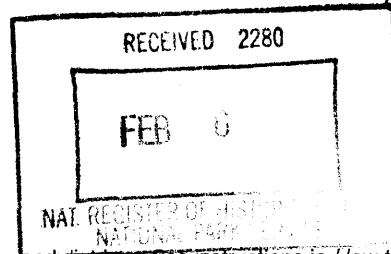


United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name **Hutton, Warner, House**

other names/site number:

## 2. Location

street & number: **13777A Fruitvale Avenue**

**N/A** not for publication

city or town **Saratoga**

**N/A** vicinity

state **California**

code **CA**

county **Santa Clara**

code **085**

zip code **95070**

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

*Stephen M. Mickel* 2/15/04  
Signature of certifying official/Title Date

California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register  
See continuation sheet.  
determined eligible for the  
National Register  
See continuation sheet.  
determined not eligible for the  
National Register  
removed from the National  
Register  
other (explain):

\_\_\_\_\_  
Signature of the Keeper Date of Action  
*for [Signature]* 3/17/04  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- X public-local**
- public-State
- public-Federal

**Category of Property**  
(Check only one box)  
**X building(s)**

- district
- site
- structure
- object

Number of Resources within Property  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
		<b>Total</b>
<u>1</u>		

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

n/a

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

**Domestic Single Dwelling**

**Current Functions**

(Enter categories from instructions)

**Social – Civic**

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

**Late Victorian Queen Anne**

**Materials**

(Enter categories from instructions)

foundation: **Concrete**

roof: **Asphalt Shingles**

walls: **V-rustic siding**

other **Double-hung wood sash windows**

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**See attached continuation sheets.**

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

**X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.**

D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

**X B removed from its original location.**

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

**Architecture**

**Period of Significance**

House was built circa 1896

**Significant Dates**

circa 1896

**Significant Person**

(Complete if Criterion B is marked above)

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**See attached continuation sheets.**

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**9. Major Bibliographical References**

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**See attached continuation sheets.**

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

**recorded by Historic American Buildings Survey # CA-2280**

**See attached Historic American Buildings Survey report.**

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: **Library of Congress, Prints and Photograph Division, Washington, D.C. 20540 USA**

**10. Geographical Data**

Acreage of Property

**The Warner Hutton house occupies approximately 1/3 acre of the 20.48-acre city-owned parcel APN 397-30-053.**

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
<b>current site:</b>	<b>10</b>	<b>587.600</b>	<b>4.124900</b>
<b>original site:</b>	<b>10</b>	<b>589.038</b>	<b>4.125358</b>

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**See Continuation Sheet****Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**See Continuation Sheet****11. Form Prepared By**name/title **Patricia Bailey, Heritage Preservation Commission Vice-Chairperson**organization **City of Saratoga Historic Preservation Commission** date **April 7, 2005**street & number: **12861 Foothill Lane**telephone **(408) 867-4001**city or town **Saratoga**state **CA** zip code **95070****12. Additional Documentation****Submit the following items with the completed form:****Maps**

See Continuation Sheets and USGS Topographic Map

**Photographs**

See Continuation Sheets

**Additional items**

HABS CA-2280 Report, Floor Plan, List of registered landmark houses in Saratoga, CA

**13. Property Owner**name **City of Saratoga****Attn: John Livingstone, Community Development Director**street & number **13777 Fruitvale Avenue**telephone: **408-866-1222**city or town **Saratoga**state: **CA** zip code **95070**

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503..

## National Register of Historic Places Continuation Sheet

### Section 7 - Narrative Description

Page 1

Hutton, Warner, House  
Saratoga, Santa Clara County, California

#### Summary

The Warner Hutton House is a one-story late Victorian Queen Anne-style farmhouse located at 13777A Fruitvale Avenue, Saratoga, Santa Clara County, California. Approximately 1840 square feet in area, the house has two bedrooms, a bath (now divided into two public facilities), a parlor, a living room, a kitchen with an attached breakfast nook, and a large attic space. It is constructed of redwood (probably locally milled). Moved to its present location in 1990, the house occupies a third of an acre on a 20.48 acre parcel. The house is surrounded by well-tended lawns, Victorian-styled gardens, and majestic oak trees. Wildcat Creek and Saratoga's Heritage Orchard border the north side of the property. This site was selected because it closely approximates the original orchard setting and provided an identical east-facing orientation for the house.

#### Description

The house is built on an L-plan with gable and hip roof forms clad in asphalt shingles. Eaves are boxed and bracketed. Exterior sheathing is a V-rustic siding. Windows are wood-sash one-over-one double-hung. The asymmetrical front of the house is composed of a gabled bay window set to one side of a front porch. The bay and porch are the most decorative parts of the house and feature a boxed cornice with crown moldings and brackets which extend down to include a row of inset square medallions. The roofline of the bay also has a boxed cornice with decorative spindle work in the returns. The front porch roof is horizontal board. Other decorative features are the bulls-eye window in the upper part of the bay gable and the fan work on either side of the windows in the upper side gables. The house is well maintained by the City. It retains a high degree of design detail and architectural integrity and looks today very much like it did when built by Warner Hutton in 1896.

**Exterior details** typical of the style include: bracketed, turned porch columns and engaged half-columns; an angled bay window adorned with fan brackets; hooded oculus in gable end panels under bay windows; sunburst motif in cross-bales, milled main entablature; short gable returns; strip cornices above windows and doors; small brackets below window sills; vertical board skirt and lattice work around foundation. **Interior details** include hardwood floors, period doorknobs, and pocket doors.

## National Register of Historic Places Continuation Sheet

### Section 7 - Narrative Description

Page 2

Hutton, Warner, House  
Saratoga, Santa Clara County, California

#### Pre-move alterations:

The back porch was enclosed to create a breakfast nook off the kitchen. In this addition are the only anodized aluminum sash windows; all others are wood sash, double hung and original. Date of alteration unknown.

Installation of French doors opening to a redwood deck on the south side of the house; modernization of the kitchen. These alterations are believed to have occurred in the 1970's.

#### Post-move alterations:

South facing redwood deck was replaced with landscaping and level walkways to accommodate public access. The bathroom was divided into two separate facilities with handicap features. The tub and shower were removed. Central heating was added. Proximity to Wildcat Creek necessitated elimination of the basement. A brick patio and pergola were installed on the west side (rear) of the house. These alterations were made in 1990 after the house was moved from Sousa Lane to Fruitvale Avenue.

#### Relocation Required to Save House

When construction of California State Route 85 threatened the house with demolition, the Advisory Council on Historic Preservation ratified a Memorandum of Agreement on March 13, 1987, specifying mitigation measures to be taken with regard to project impacts upon this building. These measures included recordation to the standards of the Historic American Buildings Survey (HABS), followed by relocation of the house in accordance with the standards set forth in *Moving Historic Buildings*, and transfer of ownership to the City of Saratoga.

Working with the Heritage Preservation Commission, the City designated a parcel of land next to Saratoga's civic center complex within a former orchard and adjacent to a Heritage Orchard, thus preserving a strong reference to the original site. Relocation of the house was carried out in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Carefully maintained throughout its life, the Warner Hutton house remains a fine example of a late 19<sup>th</sup> century Queen Anne-style Santa Clara Valley orchard residence.

## National Register of Historic Places Continuation Sheet

### Section 8 – Statement of Significance

Page 1

Hutton, Warner, House  
Saratoga, Santa Clara County, California

#### Summary

The Warner Hutton House meets Criterion C at the local level of significance as a classic example of a Queen Anne-style farmhouse. The house is significant primarily for its architectural quality. In 1990, the house was moved from Sousa Lane to its current location to prevent its demolition as a result of State Highway 85 construction. Great care was taken to place the house within its original context by moving it adjacent to Saratoga's 13.9 acre prune, cherry, and apricot Heritage Orchard. Relocation of the house was carried out in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. When ownership was transferred to Saratoga, the City accepted the obligation to "preserve and maintain the building as benefits its status as a property eligible for inclusion in the National Register of Historic Places." (See attached HABS-CA-2280 report). The house is one of only two remaining Queen Anne orchard residences in Saratoga. The other Queen Anne house is also located on Fruitvale Avenue and is home to the Novakovich family who serve as caretakers of the Heritage Orchard. The Warner Hutton House retains integrity of design, materials, workmanship, feeling and association. Therefore, it meets the requirements for Criterion Consideration B.

#### Significance

The Warner Hutton house represents a classic example of the Queen Anne style that was popular for Santa Clara County farmhouses in the 1890s. The house was an orchard residence from the time of its construction, circa 1896, until 1983 when title to the property was transferred to California's Department of Transportation in preparation for completion of State Highway 85.

The house serves as a handsome tribute to the farmhouses that were once prevalent in Saratoga and the Santa Clara Valley but are now, like the orchards, quite rare. With its high degree of architectural integrity and design detail and the fact that it was one of very few remaining farmhouses in Santa Clara County of its period, the Warner Hutton house was deemed *eligible for inclusion in the National Register of Historic Places* in 1985. (See attached HABS-CA-2280 report.)

Queen Anne-style architecture became fashionable in the period 1870 to 1900 – a time when Santa Clara Valley was developing into a world-renowned fruit-growing region of small farms, orchards and vineyards. The region became known as "the Valley of Heart's Delight".



## National Register of Historic Places Continuation Sheet

### Section 8 – Statement of Significance

Page 2

Hutton, Warner, House  
Saratoga, Santa Clara County, California

Research of agricultural records show that up until the 1870s, the principal crop in the Santa Clara valley was wheat. In the mid-1870s, the first vineyards and orchards were planted in Saratoga. The early ranchers knew that the acreage in the west valley near Los Gatos and Saratoga was in the “thermal belt”. Their location, in the foothills of the Santa Cruz Mountains, gave them protection from early frosts. Santa Clara County emerged in the early 1900s as a fruit-growing region of small farmers. The soil, weather and abundant water helped the small grower, as did the natural solar power that allowed them to bypass expensive mechanized dehydration. All these factors helped Santa Clara Valley prunes surpass the quality of the established French prune market. Much to the surprise of these small ranchers, an international market developed for “Santa Clara Valley Dried Prunes”.

Eugene Sawyer, in his *History of Santa Clara County* (1922), states that more prunes were grown here than all other areas of the United States combined. In 1919, the number of prune trees was estimated to be over 7.5 million. By 1922, the County had the largest number of fruit-packing houses (30) and canning factories (40), plus numerous private and commercial dehydrating facilities.

Mr. Hutton’s land-holdings and fruit production made him a prominent citizen-businessman, and, as such, Hutton was included in Eugene Sawyer’s *History of Santa Clara County with Background Sketches of Leading Men and Women of the County Who Have Been Identified With Its Growth and Development* (1922).

Born in New York in 1842, Warner Hutton came to California with his parents, Henry and Eleanor, when he was twelve. They first settled in San Francisco, later moving to the Santa Clara Valley where, in 1869, the elder Hutton acquired two hundred and seven acres that he planted with fruit trees. In 1883, Henry sold 175 acres to his son Warner for ten dollars “plus other considerations”. In 1896, the remaining acreage was given to Warner, who further improved the property and built his house from which he operated his fruit business.

In 1987, when it was determined that the Warner Hutton House would be impacted by construction of State Highway 85, the Advisory Council on Historic Preservation ratified a Memorandum of Agreement specifying the mitigation measures to be taken. These measures included recordation to the standards of the Historic American Buildings Survey, followed by relocation of the house in accordance with the standards set forth in *Moving Historic Buildings*, and transfer of ownership to the City of Saratoga. These standards were strictly adhered to; therefore, the Warner Hutton House meets all requirements of Criterion Consideration B.

## National Register of Historic Places Continuation Sheet

### Section 8 – Statement of Significance

Page 3

Hutton, Warner, House  
Saratoga, Santa Clara County, California

There are two other Queen Anne-style houses designated as Saratoga Heritage Landmarks (see attached list): Nardie house and Mission Settlement house. Both structures are located in the Village and were built as in-town residences, whereas the Warner Hutton house is noted for being a superb example of a Queen Anne-style orchard farmhouse.

Other popular architectural styles in Saratoga at the turn of the 20<sup>th</sup> century included Pioneer (J.E. Foster House), Decorative-Pioneer (Brandenberg House), and False-front Pioneer (Museum). The Mediterranean-Italian style, exemplified by Senator Phelan's Villa Montalvo, would capture the imagination of those wealthy enough to emulate it. Julia Morgan, a college roommate of a founding member of Saratoga's Foothill Club, was recruited to design the Foothill Clubhouse (Bay Region Craftsman) followed by the magnificent Hayfield House (English Country) and the Federated Church Chapel (Mission-Revival). Ms. Morgan also designed a number of smaller residences, making Craftsman Bungalows a popular style choice for Village homes in the 1920's.

The 1930s were a difficult time in Saratoga, as elsewhere. Agriculture continued to be the foundation of the area's prosperity and fruit ranching was the center of Saratoga's economy into the 1950's. When the industrial economy of the post-war years began to accelerate, Saratoga's desirability as a place to live grew. Acres of fruit orchards were torn out to be replaced by tracts of single-family ranch-style, mid-century-modern, and custom designed homes. Churches, schools and shops were built to support the growing population. Much of this new development took place north and east of the town center. As a result, a number of early Pioneer, Craftsman, and Queen Anne houses still exist in and around the Village.

The Warner Hutton House is one of four Saratoga landmark structures owned and maintained by the City and open to the public. The others are the McWilliams House, the Village Library, and the Historical Museum. These buildings provide the community with an understanding of early Village life and Saratoga's social and economic development.

Today, the Warner Hutton House is primarily used for Saratoga Youth Commission activities and community events. It is a meeting place for various organizations, including the City's Heritage Preservation Commission. It continues to serve as a lovely example of a late Victorian period Saratoga orchard residence – one that played a vital role in Santa Clara Valley's extensive horticultural history.

## National Register of Historic Places Continuation Sheet

### Section 8 – Addendum – Saratoga History

Page 1

Hutton, Warner, House  
Saratoga, Santa Clara County, California

Saratoga is situated at the entrance of a historic pass to the redwood-forested Santa Cruz Mountains.

In 1776, Captain Juan Bautista de Anza, commissioned by Spain to establish an overland route from Mexico to Alta, California, passed through the area.

In 1846 a Mexican land grant deeded the Saratoga-Campbell-Cupertino area to early settlers.

In the mid-1800s the abundant redwood forests gave rise to the thriving lumber industry. A sawmill was built in 1847 by William Campbell on the Arroyo Quito (now Saratoga Creek) about two miles west of the present-day village of Saratoga. This area was then known as Campbell's Gap.

At the time, lack of roads made it difficult to get the lumber transported. An Irishman, Martin McCarty, solved the problem after he leased the mill from Campbell. He obtained a franchise from the Court of Sessions to build a toll road from the mill down to the small settlements at the mouth of the canyon.

A tollgate was then erected at the location of present-day 3<sup>rd</sup> Street and Big Basin Way. The toll was \$3 for a two-horse team and \$6 for a four-horse team. The village, which developed at this site, was named Tollgate.

When Santa Clara County was formed, the county took over the road and eliminated the tolls. Tollgate was later renamed McCartyville when the enterprising McCarty laid out plots for development on both sides of Lumber Street, now known as Big Basin Way.

Other mills were also established at this time along Saratoga Creek – a paper mill near 6<sup>th</sup> Street and Big Basin Way and a flourmill located near the present-day Hakone Gardens. These milling activities briefly gave the village the name of Bank Mills.

On March 13, 1865, the villagers voted to rename the community Saratoga. The name was selected because of the similarity in the mineral content of the water located at the mineral springs above the village to that at Congress Springs in Saratoga, New York.

In the latter part of the 1800s, the area's fertile soil and available land resulted in the emergence of another industry – agriculture. The new village of Saratoga grew slowly. Town lots 25' by 100' sold for \$10 to \$50. Farmland sold for a mere \$5 to \$40 per acre as the open spaces of wild wheat and poppies gave way to vineyards and orchards.

## National Register of Historic Places Continuation Sheet

### Section 8 – Addendum – Saratoga History

Page 2

Hutton, Warner, House  
Saratoga, Santa Clara County, California

Apricots, cherries, and French prunes were particularly well suited to Saratoga's soil and climate. The 680-acre Glen Una Ranch, located between Saratoga and Los Gatos, became the world's largest producer of prunes. Also, the internationally famous Sorosis Farm on Saratoga Avenue shipped its dried fruit worldwide. Another one of the early ranches, Garrod Ranch, is still in operation as a riding stable and vineyard.

It was during the late 1880s that the sunny hillsides were found to be conducive to viticulture, and many wineries were established.

In 1890, Saratoga became the home of the world-renowned Paul Masson Winery, now known as the Mountain Winery. The French immigrant, Masson, brought grape cuttings from his native land to plant on the hillsides along Pierce Road. He was convinced that the rich California soil could produce grapes for champagnes comparable to those of France.

The early 1900s found Saratoga developing into a pleasant village, as it became the trading center for the surrounding fruit growing farms.

The mountain setting and mild climate also made Saratoga a popular resort area. Lodges thrived; including the mineral springs vacation resort above the village (first called Pacific Congress Springs, now named Saratoga Springs).

During the 1900s, Saratoga developed an enviable reputation as a highly desirable place to live and became a haven for wealthy San Franciscans who came to build elegant hillside homes overlooking the lush valley. Some of the more significant examples of these structures include the palatial Mediterranean-style home of U.S. Senator James Phelan. His **Villa Montalvo** (1912) is now a center for the cultural arts. In 1916, San Francisco art patrons Oliver and Isabel Stine purchased 16 acres above the village as summer retreat for family and friends. Mrs. Stine's admiration for the gardens she visited while on a trip to Japan inspired the development of this property into what subsequently became **Hakone Gardens** (1918). Hakone is considered to be one of the most beautiful and authentic Japanese gardens in the United States. Famed architect **Julia Morgan** designed several homes and public buildings in Saratoga; among these are the Foothill Club (1915), Hayfield House (1920), and the Federated Church Chapel (1922).

After WWII, the character of Saratoga changed forever from agricultural to suburban. As space technology and the defense and electronics industries were established in nearby communities, Saratoga's open land soon became more valuable for homes to accommodate the rapidly growing population than it was for fruit orchards.

## National Register of Historic Places Continuation Sheet

### Section 8 – Addendum – Saratoga History

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Page 3

Hutton, Warner, House  
Saratoga, Santa Clara County, California

When legislation was passed in 1949 to nominate significant California landmarks, Saratoga residents placed their entire town on the California Register as State Historic Landmark 435.

In 1956, to protect the community from industrial development and urban sprawl, the citizens voted to become the City of Saratoga.

From our very beginnings as a community, Saratoga's citizens have taken an active role in preserving essential elements of our heritage, both natural and man-made.

## National Register of Historic Places Continuation Sheet

### Section Number 9 – Bibliographical References

Page 1

Hutton, Warner, House  
Saratoga, Santa Clara County, California

#### Description & Significance Bibliography

Saratoga News articles (1986-1990)  
San Jose Mercury News article (November 5, 1986)  
City of Saratoga, Planning Department Files  
HABS-CA-2280 report  
Eugene T. Sawyer, *History of Santa Clara*, published by Historic Record Company, Los Angeles, CA, 1922

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Arbuckle, Clyde  
1968 *Santa Clara County Ranchos*. Rosicrucian Press  
1986 Clyde Arbuckle's *History of San Jose*. San Jose: Memorabilia of San Jose.

Baker, John  
*American House Styles*. New York: W. W. Norton and Co.

Brainard, Henry A., Civil Engineer  
1888 Various Maps – Maps of Saratoga with narratives.

City Directories  
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City of Saratoga  
1993 *Saratoga Heritage: A Survey of Historic Resources*. Published by Saratoga's Heritage Preservation Commission, 1993.

Clarke, Henry  
Saratoga Village, WWI to WWII. Unpublished manuscript in the Saratoga Museum archives.

Couchman, Robert  
1967 *The Sunsweet Story: A History of the Establishment of the Dried Tree Fruit Industry in California*. San Jose, CA. Sunsweet Growers Inc.

Cunningham, Florence R.  
1967 *Saratoga's First Hundred Years*. Edited by Frances Fox. Fresno, California Panorama West Books

## National Register of Historic Places Continuation Sheet

### Section Number 9 – Bibliographical References

Page 2

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Hutton, Warner, House  
Saratoga, Santa Clara County, California

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1962 *Saratoga Stories*. Published by the Author. Saratoga, California

Munro Fraser

1881 *History of Santa Clara County, California*. San Francisco: Alley, Bowen & Company.

Quito Rancho

Plat, filed in the County Recorder's Office, Book A of Patents: Page 112.

Sawyer, Eugene F.

1922 *History of Santa Clara County California with Biographical Sketches*. Los Angeles: Historical Record Company.

Saratoga Historical Museum

Related archival material from the research files at the Saratoga Museum, including the unpublished notes and writings of Florence Cunningham.

Thompson & West

1876 *Historic Atlas of Santa Clara County*. Reprinted by Smith & McKay Printing Company 1973.

## National Register of Historic Places Continuation Sheet

### Section 10 - Boundaries

Page 1

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Hutton, Warner, House  
Saratoga, Santa Clara County, California

#### **Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

East façade (front of house) faces Fruitvale Avenue which serves as the east boundary; north side of house is bordered by Heritage Orchard; west side (rear of house) is bordered by Heritage Orchard; south side is bordered by Saratoga Civic Center complex. Wildcat Creek runs along the north and west borders of the property and provides a natural demarcation between the Warner Hutton House gardens and the Heritage Orchard.

#### **Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

The house was moved this location because the site provided a close approximation to the home's original setting (in a working orchard) and physical orientation (front of house facing east, rear facing west).



## National Register of Historic Places Continuation Sheet

### B&W Representative Photographs

Page 1

Hutton, Warner, House  
Saratoga, Santa Clara County, California

Information below pertains to all photographs in this section.

Subject: Warner Hutton House  
Address: 13777A Fruitvale Avenue  
Saratoga, CA 95070  
Santa Clara County, CA

Photographer: Patricia Bailey  
Camera: FUJIFILM FinePix 4700zoom Digital  
Dates of Photos: September 6, 2006, and November 1, 2005  
Negatives stored: City of Saratoga – Planning Department  
Heritage Preservation Commission Files  
13777 Fruitvale Avenue  
Saratoga, CA 95070  
408-866-1222

Photo #1: East Facade

Photo #2: South Façade

Photo #3: West and South Facades

Photo #4: West Facade

Photo #5: Heritage orchard and Wildcat Creek, view from back garden looking west by northwest

See pre-move photos (exterior & interior) taken for HABS report October 1983.

## National Register of Historic Places Continuation Sheet

### Additional Photos

Page 1

Hutton, Warner, House  
Saratoga, Santa Clara County, California



Original location - 13495 Sousa Lane, Saratoga. Photo taken in 1988.



Warner Hutton, circa 1922

National Register of Historic Places  
Continuation Sheet

Additional Photos

Hutton, Warner, House  
Saratoga, Santa Clara County, California

Queen Anne Style Heritage Houses



**Mission Settlement House**  
Oak Street, Saratoga Village



**Nardie House**  
Sixth Street, Saratoga Village



**Novakovich Family Orchard Farmhouse**  
Fruitvale Avenue, Saratoga

# National Register of Historic Places Continuation Sheet

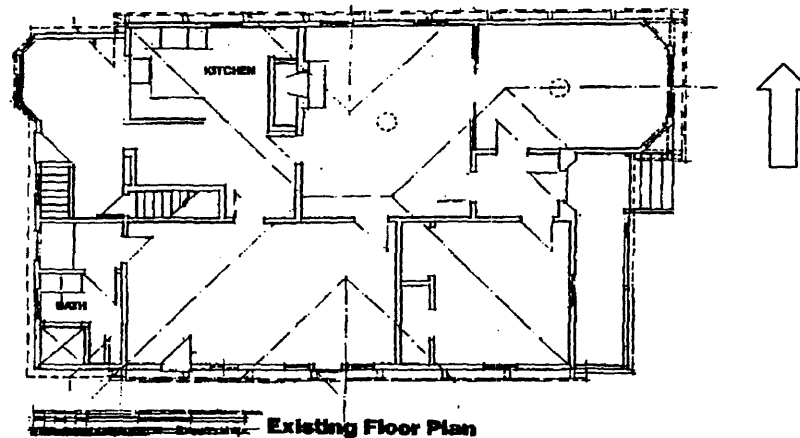
## Floor Plan

Hutton, Warner, House  
Saratoga, Santa Clara County, California

### Warner Hutton House Floor Plan

Note: Only change to floor plan after move to current location in 1990 was to divide the bathroom into two handicap-accessible restrooms; bathtub and shower were removed.

Warner Hutton House Floor Plan



## National Register of Historic Places Continuation Sheet

### **HABS CA-2280 Report and Photographs**

Page 1

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Hutton, Warner, House  
Saratoga, Santa Clara County, California

HABS Report attached.

Duplicates of 10 of the 36 8 x 10 black & white photographs taken in October 1983 and made part of the Historic American Buildings Survey report for the Warner Hutton house.

#### **Exterior Photos:**

- Photo #1: East façade, view to west
- Photo #2: Oblique view north and east facades, view to southwest
- Photo #3: West façade, view to east
- Photo #4: South façade, view to north
- Photo #5: Oblique view south and east facades, view to northwest

#### **Interior Photos:**

- Photo #6: Entrance hall, view to east
- Photo #7: Front parlor, view to east
- Photo #8: Living room, view to north
- Photo #9: Large bedroom, view to southeast
- Photo #10: Kitchen, view to northwest

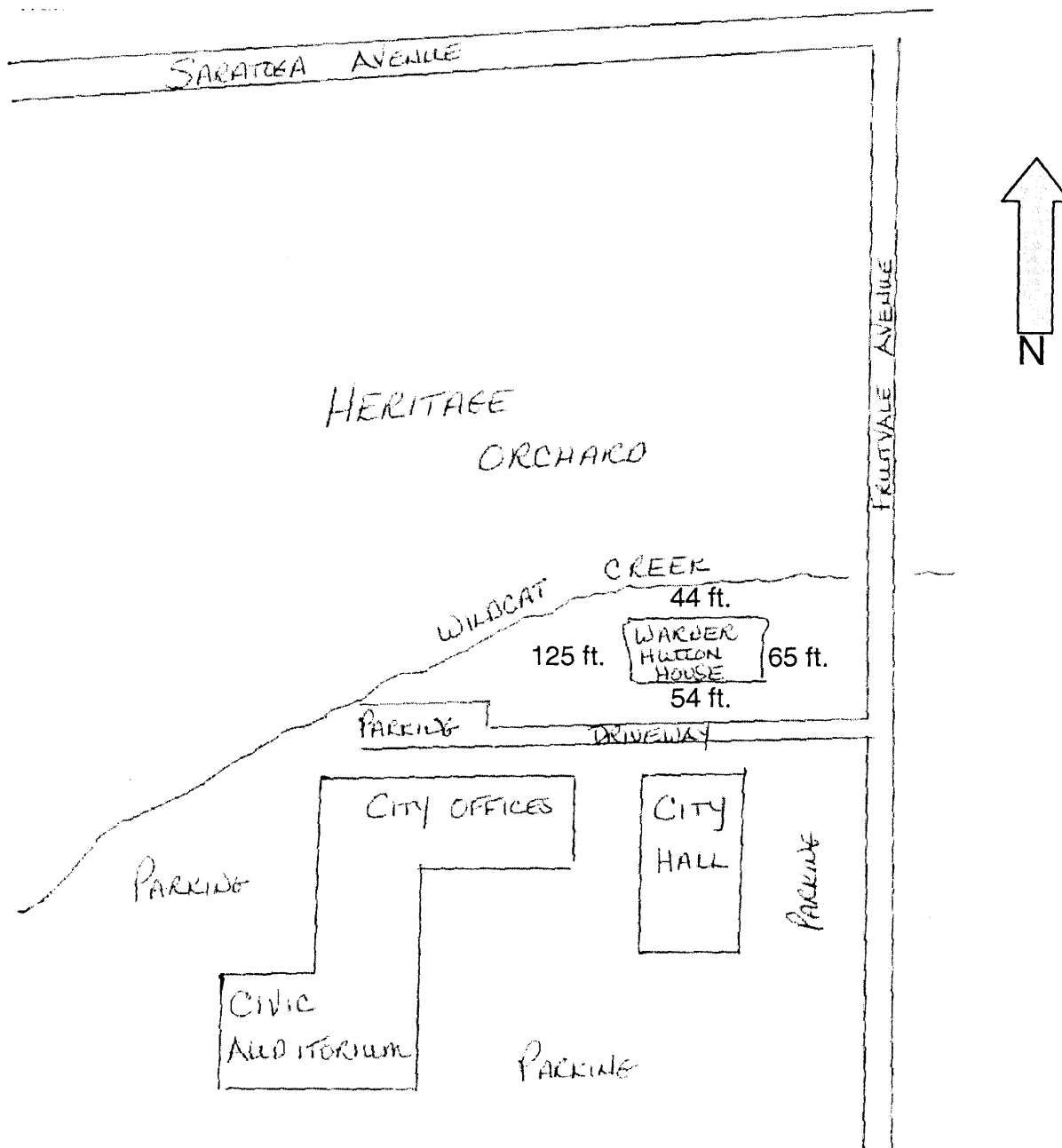
Please refer to attached HABS report for additional photos.

# National Register of Historic Places Continuation Sheet

## Sketch Map – Not to Scale

Hutton, Warner, House  
Saratoga, Santa Clara County, California

Not to Scale



**North Façade:** 44 feet from Wildcat Creek (approximately); **South Façade:** 54 feet between house and driveway (approximately); **East Façade:** 65 feet between house and Fruitvale Avenue  
**West Façade:** 125 feet between house and Wildcat Creek

## National Register of Historic Places Continuation Sheet

### Landmark House List – Saratoga, CA

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Hutton, Warner, House  
Saratoga, Santa Clara County, California

Street #	Street	Historic or Common Name	Circa	Architectural Style
14510	Big Basin Way	J.E. Foster House	1882	Pioneer Cottage
14421	Big Basin Way	Saratoga Bank Bldg.	1913	Classic Revival
<b>13777</b>	<b>Fruitvale</b>	<b>Warner Hutton House</b>	<b>1896</b>	<b>Queen Anne</b>
20600	Lomita Avenue	Hannah McCarty House	1890	Pioneer/Greek Revival
15400	Montalvo Road	Villa Montalvo	1912	Italian Villa
14475	Oak Place	Almond Hill	1910	Shingle Craftsman
14683	Oak Street	Missionary Settlement House	1897	Queen Anne
14410	Oak Street	Village Library	1927	Mission Revival
14672	Oak Street	William King House	1877	Colonial Revival
20399	Park Place	Saratoga Foothill Club	1915	Bay Region/Craftsman
15231	Quito Road	Casa Tierra	1941	Southwest
18490	Ravenswood Drive	Brandenburg House	1888	Decorative Pioneer
14065	Saratoga Avenue	Florence Cunningham Residence	1930	Craftsman Bungalow
14051	Saratoga Sunnyvale	Neil Carmichael House	1914	Neoclassic
20460	Saratoga-Los Gatos	McWilliams House	1860	Pioneer Cottage
20450	Saratoga-Los Gatos	Saratoga Historical Museum	1904	False-front Pioneer
20330	Saratoga-Los Gatos	The Deodars	1912	Mediterranean Villa
14650	Sixth Street	Nardie House	1895	Queen Anne
11995	Walbrook Drive	Hyde House	1895	Craftsman Bungalow