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*Resource Name or #: (Assigned by recorder)

Frank Mitchell House

P1. Other Identifier: N/A

*P2. Location: Not for Publication Unrestricted

a. County: Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad San Jose West Date 1980, photo revised T 8S ; R 1W; B.M. Mt. Diablo

c. Address 13089 Quito Road City Saratoga Zip 95070

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 589093 mE / 4126135 mN

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

Assessor's Parcel Number: 389-14-037, northwest corner of Martha Avenue and Quito Road

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

SUMMARY

The Frank Mitchell House is located on the corner of Quito Road and Martha Avenue in Saratoga, California. Constructed shortly after the turn of the century, this one-and-a-half story house with partial basement is clad in tri-bevel drop siding and sits atop a concrete perimeter and retaining wall foundation. Pierced by two brick chimneys, a side-facing gable roof with two window dormers tops the house. Fenestration includes double-hung, one-over-one wood sash windows, stationary single-lite wood sash windows with four-lite transom, single-lite wood sash pocket windows and a ribbon of jalousie windows. All double-hung wood sash display the dog-ear feature. Designed in the Craftsman tradition, this house displays characteristics of that style including the side-facing gable roof with dormers, exposed rafter tails on the gable ends, knee braces on the gable ends, over-hanging eaves, decorative vents in the gable ends of the roof and dormers, double-hung, wood sash, weighted windows with wide, wood surrounds and full front porch with battered columns.

(Section P3a continued on page 3)

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

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



*P5b. Description of Photo: (View, date, accession #)
Looking North at the South Elevation

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Circa 1909

*P7. Owner and Address:
Louis Dorcich
61 Beverly Drive
Watsonville, Ca 95076

*P8. Recorded by: (Name, affiliation, and address)
Kara Oosterhous
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030

*P9. Date Recorded: May 2, 2002

*P10. Survey Type: (Describe)
Intensive

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

Historical and Architectural Evaluation for Sam Sagarchi by Dill Design Group (May 2, 2002)

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

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

Primary #
HRI #

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*NRHP Status Code 7

*Resource Name or # (Assigned by recorder) Frank Mitchell House

B1. Historic Name: Frank Mitchell House

B2. Common Name:

B3. Original use: Residential/Single Family

B4. Present Use: Unoccupied/Vacant

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alterations, and date of alterations). Most of the interior was remodeled in the 1960s or 1970s, which included the concealment of three-inch fir floors with carpet, concealment of the original plaster ceiling with blown "popcorn" texturing, the remodeling of the bathrooms and the replacement of some of the original hardware and light fixtures.

***B7. Moved?** No Yes Unknown

Date: N/A

Original Location: N/A

***B8. Related Features:** Barn, Fruit Stand

B9a Architect: Unknown

b. Builder: Unknown

***B10. Significance:** **Theme** Architecture & Shelter
Period of Significance Ca. 1909-1952

Area Saratoga, Santa Clara County
Property Type Residential **Applicable Criteria** B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
By 1876, Jasper Scudder Scott owned 117.6 acres, formerly part of Quito Rancho. It is unclear if Scott obtained the land from the Arguello family, which is probable, or from another owner. Scott was a native of New Jersey who had come to California when he was about 21 years old. He settled in Santa Clara County in 1860. *The Thompson and West Atlas* (1876) indicates that Scott was a "thresherman" and a dealer in agricultural implements and that he had a residence on The Alameda, a prestigious San José residential thoroughfare of the 1870s and 1880s. At that time, custom threshing of small grains could be an extremely profitable occupation for someone with mechanized equipment. By 1876, Scott owned the subject property on Quito Road. A map from *The Thompson and West Atlas* (1876) indicates a structure located in the center of the 117.6-acre property and an orchard. Scott, like many successful businessmen in the late 1800s, owned two residences: a house in town and a farm outside the city limits. In 1881, Scott sold the 117.6 parcel, described as one the largest orchards in the San Tomas District, to Thomas W. Mitchell. (Section B10 continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) HP33

***B12. References:**

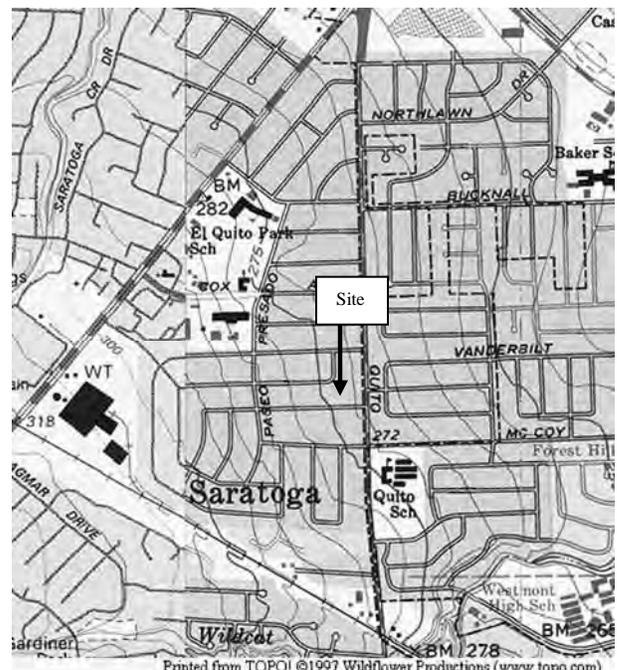
- Arbuckle, Clyde
1968 *Santa Clara County Ranchos*. San José: Rosicrucian Press
1986 *Clyde Arbuckle's History of San José*. San José: Memorabilia of San José

(Section B12 continued on page)

B13. Remarks: None

***B14. Evaluator:** Kara Oosterhous

***Date of Evaluation:** May 2, 2002



(Section P3a continued from page 1)

The exact construction date is unknown; however, the Craftsman style is in keeping with structures built in the early twentieth century.

ELABORATION

Exterior alterations to the house have been few and include a car shelter that has been loosely attached to the west side of the house and the addition of screens to the front porch. Most of the interior was remodeled in the 1960s or 1970s. Interior alterations include the concealment of three-inch fir floors with carpet, concealment of the original plaster ceiling with blown "popcorn" texturing, the remodeling of the bathrooms and the replacement of some of the original hardware and light fixtures.

Facing Martha Avenue to the south, the front elevation displays a recessed full-width front porch with balustrade supported by four evenly spaced battered columns clad in tri-bevel drop siding. The ceiling of the porch is clad in narrow V-groove siding. Fenestration beneath the porch includes a doorway (the original door is gone) flanked by windows. The ribbon of windows to the west of the door consists of a large single-lite window with four-lite transom flanked by two one-over-one windows. The pair of windows that are east of the door are one-over-one windows. A roof dormer with front-facing gable perches atop the gable roof of the house that extends over the recessed porch. This dormer presents a ribbon of five, double-hung, one-over-one, wood sash windows topped by a lattice-covered vent tucked in the apex of the gable roof dormer.

The east side elevation, facing Quito Road, displays a ribbon of windows that mimic those located beneath the front porch – a large single-lite window with four-lite transom flanked by two one-over-one windows. The remainder of the three pairs of windows on the first story consists of two pair of double-hung windows followed by a pair of jalousie windows. Located beneath the apex of the gable, a ribbon of three, double-hung, windows illuminates the upper story. Also nestled in the apex of the gable end is a lattice-covered vent.

Relatively unadorned, the back elevation presents two jalousie windows on the east end that provide ventilation for what was once likely a sleeping porch which is accessed by a wood door with single lite. The ribbon of three windows located on the west end are single-lite pocket windows that provide light and air to what was once possibly another sleeping porch but currently serves as a bedroom. A much smaller dormer than the one on the front is evident on the rear elevation; it displays a single, small double-hung window.

The west elevation is illuminated by one-over-one double-hung windows that span this side elevation on the first story. Three windows illuminate the attic space, two of which are original, double-hung, and one-over-one. A red brick chimney adorns the south end of this elevation, which is partially concealed by the carport.

Interior

As previously mentioned, the interior of the building was extensively remodeled in the 1960s or 1970s. Overall, the interior layout of the building appears to be intact with few modifications. At the time of the remodeling many of the original architectural elements were either removed or concealed. Original wood (fir) floors appear to be intact but concealed beneath carpet in many of the rooms. Original lathe and plaster ceilings were covered with blown asbestos. Some of the lathe and plaster walls remain in relatively good shape while others do not. Some of the original hardware such as doorknobs and cabinet pulls remain intact while other things such as light fixtures have been replaced. The most noticeably altered rooms include the dining and living areas. The original firebox is present but the original mantel was replaced. One of the more intact rooms is the small kitchen with a dining "nook" or alcove. The kitchen area retains all of the original cabinetry and built-ins such as a pull-down ironing board that was manufactured by "Berkley Built-ins."

The attic space or half-story appears to have been designed to serve as living space, as the bedrooms contain built-ins. Certain spaces of this area have been remodeled such as the bathroom and the recently added utility room. Access to the unfinished attic space is available on this

level and reveals that the roof is comprised of full-dimension lumber made of red wood 2x4s, topped skip sheathing, covered with composition shingles.

The house also contains a partial basement that is accessed by stairs that are located in the room to the rear of the house on the east side; this room possibly served as a sleeping porch or laundry at one time. The basement has concrete retaining walls and a concrete floor. It is partially divided into small rooms and closet-like spaces.

Outbuildings & Structures

There is one outbuilding located slightly northeast of the main house. This barn-like structure is single story and is clad in V-groove siding and topped by a side-facing gable roof sheathed in metal. Fenestration on the building includes various window-like openings and large sliding doors. A metal shed has been tacked on to the west end of the building. In more recent times this building has been finished on the interior and used as some type of studio.

Located in front of the house is a fruit and vegetable stand that was used to sell fruits and vegetables grown by the family.

Setting

This one-and-a-half story Craftsman Bungalow is a prominent historic building sited at the corner of Quito Road and Martha Avenue. Nestled in a grove of cherry and redwood trees, this two-acre lot is a remnant of the original peach and prune orchard. Some of the vegetation on the property includes various flowering plants such as geraniums and trees such as palm and fig. The house located at 13089 Quito Road appears to be the only original historic Craftsman house in the vicinity as the surrounding area has experienced the growth of subdivisions and development.

Overall, historic integrity permeates the exterior of the building, as it closely resembles its historic appearance. Its integrity of location, setting, design, feeling, association, workmanship, and materials remains virtually unaltered. However, the interior of the house retains little integrity as much of the original material has been removed or concealed.

(Section B10 continued on page 2)

Born in 1825, Thomas W. Mitchell, a native of Scotland, immigrated to the United States with his parents and settled in Kenosha County, Wisconsin. Thomas Mitchell married in 1856 and relocated to California in 1861 when he was approximately 36 years of age. Mitchell had first settled in Calaveras County before he and his family relocated to San José in 1868, where they lived for several years before they moved to the property on Quito Road. Thomas and Martha Mitchell were the parents of three children, a son, Frank E. Mitchell and two daughters, Ada and Carrie.

The Mitchell orchard, sometimes also called the San Tomas orchard, contained a variety of crops. Fifteen acres were devoted to three varieties of cherries. Other crops included prunes, peaches, almonds and pears. Although the majority of the acreage was devoted to prunes, the orchard also included a vineyard of about 20 acres. Mitchell planted the vines between the alternating rows of peach and prune trees. The ranch was considered profitable; produce sales from the Mitchell Orchard were \$2,500 in 1887 (Guinn: 1881).

Thomas W. Mitchell died in 1912. The will of Thomas Mitchell granted his son 20 acres of land. The remainder of the parcel (approximately 97.6 acres) was held by Martha Mitchell and acquired at her death in 1925 by her son, Frank E. Mitchell.

The original Mitchell home was located in the center of the orchard property and approached from Quito Road by a driveway 80 rods long (approximately 440 yards). It is likely that this house is the same one that appears on the 1876 Thompson and West Map. Shortly after the turn of the century, the building that served as the first Mitchell home was replaced with the current Craftsman-style home. Little is known about the construction of the residence as building permits are not available for this property and Sanborn Maps do not depict this area. It is possible that the house was constructed for Frank Mitchell and his family in 1909 as recorded in Saratoga's Survey of Historic Resources; but it is also feasible that the house could have been constructed as

late as 1912 at the death of Thomas Mitchell. Research has yet to reveal the builder of the house. John Rodoni was a local contractor in the Saratoga area who built many residential, commercial and agricultural buildings in the early to mid 1900s and it is a possibility that he could have constructed the subject property, but at this point in time that argument is speculative.

Frank Estin Mitchell (1864-1940) lived most of his life at the family orchard on Quito Road (Laffey: 1995). Frank married twice, first to Emma Linfield, who produced two sons, Estin Linfield Mitchell, who died of tuberculosis at age twenty and Frank Wilbur Mitchell. It is unclear what caused the end of the marriage of Frank and Emma Mitchell. Frank had an additional son, Ralph, with his second wife Lottie. The surviving Mitchell boys later inherited the orchard, which was considered one of the most important orchard properties in the area.

In addition to his business endeavors, Frank Mitchell was also known for his civic and community contributions. He was instrumental in the growth of the congregation at First Baptist Church San José, he was the first Master of the Orchard City Grange, and he served as County Supervisor for District Five of Santa Clara County.

The Orchard City Grange was organized in Campbell, California, in 1903. There were one hundred twenty-three original members, which was noted as including nearly everyone in town (Watson: 1989). Under the leadership of Frank Mitchell, the Grange in Campbell worked to help establish free postal delivery for farmers, known as Rural Free Delivery (RFD); they also helped to organize the Farmer's Telephone Company, one of the first telephone systems in the West Valley area. The organization of the Campbell Grange was an important first step toward local improvements for Campbell area growers and ranchers. The Grange provided a chance for the entire family to meet with their neighbors, exchange ideas about improved farming methods, hear the latest information about government regulation and make their opinions heard. Grange activities often included children, so the monthly visit to the Grange could turn into a weekend affair attended by the entire family.

In 1905, Frank E. Mitchell was elected to the Board of Supervisors of Santa Clara County, where he served for sixteen years (1905-1921). At the time, the Fifth Supervisorial District included all of northwestern part of the County from Campbell to Palo Alto. Mitchell ran on the Republican ticket. During Mitchell's time as supervisor of the Fifth District, pivotal changes took place within the transportation systems in Santa Clara County. The Interurban Railway, a "trolley" type of light rail service primarily for passengers, opened in 1904. The Interurban made a loop from downtown San José through the towns of Campbell, Los Gatos and Saratoga and back to San José along Meridian Avenue. Automobiles quickly became a popular and widespread method of transportation, and paved roads became a necessity. Frank Mitchell was instrumental in bringing a modern roadway system to Santa Clara Valley and credited with building a road from the Saratoga summit into popular Big Basin State Park. He also managed to have what is now Big Basin Road made a State Highway. Newspaper articles from the time mention Frank Mitchell's outstanding ability to provide the necessary road and bridge funding for the North County area. After the 1906 San Francisco earthquake, Frank Mitchell was part of a special committee to survey the impact of the rebuilding and growth of San Francisco on the surrounding communities. He reported that in his opinion, growth from San Francisco would eventually spread south, taking over the orchards in areas like Santa Clara County (Garrod: 1961).

Frank E. Mitchell passed away in 1940 at age 76, his wife Lottie had passed away in 1932. Frank Mitchell was survived by his two sons, Frank Wilbur and Ralph. The Mitchell orchard property was subdivided in 1950; the family retained a two-acre parcel, which included the family home. San Tomas Acres is Tract No. 748; the subdivision map was filed in June of 1950. Several of the streets in the area commemorate the Mitchell family and their Scottish heritage. Martha Avenue is named for Frank's mother, Mrs. Thomas Mitchell.

The most recent owners of the Mitchell's San Tomas Orchard home are the Dorcich Family. Louis and Helen Dorcich purchased the house in 1961 and remained there until 2000 when Louis Dorcich passed away. Louis and Helen Dorcich raised ten of their eleven children in the house at 13089 Quito Road.

The Dorcich family emigrated from Yugoslavia to the Watsonville, California area in 1911. The family moved later to the Santa Clara Valley where Louis Dorcich Sr. married Mary Kelez and became a prominent orchardist and raised prunes and cherries on a ranch on El Camino Real near Lawrence Expressway. Louis and Mary Dorcich had three sons; Louis Jr., Stephen and Roy, who grew to become successful entrepreneurs in the Santa Clara area. Because of their successful business and community support, the Dorcich family was well known in the valley. Stephen and Roy Dorcich died along with their wives in a plane crash in 1977 at Tenerife Airport in the Canary Islands, where two jumbo jets collided, killing all on board.

When Louis Dorcich Jr. and his wife Helen purchased the subject property from the Mitchell family in 1961, some of the original orchard plantings remained on the site including apricot, fig and peach trees. Also standing were two large redwoods located east of the driveway. The property had been neglected for some time and most of these trees were dead or dying and had to be removed. During their occupancy of the house, the Dorcich family planted redwood trees along the lot line in front of the residence. They also planted corn, tomatoes, and other vegetables that they sold from the fruit stand that still remains in front of the house. The Dorcich family renovated the interior of the house in the late 1960s to accommodate the size of their family and to reflect the styles of the time. The Dorcich family occupied the house at 13089 Quito Road for nearly forty years.

(Section B12 continued from page 2)

Baker, John

1994 *American House Styles*. New York: W. W. Norton & Co.

Brainard, H. A.

1888 Map of Saratoga

Campbell Museum Foundation, Orchard City Grange records.

Campbell Newspapers including the *Campbell Visitor* (1896-1904) and the *Campbell Interurban Press*. (1904-1915).

City Directories

1870 - 1968, City of San José (Campbell and Saratoga included.)

County of Santa Clara

Deeds and Official Records

School Tax Assessment Records c. 1930's

Great Register of Voters, 1890

Cunningham, Florence R.

1967 *Saratoga's First Hundred Years*. Fresno, CA. Panorama West Book.

Gardner, Charles M.

1949 *The Grange - Friend of the Farmer*. The National Grange, Washington D. C.

Garrod, R. V.

1962 *Saratoga Story*. Published by the author, Saratoga, CA.

Jacobson, Yvonne.

1984 *Passing Farms: Enduring Values*. Los Altos: William Kaufmann, Inc.

Laffey, Glory Anne & Robert Detlefs

1995 *County Leadership: Santa Clara County Government History*. The Santa Clara County Historic Heritage Commission.

Munro -Fraser

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

Quito Rancho

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

San Jose Mercury

1896 *Sunshine, Fruit and Flowers*. Alfred Eaton, San José.

Santa Clara County - Official Map of Santa Clara County

Surveyed by J. G. McMillan, 1902-1903.

Sawyer, Eugene

1922 *History of Santa Clara County, California*. Los Angeles, Historic Record Company.

Watson, Jeannette

1989 *Campbell: The Orchard City*. Campbell Museum Foundation, Campbell.



Looking north at the south elevation.
April 2002, Photo by Leslie Dill



Looking northwest at the east elevation.
April 2002, Photo by Leslie Dill



Looking southeast at the north elevation.
April 2002, Photo by Leslie Dill



Left Photo: Interior photograph of kitchen



Right Photo: Interior photograph of door and built-ins

April 2002,
Photos by Leslie Dill



Above: Photograph of barn located behind the Mitchell House;
April 2002, Photo by Leslie Dill

Below: Photograph of barn located behind the Mitchell House;
April 2002, Photo by Leslie Dill

