. Dill/C. Duval/K. Oosterhouse * Date 5/6/2009 Continuation Update

(Continued from page 1, DPR523a, P3a Description)

Eleven red brick buildings comprise the medical complex. Each is arranged around a circular drive that encircles the "Pharmacy," a hexagonal-shaped building, with a steeply pitched, four-sided pyramidal roof with wide, low-pitched overhanging eaves. The overall feeling of the site is very geometrical.

The other ten buildings on the site, although sometimes irregular in shape, contain the bulk of their massing within a rectangular or square shape. Each of the buildings is of frame construction with red brick veneer and each rest upon a concrete slab foundation. The various roof configurations include very low-pitched roofs with wide, low-slung, overhanging eaves, and each roof is clad in square clay tile roofing material. The different styles of roof designs are either a low-pitch gable or a low-pitch hip variation that clipped on the top. Other roof features that are characteristic of this "Neo-Wrightian" style building include clerestory windows and skylights. One chimney pierces the roof of "building A."

All of the windows appear to be rectangular fixed, plate glass windows in wood frames. On the buildings topped with side facing gable roofs, the windows extend up to the apex of the gable on the open ends. Another type of window that is characteristic of "Neo-Wrightian" architecture is the corner window, which is incorporated into the design of these buildings. Some windows are partially concealed behind wood cutout screens with a repetitive hexagonal and rectangular type patterns. All wood doors appear to be original displaying a single rectangle running bond of non-transparent glass.

In keeping with other students of Frank Lloyd Wright, Green also incorporates sculpture-like elements in his overall design. Following the contour of the circular drive are metal, free standing, geometrical-inspired light posts. Other site features include two large circular concrete planters on a pediment located in the vicinity of the Pharmacy. The site possesses a high degree of cohesiveness.

(Continued from page 2, DPR523b, B10 Significance)

Aaron Green studied architecture at The Cooper Union in New York City, and then apprenticed with Wright at Taliesin from 1940-1943. He went on to collaborate with his mentor on the V. C. Morris Store in San Francisco, as well as other projects. He opened a Bay Area office for himself and Wright in 1951. In 1997, Green supervised the restoration of the 1949 Morris Store, then called The Maiden Lane Gallery, returning it to Wright's original vision. Green's book, *An Architecture for Democracy*, details his work on the Marin County Civic Center with Wright. In honor of a half-century of work in the Bay Area, he was awarded the first Gold Medal of the Frank Lloyd Wright Foundation just prior to his death.

SIGNIFICANCE

The complex of buildings at 550 Water St. have yet to reach the 50-year threshold established by the Department of the Interior to deem a property "historic." Once the buildings reach the 50-year threshold (in 2014), the property can then be considered eligible for listing in the National Register of Historic Places or the California Register of Historic Places. Special consideration is given however to properties less than fifty years old that are of exceptional importance. Water Street Medical Plaza meets that special consideration, as the complex of buildings is a unique implementation of Wrightian architecture in California, and a signature work of the late architect Aaron Green, one of Wright's primary partners at the end of the career of America's greatest architect, and an important architect in his own right.

It would appear that the Water Street Medical Plaza qualifies for the California Register of Historical Resources under Criterion (3). *(Continued on next page)*

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Page 5 of 7 *Resource Name or # (Assigned by recorder) Water Street Medical Plaza

* Recorded By L. Dill/C. Duval/K. Oosterhouse * Date 5/6/2009 Continuation Update

(Continued from last page)

When considered for listing within the Historic Building Survey of the City of Santa Cruz, the property meets the following criteria:

1. The building is a significant example of the built environment heritage of the City as a representative of a post-World War II commercial complex associated with the growth period of the community during the twentieth century; and
5. The building possesses special aesthetic merit and value due to its quality of architecture, retaining sufficient features that show its architectural significance; and
6. The building possesses distinctive stylistic characteristics of the Wrightian style; and
7. The building retains sufficient integrity to accurately convey its significance.

Integrity

The property maintains its apparent historical integrity as per the National Register's seven aspects of integrity. It maintains its original location on Water Street, in an open setting to the east of the San Lorenzo River. The complex includes its own internal historic setting, as the buildings maintain their physical layout and apparently historic landscaping. The office buildings retain their distinctive mid-twentieth century design, including their form, massing and detailing. Original materials and workmanship are also evident and overall, the property conveys an appropriate sense of time and place.

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Aerial view of building complex.

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Detail view of most northeast buildings within complex, viewed facing northeast.