

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 12 \*Resource Name or #: (Assigned by recorder) Lujan's Market

P1. Other Identifier: Munoz Market

\*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 Location:  Not for Publication  Unrestricted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 1557 Michigan Avenue City San Jose Zip 95002

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 591487.00 mE/ 4143186.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
 APN 015-06-143

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

The building at 1557 Michigan Avenue is a one-story, square plan, wood framed commercial building on a 0.2-acre lot near the end of Michigan Avenue in Alviso. The building has an undulating roof that forms three front-facing gables. A squared parapet extends along the primary (northwest) façade. Applied trim near the roofline mimics the shape of the non-visible gables. All sides of the building are covered with stucco. The front façade is divided into three bays, each corresponding to a separate retail storefront. The end bays represent the original two structures that were constructed c.1961 and have single leaf paneled doors centrally located on the faux gable peak. Each is flanked by windows: the northern entrance is flanked by two lite vinyl sliding windows and the southern entrance is flanked by fixed, flush mounted windows. The central bay also has a centrally located entrance but lacks any fenestration.

See Continuation Sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP6 (1-3 Story Commercial Building), HP36 – LA (Ethnic Minority

Property-Latino)

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



\*P4. Resources Present:

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

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

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

c.1961 (aerial photograph comparison)

\*P7. Owner and Address:

Blanca V. Lujan, Trustee  
PO Box 737  
San Jose, CA 95002

\*P8. Recorded by: (Name,

affiliation, and address) Becky Urbano, ESA  
787 The Alameda, Ste. 250  
San Jose, CA 95126

\*P9. Date Recorded: \_\_\_\_\_

April 2023

\*P10. Survey Type: (Describe)

Intensive

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

Neighborhood of Alviso Historic Context and Survey

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Lujan's Market \*NRHP Status Code 3CS  
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B1. Historic Name: Munoz Market  
B2. Common Name: Lujan's Market  
B3. Original Use: General Merchandise B4. Present Use: Vacant  
\*B5. Architectural Style: Commercial Vernacular  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed c.1961 as two buildings, addition to connect the two buildings constructed sometime between 1968 and 1980.

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

\*B8. Related Features:  
none

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Commercial Development Area Alviso  
Period of Significance c.1961 - 2020 Property Type retail store Applicable Criteria A/1  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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, Lujan's Market at 1557 Michigan Avenue is recommended **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 recommended **eligible** under criterion 4 for consideration as a City of San Jose Landmark. See Continuation Sheet

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

\*B12. References:  
See Continuation Sheet

B13. Remarks:  
None.

\*B14. Evaluator: Becky Urbano, ESA

\*Date of Evaluation: May 2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: Lujan's Market

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### P3a: Description (Continued)

A row of head-in parking spaces is located between the front of the building and Michigan Avenue. A separate rectangular plan building is oriented perpendicular to the main structure and is located at the rear of the lot

### B10: Significance (Continued)

The northeastern blocks of Alviso along Spreckles Avenue were some of the last to be developed in the neighborhood. Until approximately 1960, the area was still used for agricultural purposes and no roads were yet cut through and graded. This is the case of the subject property at 1557 Michigan Avenue. The 1957 aerial photograph show an expanse of farmland with no development (**Figure 1.**) However, by 1960, Miguel Aboytes established a labor camp on the property and there is a tidy row of small cottages facing a dirt-packed Michigan Avenue.<sup>1</sup> Several rectangular buildings and Quonset huts are located south of the cottages. The complex occupies the entire northeastern end of the block and fronts Michigan and Spreckles avenues and Grand Boulevard and is enclosed by a fence.<sup>2</sup> The labor camp appears to have been short-lived. By 1963, several cottages have been replaced by two rectangular plan buildings that correspond to the present-day Lujan Market and adjacent retail spaces (**Figure 2.**) The area begins to fill in with residential development by 1968. It is at this time that the cottages are all removed from the half of the former labor camp facing Michigan Avenue and the house at 1583 Michigan Avenue is in place. The rest of the former labor camp on those parcels facing Grand Boulevard still appear undeveloped apart from the remaining Quonset huts. On Michigan Avenue, the two rectangular plan buildings on the subject parcel were connected to form the current square plan structure between 1968 and 1980.



Figure 1. 1957 aerial photograph with the subject parcel outlined in red. Note that Michigan Avenue is graded not yet graded to the subject parcel and the surrounding area is occupied by a number of labor camps. Source: UCSB Geospatial Collection, Flight CAS-1957, Frame Alviso.

<sup>1</sup> There is little record of the Aboytes Labor Camp aside from a news clipping about a fight on the property, and oral history recollections by Lupe Lujan who confirmed that her parents purchased the market from Miguel Aboytes. "Knife Used in Brawl," *San Jose Evening News*, March 1, 1962, p.8.

<sup>2</sup> "1557 Michigan Avenue, San Jose," *HistoricAerials.com*, accessed May 25, 2023, <https://www.historicaerials.com/viewer>.



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Figure 2. 1963 aerial photograph with the subject parcel outlined in red. All the roads are graded and the original two structures that form 2/3 of the subject building are in place. Source: UCSB Geospatial Collection, Flight CAS-1963 Frame SCL\_2-93.

An oral history account by Lupe Lujan, who's parents owned and operated Lujan's Market, notes that the market was purchased from Miguel Aboytes and that Aboytes has already established a small market there to sell groceries and general items to the Mexican laborers who lived on this side of Alviso in the 1960s. Blanca and Alfonso Lujan are listed in the 1965 San Jose directory as living in East San Jose; however Lupe Lujan attended school at George Mayne Elementary as early as 1958. The Lujan's purchased the market from Miguel Aboytes in 1967 and members of the Lujan family have been running it ever since.<sup>3</sup> As of 2023, the market is closed but the family still retains ownership of the building.

### Miguel Aboytes Martinez (August 20, 1899 – April 15, 1989)

Not much is known about Miguel Aboytes. He was not listed in the 1950 Census as living in Alviso but is mentioned in a newspaper article in 1961 when he donated wood to construct bleachers and a backstop at a new baseball field being built by the community next to George Mayne Elementary School.<sup>4</sup> He operated a labor camp at the end of Michigan Avenue, near Spreckles Avenue in 1962.<sup>5</sup> Through the 1960s, several daughters were born to Aboytes when he was living at various addresses on Michigan Avenue, including at 1557 Michigan Avenue.<sup>6</sup> He was still living

<sup>3</sup> "Lujan's Market, Established since 1967," commercial sign, *Google Streetview*, June 2016, [https://www.google.com/maps/@37.4311211,-121.9660477,3a,75y,141.47h,88.61t/data=!3m7!1e1!3m5!1s7cK\\_rgYYnoibPshlxaSqMA!2e0!5s20160601T000000!7i13312!8i6656?entry=ttu](https://www.google.com/maps/@37.4311211,-121.9660477,3a,75y,141.47h,88.61t/data=!3m7!1e1!3m5!1s7cK_rgYYnoibPshlxaSqMA!2e0!5s20160601T000000!7i13312!8i6656?entry=ttu).

<sup>4</sup> "Alviso Plans a Park – A Community Effort," *San Jose Evening News*, March 1, 1962, p.8.

<sup>5</sup> "Knife Used in Brawl," March 1, 1962.

<sup>6</sup> Birth Announcements, *San Jose Evening News*, November 16, 1966, p.110.

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in Alviso in 1980.<sup>7</sup> He was married to Maria Cortez de Aboytes, had at least one son, Miguel Aboytes Cortez and is buried in the Santa Clara Mission cemetery.<sup>8,9</sup>

### Alfonso and Blanca Lujan

Alfonso Lujan was born on September 6, 1923 and passed away on January 8, 2014.<sup>10</sup> Blanca Lujan was born in 1927 and is still living in Alviso.<sup>11,12</sup> They purchased a retail market from Miguel Aboytes in 1967 and operated it with the help of their children and grandchildren since that time. While the Lujan family has been a fixture in Alviso since the middle of the twentieth century, few details of Alfonso or Blanca's lives were uncovered during archival research or oral history collection.

### **Regulatory Framework**

As part of the Alviso Neighborhood Historic Context and Survey project, the property at 1557 Michigan Avenue has been evaluated for eligibility for listing at the national, state, and local levels. The criteria used for this evaluation are presented below and are followed by an analysis of eligibility.

#### National Register of Historic Places

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

<sup>7</sup> Joan Jackson, "First Garden in Alviso Dedicated," *San Jose Mercury News*, August 22, 1980, p.147.

<sup>8</sup> Jackson, "First Garden in Alviso Dedicated."

<sup>9</sup> "Miguel Martinez Aboytes," *Find a Grave*, accessed May 21, 2023, [https://www.findagrave.com/memorial/145194053/miguel-martines-aboytes?\\_gl=1\\*1e71685\\*\\_gcl\\_au\\*MTcwOTIwNjY1MC4xNjgwMDIzNDE0\\*\\_ga\\*MTY5MjIxMzg1Mi4xNjgwMDIzNDE0\\*\\_ga\\_4QT8FME X30\\*YWQwNGM1YjYtNjc1Zi00NWNjLWE2ZjQtOTIxMDUwNjYxNzFjLjIzLjEuMTY4NTEyNDA1MS4xMy4wLjA..](https://www.findagrave.com/memorial/145194053/miguel-martines-aboytes?_gl=1*1e71685*_gcl_au*MTcwOTIwNjY1MC4xNjgwMDIzNDE0*_ga*MTY5MjIxMzg1Mi4xNjgwMDIzNDE0*_ga_4QT8FME X30*YWQwNGM1YjYtNjc1Zi00NWNjLWE2ZjQtOTIxMDUwNjYxNzFjLjIzLjEuMTY4NTEyNDA1MS4xMy4wLjA..)

<sup>10</sup> "Alfonso C. Lujan," *Dignity Memorial*, accessed May 26, 2023, <https://www.dignitymemorial.com/obituaries/san-jose-ca/alfonso-lujan-5811806>

<sup>11</sup> "Blanca Lujan," *Ancestry.com*, accessed May 2, 2023.

<sup>12</sup> "Lupe Lujan," oral history, March 23, 2023.

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

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

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

### City of San Jose Historic Resources Inventory

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

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;

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7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose; and
8. Its embodiment of the elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation, or which is unique.

### *Structure of Merit*

A structure of merit is an important historic property or feature of lesser significance that does not qualify as a city landmark or for the California or National Registers. Attempts should be made for the preservation to the extent feasible under the City of San Jose 2040 General Plan goals and policies.<sup>13</sup> 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, 1557 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 *Latinos in Twentieth Century California: National Register of Historic Places Context Statement* provides guidance on the identification and evaluation of commercial buildings under Criterion A:<sup>14</sup>

Buildings associated with this context include a broad array of commercial building types such as offices, markets, banks, restaurants, funeral homes, bakeries, dance halls, record stores, and general retail shops. Some served basic needs, while others provided entertainment or professional services... Most often they are located on major corridors and within historically Latino neighborhoods. While some significant businesses were housed in stand-alone buildings, many were located in strip malls or as one storefront in a multi-storefront building. Therefore, building size, massing, and form will range from small, one-story, single storefront varieties to large, multi-story, multi-storefront examples... The architectural qualities of commercial buildings are less important factors in the evaluation of eligibility under Criterion A...

<sup>13</sup> "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>.

<sup>14</sup> California State Parks, *Latinos in Twentieth Century California: National Register of Historic Places Context Statement*, (Sacramento: Office of Historic Preservation, 2015), p. 135-156.

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Commercial buildings and districts associated with the history of Latinos may be eligible for listing in the National Register at the local or state level under Criterion A. During the twentieth century, trends in Latino business and commerce followed trends in population growth and settlement patterns. As populations in particular geographic areas increased, the demand for goods and services also increased, and entrepreneurial Latinos established businesses to meet the rising demand. Most of these businesses were small, neighborhood, family-owned operations serving basic community needs. Often, they remained within the same family for multiple generations and became important community institutions... Buildings associated with long-standing neighborhood businesses would be significant only at the local level; those associated with far-reaching franchises or corporations may be significant at the local or state level. Likewise, a grouping of buildings associated with neighborhood businesses would be significant as a historic district at the local level; a complex of buildings associated with a franchise or corporation may be significant as a historic district at the local or state level...

To be eligible under Criterion A, individual commercial buildings must be strongly associated with an important long-standing Latino business. 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. An important business may have changed locations over time and may be associated with more than one property. In this case, only the property or properties associated with the business during the period in which the business achieved significance would be eligible. Previous or subsequent locations would not be eligible.

The building at 1557 Michigan Avenue contains three storefronts, two of which are historically associated with a market that catered to the Latino community in this part of Alviso. For most of that time it was owned and operated by the Lujan family and was referred to as Lujan's Market. The market is a long-term fixture in the community, providing basic grocery and household supplies to a population that historically had limited transportation options. Even today the closest major grocery store is located several miles away and across a busy freeway. It carried items that would be familiar to the Mexican workers, including brands that were also available in Mexico.<sup>15</sup> It was operated by three generations of the Lujan family and remains in the family in the present day. The building has been modified extensively since it was first constructed between 1960 and 1963. The most major modification involved connecting the two, originally separate buildings with a central, gable roof covered hyphen, thus creating three retail spaces where there were originally two. Other modifications to the building may have occurred but are not clearly identified in the built or photographic record. It is also not evident if the market served as a community gathering space or if its role was more specific to retail.

Applying the guidance provided by the California Office of Historic Preservation, Lujan's Market at 1557 Michigan Avenue is recommended **eligible** for listing as an individual resource on the California Register under Criterion 1 for its long-time association with commercial retail serving the Latino community 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 more information is discovered that documents more firmly the importance of Lujan's Market within the social history of the Alviso neighborhood, the building may also qualify for listing on the National Register at the local level. However, at this time, there is not sufficient evidence to support this listing. Therefore, Lujan's Market at 1557 Michigan Avenue is recommended **not eligible** for listing as an individual resource on the national Register under Criterion A.

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<sup>15</sup> "Lupe Lujan," oral history, March 2023.



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### *Criterion B/2 (People)*

In order for properties to be eligible under Criterion B/2 for their association with specific people or groups of people, that person or group must be historically significant, and the building must be associated with the productive working life of that person. It must be directly associated with the period or reason for which the person is considered historically significant.<sup>16</sup> The building at 1557 Michigan Avenue is not associated with any such person. It is associated with both Miguel Aboytes and with the Lujan Family, both of whom have long associations in the Alviso community. However, neither appear to have been historically significant within the contexts of Alviso commercial development. Their influence is limited to the operation of a single retail establishment. Therefore, 1557 Michigan Avenue is recommended **not eligible** for listing on the National or California registers under Criterion B/3 for its association with historically significant people.

### *Criterion C/3 (Design)*

The building at 1557 Michigan Avenue is simple in form and design. No specific guidance is provided in the *Latinos in Twentieth Century California: National Register of Historic Places Context Statement* for application of Criterion C/3 to buildings associated with the context. Additionally, no architect or builder could be identified. As such, the building at 1557 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 1557 Michigan Avenue is constructed of common materials using standard building techniques. The building is unlikely to provide additional information on its construction methods, the history of Alviso, or the Perkins family. As such, 1557 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 1557 Michigan Avenue is recommended eligible under Criteria A/1, a further assessment of integrity is presented below.

The original portions of the building at 1557 Michigan Avenue were constructed on the current site between 1960 and 1963. At that time, they existed as two separate structures; the building at the southwestern property line is the portion used as a market. It was expanded between 1968 and 1980 to connect the two buildings and provide additional space for Lujan's Market. No portions of the building have been relocated and the building retains integrity of **location**.

Lujan's Market has historically served the needs of the largely Mexican and Mexican-American population that live in the immediate vicinity. This was the case in the 1960s when the area was home to several labor camps and agricultural fields. It continued to be true as the surrounding blocks were developed for permanent residential uses by that same community. Throughout its history, and today, it was located within a Latino neighborhood and served Latino residents. As such, it retains integrity of **setting** and **feeling**.

The building has been modified over time, but all modifications were completed during the period of significance (c.1961-2020). Therefore, 1557 Michigan Avenue retains integrity of **design**, **workmanship**, and **materials**.

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<sup>16</sup> National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: National Park Service, 1997), p. 15.

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The building is associated with the Spanish-speaking community and the Lujan family. Today it continues to serve a largely Spanish speaking community and is still owned by the Lujan family. It therefore retains integrity of **association**.

### 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 1557 Michigan Avenue is a commercial venue that is not directly associated with the culture or heritage of a particular group. It was a market, a common type of commercial venue found in many cultures and in many forms across San Jose. It does not represent the character or culture of Alviso or the immediate neighborhood.

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

Research did not suggest that 1557 Michigan Avenue was the location of a significant historical event.

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

Miguel Aboytes and the Lujan family have a long-lived associations with Alviso that date back to the middle of the 20<sup>th</sup> century. This is similar to many families in Alviso where generations have maintained their presence in the neighborhood, often including large extended families. Research did not suggest that either Aboytes or any members of the Lujan family 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 1557 Michigan Avenue represents economic and social development trends within immigrant communities in San Jose. Where commercial establishments were lacking, local citizens developed their own to cater to the specific cultural needs of the neighborhood. In this case, the market at 1557 Michigan Avenue catered to the largely Mexican population in the immediate area and sold items that were of interest to that community. It provided foods and brands that were not found in major retailers located further away. It was a market that met the specific needs of its neighbors. In this way, Lujan's Market exemplifies a particular cultural, social, or historic heritage with the city of San Jose. 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 1557 Michigan Avenue.

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

There is no specific overall style or distinctive character to 1557 Michigan Avenue.

6. 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 1557 Michigan Avenue.

7. 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 1557 Michigan Avenue.

Overall, the building does meets the criterion 4 for consideration as a City of San Jose Landmark.

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### Summary

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*, Lujan's Market at 1557 Michigan Avenue is recommended 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.

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DEPARTMENT OF PARKS AND RECREATION

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## CONTINUATION SHEET

Property Name: Lujan's Market

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