

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 9 *Resource Name or #: (Assigned by recorder) 1392 Michigan Avenue

P1. Other Identifier: none

*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 Location: Not for Publication Unrestricted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 1392 Michigan Avenue City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 591141.00 mE/ 4142924.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 015-05-066

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

1392 Michigan Avenue is a single-story, 1,150 square feet, 3 bedroom, 1.5 bathroom residential building constructed, or moved to Alviso, in 1936, with a rectangular footprint, cross gable roof, carport, and concrete slab foundation. The exterior of the building is clad in smooth stucco with fish scale shingles under the primary gable which also features a decorative gable pediment and gable end returns. Fenestration consists of modern, simulated divided-lite single hung windows on the primary (southeast) façade, modern single hung windows on the remaining facades, and a modern glass inset panel door under the hipped porch roof. The raised porch is supported by four square columns with decorative brackets, with a simple wooden railing balustrade and the wooden stairs leading up to the primary entrance.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 (Single Family Residence)

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



Neighborhood of Alviso Historic Context and Survey

*P4. **Resources Present:**

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

P5b. Description of Photo: (view, date, accession #) View from Michigan Avenue, looking west, April 2023

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
c.1890 (estimated based on style)

*P7. **Owner and Address:**
Jose F. And Luz Ortiz, Trustee
PO Box 667
Alviso, CA 95002

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

*P9. **Date Recorded:** April 2023

*P10. **Survey Type:** (Describe)
Intensive

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

*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) 1392 Michigan Avenue *NRHP Status Code 6Z
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B1. Historic Name: none
B2. Common Name: 1392 Michigan Avenue
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
*B5. Architectural Style: Victorian
*B6. Construction History: (Construction date, alterations, and date of alterations)
Original construction date is unknown. Based on style it is estimated c.1890.
1960-1968 – relocation to 1392 Michigan (per historic aerials)

*B7. Moved? No Yes Unknown Date: 1960-1968 Original Location: unknown
*B8. Related Features:
none

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Residential Development Area Alviso
Period of Significance n/a Property Type Single Family Residence Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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 Jose neighborhoods or from other towns in the Bay Area. The building does not share any associations with historically important people. Its architecture is highly modified. It is unlikely to possess additional information on the construction of Victorian cottages or life in Alviso. It is recommended **not eligible** for listing as an individual resource on the National and California Registers under any criteria. It is also recommended **not eligible** for listing as a City of San Jose Landmark. While the building does not meet the criteria for historical designation, it is recommended as a Structure of Merit in recognition of its role as an example of this practice in the 1960s.

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) none
*B12. References:
See Continuation Sheet

B13. Remarks:
None.

*B14. Evaluator: Kathy Cleveland, ESA
*Date of Evaluation: May 2023

(This space reserved for official comments.)



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B10: Significance (Continued)

Prior to the 1950s, residential development in Alviso occurred slowly and almost exclusively west of Liberty Street. The speculative New Chicago tract was subdivided and sold beginning in 1890, but the vision of establishing Alviso as a destination for industrial, commercial, or residential development—"the Chicago of the west"—was never realized. One reason for this was because most of the 4,400 parcels went to buyers who defaulted on their property taxes, and the parcels were eventually claimed by the State of California. In 1948, the City of Alviso and Santa Clara County initiated negotiations to purchase approximately 3,000 New Chicago parcels from the state.¹ In 1949, the city acquired the parcels south and west of Spreckles Avenue, and the county retained the parcels to the north and east.² In 1955, the Alviso City Council voted to sell the unimproved city-owned lots in New Chicago for as low as \$5 each. Interested buyers were required to purchase two or more adjacent lots, lay down at least two feet of dirt fill, and erect buildings within one calendar year.³ Within a decade, 10 blocks in New Chicago were relatively densely populated with single-family homes.

House Moving as a Common Practice

It has been estimated that 75 percent of the buildings erected in Alviso during the mid-20th century were relocated—already assembled—from elsewhere.⁴ Some were relocated more than once, like the cottages for cannery workers that were transported from San Jose to Alviso in 1929 and moved at later date to vacant parcels near Our Lady Star of the Sea Catholic Church by the grandparents of Bart Laine, a third-generation Alvisan.^{5,6} The cottages are no longer extant.

During the mid-20th century, extensive freeway construction and other large development projects throughout the region necessitated clearing large swaths of land, cutting through residential neighborhoods and displacing inhabitants. The houses slated for removal were offered for free or sold cheaply to people who paid to haul them away, and Alviso, with its plentiful, inexpensive, and flood-prone land, became the final destination of many secondhand homes (Jesus Canales, Eduardo C. Resendez, and Arthur M. Baros v. City of Alviso and City of San Jose, 1973). Only a few house-moving companies operated in the area, and they collaborated with structural engineers to lift, move, and reinstall the buildings in their new locations.⁷ Older homes arrived in Alviso by way of Milpitas, Campbell, San Jose, and elsewhere.⁸

However, beginning around 1974, the San Jose City Council advised against any more buildings being relocated to Alviso. The City no longer encouraged people to move to Alviso because it was considered to have "inadequate services" and was located in the flight path of a proposed new airport near San Francisco Bay, and "a city board that issues permits to move houses could block such a move."⁹ (The plan for an airport located near Alviso was short lived, and the San Jose city manager confirmed that the scheme was finished in October 1975.¹⁰

¹ Benny A. Phillips, "1890 Alviso Boom; 1948 Grand Finale," *San Jose Mercury*, October 10, 1948, p. 22.

² Patricia Loomis, "Grand 'New Chicago' Dream Revived," *San Jose Evening News*, August 22, 1955, p. 13.

³ "New Chicago Land Rush Slows Down," *San Jose Evening News*, October 5, 1955, p. 25.

⁴ Bart Laine, oral history interview conducted by Johanna Kahn (ESA), March 23, 2023.

⁵ Bart Laine, oral history interview conducted by Johanna Kahn (ESA), March 23, 2023.

⁶ This account of cottages for agricultural workers located near the Catholic church was verified by George Trevino: "Down Michigan [Avenue], closer to the [Catholic] church, there was little buildings, shacks basically. But they did have bathrooms and kitchens. Where a lot of the farm workers used to live." George Trevino, oral history interview conducted by Johanna Kahn (ESA), March 23, 2023.

⁷ Bart Laine, oral history interview conducted by Johanna Kahn (ESA), March 23, 2023.

⁸ Bart Laine, oral history interview conducted by Johanna Kahn (ESA), March 23, 2023.

⁹ "City Sells Houses Near Airport," *San Jose News*, June 12, 1974, p. 36.

¹⁰ Stephen Gruber, "Alviso's Sewage Plant 'Falling Apart,'" *San Jose Mercury*, February 20, 1975, p. 34.

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1392 Michigan Avenue

Assessor data indicates that the residence at 1392 Michigan Avenue was constructed in 1936. Review of historic aerial maps from 1940, 1956, and 1960 do not, however, indicate the presence of any street or residence in the proximity of the current location. It is reasonably presumed that the building was part of the mid-century residential relocation of existing buildings into the New Chicago Tract. Archival research of historic voter lists identified previous residents of 1392 Michigan Ave as including Faustino Trujillo Lopez (1978-2004), but no other individuals were identified as having occupied the residence for an extending period of time.¹¹

Regulatory Framework

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 1392 Michigan Avenue has been evaluated for eligibility for listing at the national, state, and local levels. The criteria used for this evaluation are described as below 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 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)):

¹¹ Ancestry.com. California, U.S., Voter Registrations, 1900-1968 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017.

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- (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.

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

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feasible under the City of San Jose 2040 General Plan goals and policies.¹² 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

For simplicity, 1392 Michigan Avenue 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 original construction date of 1392 Michigan Avenue is unknown. It has elements of a Victorian era cottage, with an estimated construction date around 1890. It was then relocated to its current location between 1960 and 1968. As presented in the historic context statement, the period after World War II was one of slow but progressive changes in the neighborhood. The population began to increase after decades of slow decline. Many of the new residents were from Mexico or had Mexican ancestry coming to work in the large pear and fruit orchards at the edges of Alviso. A new residential neighborhood began to appear in the former New Chicago tract area, east of the historic Port of Alviso area, which included Michigan Avenue.

While 1392 Michigan Avenue appears to reflect the local practice of building relocation and the mid-century renewal of the New Chicago Tract, it does not appear to have been historically significant at the state or federal level for its associations with this period in the development of Alviso. Very little information about the residence is available, beyond tenant information from 1978 through 2004. For an association to be historically significant, *National Register Bulletin 15* states that "a property must be important in the defined historic context... the event or trends, however, must clearly be important within the associated context." Within the context of 20th century development in Alviso, the building is associated with residential development practices (specifically relocation of buildings to Alviso). Yet the association with building relocation practices does not appear to rise to the level where it could be considered important within that context. The practice of building relocation was common during the period, with 1392 Michigan Avenue being one of many relocated residential buildings. Archival research failed to indicate where the building had been relocated from, nor specifically when, nor any other specific information regarding this building beyond the general practice of building relocation. Because the building at 1392 Michigan Avenue does not appear to be historically significant with in the contexts of 20th century residential development in Alviso, it is recommended **not eligible** for listing as an individual

¹² "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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resource on the National or the California registers under Criterion A/1 for its association with 20th century development in Alviso.

Criterion B/2 (People)

Archival research failed to indicate any significant persons associated with 1392 Michigan Avenue. Review of voter records identified Faustino Trujillo Lopez as an occupant of the building between 1978 and 2004, but research did not indicate any especial significance for Lopez himself. For this association to be considered historically significant the person or family "must be individually significant within a historic context" and the property must be "associated with a person's productive life, reflecting the period when [they] achieved significance." Lopez does not appear to be historically significant within the context of 20th century development in Alviso. Therefore, the building at 1392 Michigan Avenue is recommended **not eligible** for listing as an individual resource on the National or California Registers under Criterion B/2 for its association with historically significant persons.

Criterion C/3 (Design)

The building at 1392 Michigan Avenue is simple in form and design, appearing to be a modified Victorian-era residence with additional minimal traditional modifications. What remains of its original decorative elements are located on the primary (southern) facade. The under gable has been decorated with shingle siding, a decorative pediment, and gable returns, and the porch columns are topped with decorative brackets. No other architectural embellishments appear to be present on the building, and as such it appears mostly as a highly modified example of a Victorian cottage. Additionally, no architect or builder could be identified. As such, the building at 1392 Michigan Avenue is recommended **not eligible** for listing as individual resource on the National or California registers under Criterion C/3 for its design.

Criterion D/4 (Information Potential)

Criterion D/4 is most typically applied to archaeological sites. As applied to buildings and structures, it is necessary for the building or structure to have been a principal source of information that could not be gathered from other sources nearby or elsewhere. The building at 1392 Michigan Avenue is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, and the history of Alviso. As such, 1392 Michigan Avenue 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 1392 Michigan Avenue is not recommended eligible under any criteria, a further assessment of integrity is not required.

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 1392 Michigan Avenue reflects the mid-century practice of house relocation from other Bay Area communities to Alviso, however this practice does not appear to rise to a level of importance for the mid-century development of Alviso. Very little information about the residence is available, beyond tenant information from 1978 through 2004. Archival research failed to indicate where the building had been relocated from, nor specifically when, nor any other specific information regarding this building beyond the general practice of building relocation. The practice of building relocation was common during the period, with 1392 Michigan Avenue being one of many relocated residential buildings. The building itself does not rise to a level of significance for this association.

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

Research did not suggest that 1392 Michigan Avenue was the location of a significant historical event.

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

Research did not suggest any individual or family associated with 1392 Michigan Avenue that significantly contributed to the local, regional, state, or national culture or history.

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

The building at 1392 Michigan Avenue does not appear to exemplify a particular cultural, social, or historic heritage with the city of San Jose. It served as a residence since its relocation in the 1960s and does not represent a particular group, period, or aspect of life in Alviso that is historically important.

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 1392 Michigan Avenue.

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

There is no specific overall style or distinctive character to 1392 Michigan Avenue.

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 1392 Michigan Avenue.

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.

There is no specific overall style or distinctive character to 1392 Michigan Avenue.

Overall, the building does not meet any of the criteria for consideration as a City of San Jose Landmark. 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. 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. The building at 1392 Michigan Avenue served as a residence during the period of development in Alviso where residential buildings were relocated from other Bay Area location and moved to Alviso to serve the growing population. While the building does not meet the criteria for historical designation, it is recommended as a Structure of Merit in recognition of its role as an example of this practice in the 1960s.

B12: References (Continued)

Gruber, Stephen C. "Airport Won't Move," *San Jose News*, October 10, 1975, p. 1.

Jesus Canales, Eduardo C. Resendez, and Arthur M. Baros v. City of Alviso and City of San Jose, Case No. 73-1109, p. 6, in *Records and Briefs of the United States Supreme Court, 1973*, accessed May 5, 2022, https://www.google.com/books/edition/Records_and_Briefs_of_the_United_States/y429biKC5ysC?hl=en&gbpv=0.

Laine, Bart, oral history interview conducted by Johanna Kahn (ESA), March 23, 2023.

Loomis, Patricia, "Grand 'New Chicago' Dream Revived," *San Jose Evening News*, August 22, 1955, p. 13.

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Trevino, George, oral history interview conducted by Johanna Kahn (ESA), March 23, 2023.

"City Sells Houses Near Airport," *San Jose News*, June 12, 1974, p. 36.

"New Chicago Land Rush Slows Down," *San Jose Evening News*, October 5, 1955, p. 25.

Benny A. Phillips, "1890 Alviso Boom; 1948 Grand Finale," *San Jose Mercury News*, October 10, 1948, p. 22.