
APPENDIX C

HISTORIC EVALUATION OF THE PROPERTY AT 1065 SOUTH
WINCHESTER BOULEVARD IN THE CITY OF SAN JOSÉ

Archaeological Resource Management

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Attn: Mr. Henry Cord
Cord Associates Real Estate Services
401 Fieldcrest Drive
San Jose, CA 95123

August 16, 2021

RE: REVISED HISTORIC EVALUATION OF THE PROPERTY AT 1065 SOUTH WINCHESTER BOULEVARD IN THE CITY OF SAN JOSE

Dear Mr. Cord;

As per your request our firm is submitting the enclosed historical evaluation of the property at 1065 South Winchester Boulevard in the City of San Jose. Based upon the requirements of the City of San Jose, a methodology was designed which included the following services:

- a visual description of the structures including general appearance, condition, and architectural style
- photography of the structures
- documentation of property ownership history
- an evaluation of the structures using the criteria of the City of San Jose, the National Register of Historic Places, and the California Register
- State Historic Resources Evaluation forms (DPR) 523 for the structure

Based upon the results of this investigation, it was determined that the property is not currently listed on the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the City of San Jose Historical Resources Inventory. However, the property does appear eligible for listing in the CRHR under Criteria 1 (for its association with the agricultural history of the Santa Clara Valley, and 3 as an example of an Italianate Victorian style residence and a California Style barn. The property also appears to be eligible for the City of San Jose Historic Resources Inventory as a Candidate City Landmark under Criterion 1 (for interest as part of local and regional history), Criterion 4 (for its association with the fruit growing and drying industry) and Criterion 6 (as a good example of an Italianate Style Victorian cottage and a California Style barn).

As part of the archival research for this evaluation, the vicinity of the subject structure was examined for structures currently listed on the City of San Jose Historic Resource Inventory. No structures listed on the City of San Jose Historic Resources Inventory are located within a 200

foot radius of the subject property. The area in which the subject structure is situated is not a recognized historic district. The surrounding neighborhood consists primarily of commercial and multi-family residential buildings, dating primarily to the mid-to-late 20th Century, intermixed with more recent structures.

This evaluation was completed during the COVID-19 related Shelter in Place Order for the County of Santa Clara. Certain archival sources were unavailable at this time. However, available sources were sufficient to determine that the subject property does appear to meet these state and local criteria. Thus the property appears to qualify as potentially eligible for the CRHR under Criteria 1 and 3 as well as a Candidate City Landmark for the City of San Jose Historic Resources Inventory under Criteria 1, 4, and 6.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Cartier". The signature is written in a cursive style with a large initial "R".

Robert Cartier, Ph.D.
Principal Investigator

RC/dj

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 42

Resource Name or # 1065 S. Winchester Blvd.

P1. Other Identifier: _____

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, CA Date: 2018 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 1065 S. Winchester Blvd. City: San Jose, CA Zip: 95128

d. UTM: 10S 5 93 013mE/41 29 516mN

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

APN: 299-25-037

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The primary structure at 1065 S. Winchester Blvd. is a single story Italianate Victorian residence in fair condition. Roughly rectangular in shape, the home includes a full length front porch, a small extending bay on the northern facade, and two small rear additions. The roof is hipped and surfaced with composition shingles. The eaves are boxed and enclosed, and supported by decorative brackets. The exterior walls are surfaced with horizontal wooden siding in a shiplap configuration. Fenestration is primarily wooden framed, in a double-hung sash configuration. The front porch extends the length of the front facade, and is supported by turned wooden columns with decorative brackets. The front entrance is centrally placed, and flanked by large windows.

See Continuation Page 4

*P3b. Resource Attributes: (List attributes and codes.) HP02: SFR

*P4. Resources Present: Building Structure Object District Element of District Site Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of the front facade of 1065 S. Winchester Blvd.

*P6. Date Constructed/Age and Sources

Historic Prehistoric Both

Constructed Circa 1887-1900

*P7. Owner and Address:

A&Z Development
Attn: Dr. Adam Askari
2881 Hemlock Avenue
San Jose, CA 95128

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: August 16, 2021

*P10. Survey Type: Intensive

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

None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 42 *NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1065 S. Winchester Blvd.

B1. Historic Name: Ban Residence

B2. Common Name: 1065 S. Winchester Blvd.

B3. Original Use: residence B4. Present Use: residence (vacant)

*B5. Architectural Style: Italianate Victorian Cottage

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

Based upon visual evaluation and available documentation, the residence at 1065 S. Winchester Blvd. was constructed between 1887 and 1900. Some additions and modifications have been made to the structure since that time including two additions to the rear of the home. Recorded permits for the property include Permit # 1978-66519 in 1978 for custom signage for "Western Thrift Co," Permit #1979-74615 in 1979 for electrical work, Permit #9203989F in 1992 for remodeling the parapet, and Permit #13-127319 in 2013 for re-roofing.

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

*B8. Related Features:

Also present on the property is a large barn, two smaller sheds, and a covered fruit drying area. These structures are described on Continuation Sheet, Page 4.

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme architecture and shelter Area San Jose, CA

Period of Significance Horticulture (c. 1887-1900) Property Type private residential Applicable Criteria CRHR 1, 3

The property at 1065 S. Winchester Boulevard is located in the Moreland District and made up a portion of the 356 acre lands of D & T. Williams in 1876 (Thompson & West 1876). David and Thomas Williams (whose primary residence was listed as Santa Clara) came to Santa Clara County in 1849 from New York and were listed as farmers and stock raisers (Thompson & West 1876). Along with partner Daniel Winslow they founded W & W New Almaden Mineral Water in 1854, later moving their bottling operation to San Jose in the 1860s (Gilman 2013). By 1886 the subject property made up a portion of a 140 acre property owned by Archibald Farrington. Archibald was the brother of Adam Farrington, also a prominent rancher and farmer in the Santa Clara Valley, who owned an adjacent 225 acre property known as the Golden State Ranch (Foote 1888). Archibald's 140 acre property is described in the Brainard Agricultural Atlas of Santa Clara County as containing "one fine grain field" suggesting no residence was present at that time. Archibald also owned a much larger (800 acre) ranch on Silver Creek Road, which is described as containing a residence and barns (Brainard 1886). In the late 1880's Archibald Farrington sold off his Santa Clara County properties and started a ranching business in Mono and Inyo Counties, later moving to Smoky Valley, Nevada prior to his death in 1932 (San Jose Mercury Herald 1932b).

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See continuation sheet, Page 7.

B13. Remarks:

*B14. Evaluator: Robert R. Cartier

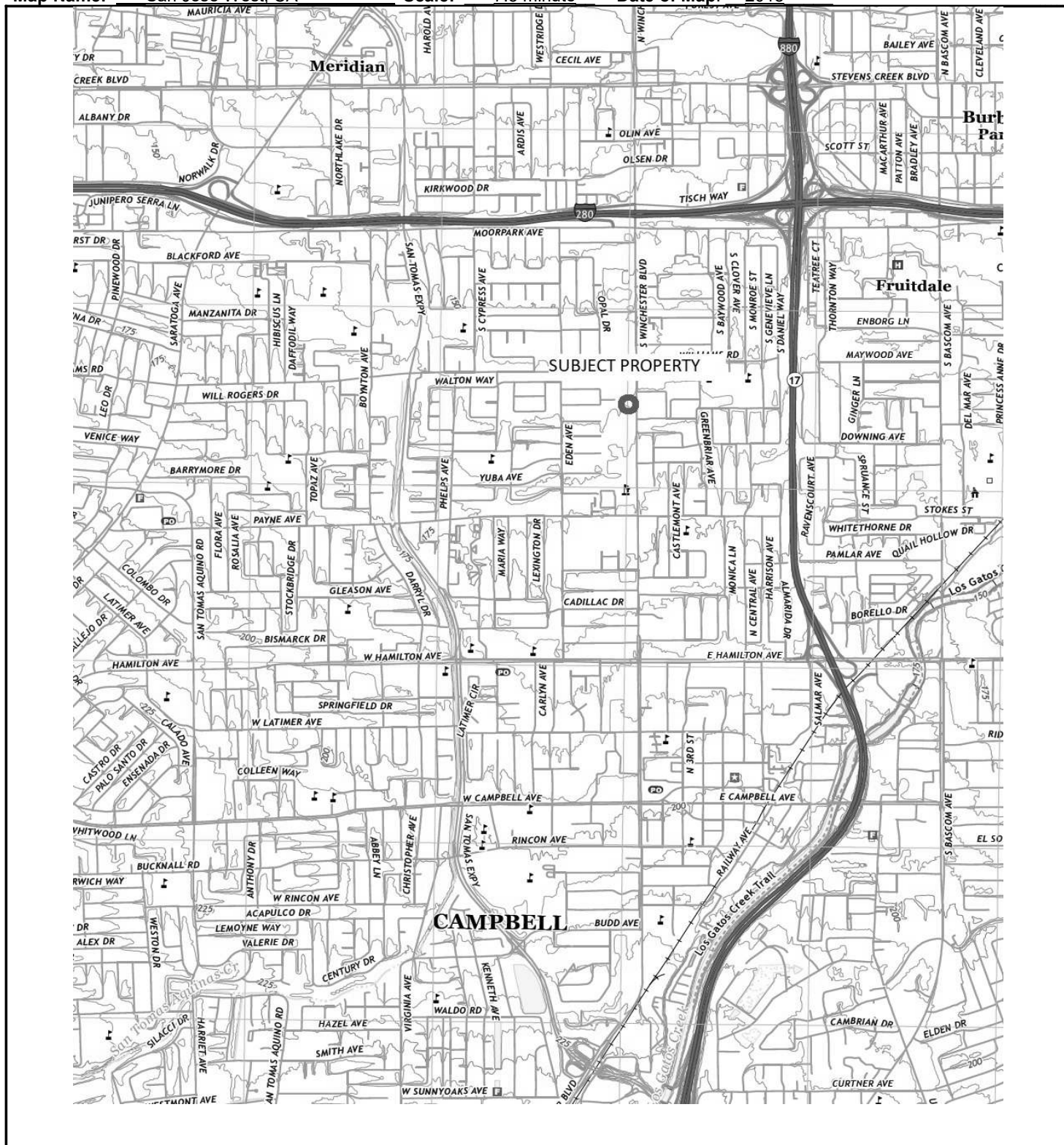
*Date of Evaluation: 8/16/2021

(This space reserved for official comments.)

LOCATION MAP

Page 3 of 42 Resource Name or # (Assigned by recorder) 1065 S. Winchester Blvd.

*Map Name: San Jose West, CA *Scale: 7.5 minute *Date of Map: 2018



CONTINUATION SHEET

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*Recorded by Archaeological Resource Management Date 8/16/2021 X Continuation Update

Continued from P3a:

The entry door is recessed, and topped with a transom window. The interior of the home is in fair condition. The dining room and kitchen are connected by a pass-through contained in a built-in cabinet. The dining room also features a fire place (currently boarded up) and a pair of large pocket doors. Interior fixtures in the kitchen and bathroom all appear to be non-original. The home also includes a full basement, portions of which are finished, with low wainscoting along the walls.

Continued from B8:

Behind the residence is the base of a tank house, converted and added to for use as a storage shed. This structure features a shed roof with a gabled roof over a rear addition. The exterior walls are surfaced with horizontal wooden siding for the main structure, with a mixture of horizontal and vertical wooden siding on the addition.. The walls taper slightly upwards in the original portion of the structure.

To the southwest of the residence is a large California style barn. The roof of this structure is front gabled down the central portion, with lower shed roof extensions along either side. The exterior walls are surfaced with horizontal wooden siding on the front and side facades, with vertical wooden siding on the rear facade. A small shed roof addition, only partially enclosed, has been placed to the rear of the barn. The front facade features a large centrally placed sliding entry, with smaller entries flanking it to either side. Hay loft doors are placed above this main entry.

Also present on the property is a large roofed area which appears to have been used for fruit drying. The roof is surfaced with corrugated metal sheeting, and supported by plain wooden beams. A raised platform is present near the rear of this structure. Behind this drying area is a very small square drying shed.

Continued from B10:

In 1887 the property made up a portion of Lot 1 of the Archibald Farrington Subdivision, containing 10 acres (Book B of Maps, Page 50). Based upon County of Santa Clara Appraiser's records, the residence at 1065 S. Winchester Boulevard was constructed in 1900. However, based upon stylistic and structural characteristics, it is possible the home was constructed earlier, likely between 1887 when the Farrington property was subdivided, and 1900. The earliest known owners of the residence were John Steven Ban and his wife Ana (aka Anna) Josephine Cavaletto Ban, who purchased the property circa 1922 (SJ Mercury 1960a & b). John Steven Ban was born March 21, 1880 in Orasac, Dalmatia, Yugoslavia and emigrated to the United States in 1897. Ana Josephine Cavaletto was born November 12, 1891, also in Orasac. She emigrated to the United States in 1911 and she and John Steven Ban were married on February 4, 1912. They had four children; Anna, Mary, John Steve, and Anthony (aka Antone) Leo. He was naturalized as a U.S. Citizen in 1944 (SJ Mercury Herald 1944). John Steven Ban's memorial page (findagrave.com) states that he "Owned his land in Campbell, Santa Clara, CA and was a fruit farmer." Multiple references to his fruit growing activities can be found in the San Jose Mercury Herald (SJ Mercury 1927, 1932a, 1947).

The property at 1065 South Winchester Boulevard was annexed to the City of San Jose in 1959. John Steven died in 1960, and his wife Ana Josephine passed away in 1963. Ownership of the property passed to both their sons, but it appears to have been Anthony and his family who lived and worked on the property. Anthony Leo Ban was born on July 1, 1924. He was married to Geraldine (born march 3, 1931). Anthony and Geraldine, along with their two daughters, appear to have continued fruit farming and drying activities on the property until the recent past. Geraldine passed away on July 3, 2018, and Anthony died December 4, 2019. The property then passed to their daughters Marianne Rager and Kathleen Caveney (Assessor's Doc# 24413038). In 2021 the property was purchased by Dr. Adam Askari, who is the current owner.

CONTINUATION SHEET

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*Recorded by Archaeological Resource Management Date 8/16/2021 X **Continuation** **Update**

City of San Jose Historic Resources Inventory

The City of San Jose's Historic Preservation Ordinance defines structures of historical value based on any of the following factors:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or 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, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The property at 1065 S. Winchester Blvd. is not currently listed on the City of San Jose Historic Resource Inventory. However, it does appear to be eligible for listing in this register. The structure has interest of value as part of local and regional history, thus it appears to qualify for inclusion under Criterion 1. It is not the location of a significant historical event, thus it does not appear to qualify for inclusion under Criterion 2. It is not identified with persons of historic significance, thus it does not appear to qualify for inclusion under Criterion 3. The property as a whole is a good example of the agricultural/fruit drying heritage of the City of San Jose, thus it appears to qualify for inclusion under Criterion 4. It does not portray the environment of a group of people in and era of history, thus it does not appear to qualify for inclusion under Criterion 5. The residence is a good late example of an Italianate Victorian cottage, and the barn is a good example of a California style barn thus it appears to qualify for inclusion under Criterion 6. The structure is not known to be the work of a significant architect or builder, thus it does not appear to qualify for inclusion under Criterion 7. It does not represent a significant or unique architectural innovation, thus it does not appear to qualify for inclusion under Criterion 8.

Thus the property appears to qualify as potentially eligible for the City of San Jose Historic Resources Inventory under Criteria 1, 4, and 6 as a Candidate City Landmark.

As part of the archival research for this evaluation, the vicinity of the subject structure was examined for structures currently listed on the City of San Jose Historic Resource Inventory. No structures listed on the City of San Jose Historic Resources Inventory are located within a 200 foot radius of the subject property. The area in which the subject structure is situated is not a recognized historic district. The surrounding neighborhood consists primarily of commercial and multi-family residential buildings, dating primarily to the mid-to-late 20th Century, intermixed with more recent structures.

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California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 1065 S. Winchester Blvd. is not currently listed on the CRHR. However, it appears to be potentially eligible for listing in this register. The property is associated with the history of agricultural and orchardist activities in the Santa Clara Valley, and thus it appears to be potentially eligible for listing under criterion 1. It is not closely associated with persons of historic significance, thus it does not appear to be eligible for listing under criterion 2. The residence is an example of the Italianate Victorian Cottage style and the barn is a good example of a California Style barn. Thus the property appears to be eligible for listing under criterion 3. In addition, the structure does not appear likely to yield important historical information. Thus it does not appear eligible for listing under criterion 4.

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Blvd.

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National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- 1. location
- 2. design
- 3. setting
- 4. materials
- 5. workmanship
- 6. feeling
- 7. association

The property at 1065 S. Winchester Blvd. is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historical events. Thus it does not appear to be potentially eligible for listing under criterion a. The structure is not associated with persons of historic significance, thus it does not appear to be potentially eligible for listing under criterion b. Although the residence is an example of the Italianate Victorian Cottage style of architecture, and the barn is a good example of a California Style barn, they do not appear to be notable enough examples of these styles to qualify for criterion c. The structure does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion d. In addition, the structure has been somewhat modified from its original form.

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Continued from B12:

Appraiser's Office, County of Santa Clara

1966 Appraiser's property records for the property at 1065 S. Winchester Blvd..

Douglas, J.

1993 Historical Footnotes of Santa Clara Valley. San Jose Historical Museum Association, San Jose.

Foote, H.

1888 Pen Pictures from the Garden of the World. Chicago: Lewis Publishing Co.

Gilman, T.

2013 19th Century San Jose in a Bottle. San Jose, California.

Hoover, M. et al

1966 *Historic Spots in California*. Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

San Jose Mercury Herald, Mercury News

1927 Growers Who Have Signed are Listed. Article on prune pool drive, July 25, 1927.

1932a Here's Partial List of Growers Who Have Signed in Prune Pool. July 31, 1932.

1932b Arch Farrington Dies in Nevada. December 25, 1932.

1944 Fifteen Are New Citizens. February 14, 1944.

1947 Sound Irrigation Practices Needed for Orchards in '47. April 27, 1947.

1960a John Ban, 80, Orchardist, Dies After Long Illness. March 24, 1960.

1960b In Sympathy, in Here T'is by Frank Freeman, April 6, 1960.

Sawyer, E.

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

Thompson & West

1876 Historical Atlas of Santa-Clara County, California. Thompson & West, San Francisco.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation.

Whiffen, Marcus

1992 American Architecture since 1780, Revised Edition. The MIT Press, Cambridge Mass.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) 1065 S. Winchester Blvd.

*Recorded by Archaeological Resource Management

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Continuation Update



Photo 1: View of the front facade of 1065 S. Winchester Blvd.



Photo 2: View of the entry and front porch.

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Primary # _____
HRI # _____
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Photo 3: View of the southern portion of the front porch.



Photo 4: Oblique view of the front porch.

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Primary # _____
HRI # _____
Trinomial _____

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Photo 5: View along the front porch.



Photo 6: Detail of support column and braces on the front porch.

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Photo 7: View of the front portion of the southern facade.



Photo 8: Detail of boxed and enclosed eaves with decorative brackets.

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Primary # _____
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Continuation Update



Photo 9: View along the southern facade.



Photo 10: View of the southern facade from the south.

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Primary # _____
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Trinomial _____

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Photo 11: oblique view of the rear facade showing additions.



Photo 12: View of the rear additions.

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Primary # _____
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Photo 13: View along the northern facade from the northwest.



Photo 14: Detail of extending bay on the northern facade.

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HRI # _____
Trinomial _____

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Photo 15: Another view of the northern facade.



Photo 16: View of basement level windows on the northern facade.

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Photo 17: Interior view of the front entry, note transom window.



Photo 18: View of the entry looking into the dining room.

CONTINUATION SHEET

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Photo 19: View of the dining room, note built-in cabinets.



Photo 20: View of covered fireplace and mantel.

CONTINUATION SHEET

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Photo 21: View of pass-through between the kitchen and dining room.



Photo 22: View of pocket doors in dining room.

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Photo 23: View of partially closed pocket doors.



Photo 24: Detail of decorative molding around the pocket doors.

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Photo 25: View of the bay from the dining room.



Photo 26; Detail of decorative arch support on the bay.

CONTINUATION SHEET



Photo 27; View of the kitchen, note non-original fixtures.



Photo 28: Another view of the kitchen, showing pass-through cabinet.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Photo 29: View of the bathroom. Note non-original fixtures.



Photo 30: View of the interior of the utility/mud room, rear addition.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Photo 31: Another view of the utility/mud room.



Photo 32: Detail of original rear facade window in rear addition.

CONTINUATION SHEET



Photo 33: View down basement entry steps on rear facade.



Photo 34: Detail of brick foundation in basement entry.

CONTINUATION SHEET

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Photo 35: View of basement, note fruit drying tables.



Photo 36: View of basement showing drying tables, brick foundation.

CONTINUATION SHEET



Photo 37: View of finished portion of basement with wainscoting.



Photo 38: View of support beam in the basement.

CONTINUATION SHEET

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Photo 39: View of the tank house behind the main residence.



Photo 40: View of tank house from the south showing shed addition.

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Primary # _____
HRI # _____
Trinomial _____

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Photo 41: View of the shed addition from the north.



Photo 42: Interior view of the tank house.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) 1065 S. Winchester Blvd.

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Continuation Update



Photo 43: View of the barn from the east.



Photo 44: A closer view of the front facade of the barn.

CONTINUATION SHEET

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Photo 45: Oblique view of the barn from the northeast.



Photo 46: View of the rear facade of the barn showing shed addition.

CONTINUATION SHEET

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*Recorded by Archaeological Resource Management Date 8/16/2021 Continuation Update



Photo 47: View of the shed roof addition to the barn.



Photo 48: View of hay loft door in front facade of the barn.

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Photo 49: View of the central, sliding door of the barn.



Photo 50: View of the interior of the barn.

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Photo 51: Another view of the interior on the barn showing trusses.



Photo 52: View up into hay loft area of the barn.

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Photo 53: View of covered fruit-drying area.



Photo 54: Another view of the covered fruit-drying area.

CONTINUATION SHEET



Photo 55: Interior view of the covered fruit drying area.



Photo 56: View of raised platform in fruit-drying area.

CONTINUATION SHEET



Photo 57: View of small drying shed.



Photo 58: Interior of the small drying shed.

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Photo 59: View of landscaping in the front yard.



Photo 60: View of remnant orchard trees in the rear of the property.

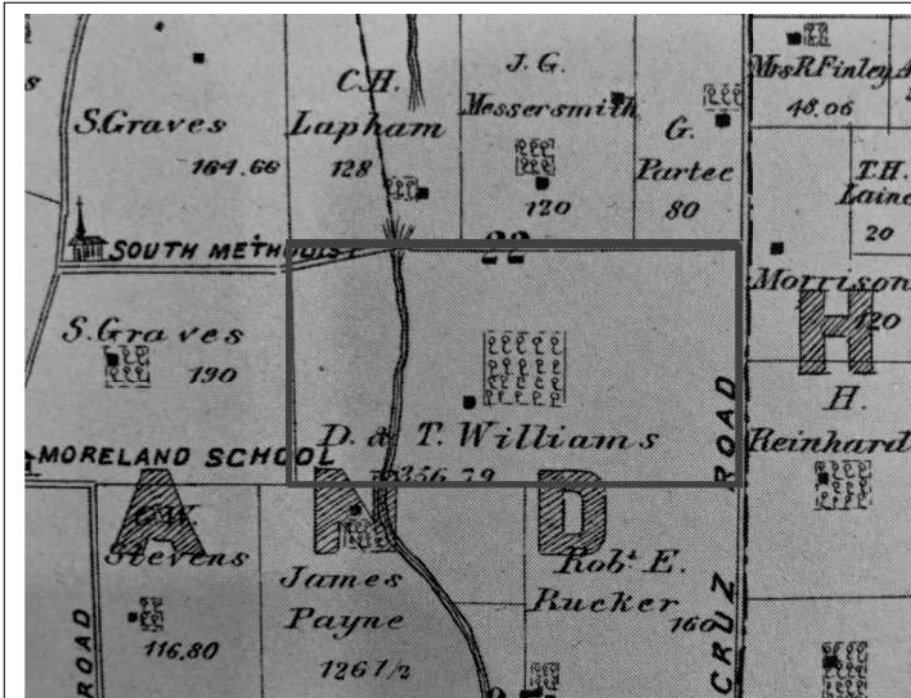


Photo 61: D. & T. Williams property, Thompson & West, 1876.

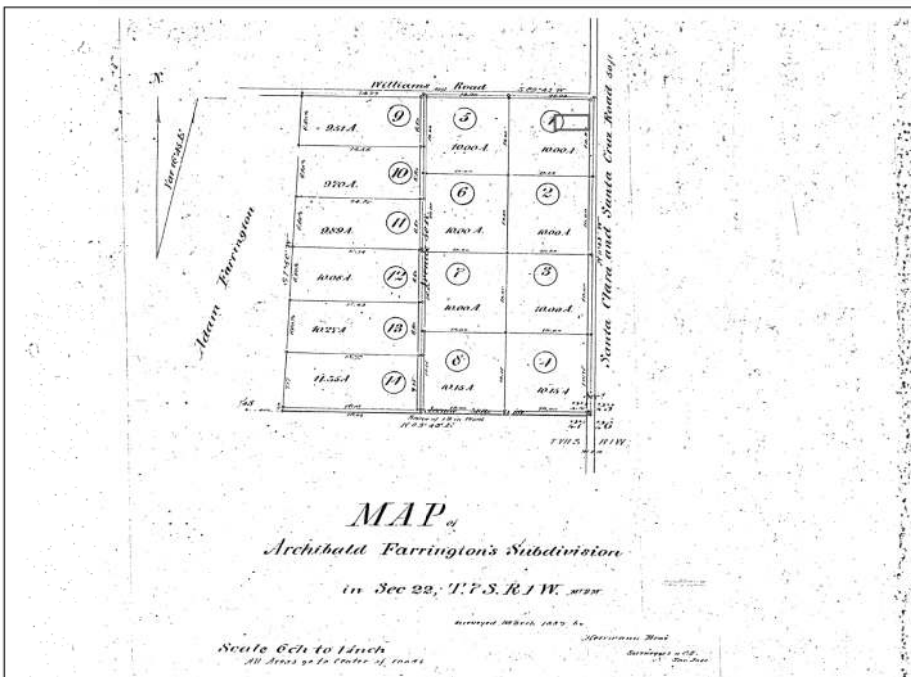


Photo 62: The Archibald Farrington Subdivision, 1887. The approximate boundaries of the current subject property are outlined.



Photo 63: Anthony and John Steve Ban at the residence as young adults (n.d., circa 1940).



Photo 64: Anthony and John Steve Ban at the residence (n.d., circa 1940's).



Photo 65: Anthony and Geraldine Ban (n.d., circa 1960).



Photo 66: Anthony, Geraldine, and daughters at the residence (n.d, circa early 1960's).



Photo 67: Anthony and Geraldine in later life (n.d. Circa 2000).



Photo 68: Anthony and Geraldine fruit drying at the residence (n.d., circa 2010's).