

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 Mountain States Telephone & Telegraph Exchange Building

other names/site number Mountain States Telephone & Telegraph Building

2. Location

street & number 116 North Marina Street not for publication

city or town Prescott vicinity

state Arizona code AZ county Yavapai code 025 zip code 86301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide locally.
(See continuation sheet for additional comments.)

Tama W. Cronin AZSHPO 6 JULY 2004
Signature of certifying official Date
ARIZONA STATE PARKS
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 Keeper Louisa McClelland Date of Action 8/16/04

5. Classification

Ownership of Property (check as many as apply)	Category of Property (check as many as apply)	Number of Resources within Property (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	_____ building(s)
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structure
	<input type="checkbox"/> object	1	_____ object
		_____	_____ Total

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)	Current Functions (Enter categories from instructions)
Industry/Communications facility	Vacant/Not in use
Commerce/Office building	Office/Meeting room and Kitchen (catering)
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Modern Movement/Art Deco	foundation Stucco
_____	_____
_____	walls Stucco, terra cotta
_____	_____
_____	roof asphalt
_____	_____
_____	other _____
_____	_____

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

The Mountain States Telephone & Telegraph Exchange Building is a polychrome art deco style commercial building located in a transitional commercial district, which was originally a residential neighborhood in downtown Prescott, Arizona. It is situated between two commercial properties (a utility company and a hotel) with an alleyway at the rear of the building. The building is a 38-foot wide by 51-foot long, one-story structure with a walk-out basement at the alley side of the building. The exterior walls are constructed of poured concrete with terra cotta tile and stucco exterior finish materials. A parapet wall with a continuous terra cotta tile coping extends above the flat roof profile, with a decorative frieze at the terra cotta cladding. The main entrance is located on the east side of the southeast corner of the building, fronting Marina Street.

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.)

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

1933

Significant Dates

1933

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.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more 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 #
recorded by Historic American Engineering Record #

Primary location of additional data:

- [X] State Historic Preservation Office
Other State agency
Federal agency
Local government
[X] University
Other

Name of repository:

10. Geographical Data

Acreage of Property .22 acres (9750 SF)

UTM References (Place additional UTM references on a continuation sheet)

1 1 2 3 6 5 3 0 0 3 8 2 3 2 4 0 3
Zone Easting Northing Zone Easting Northing
2 4
Zone Easting Northing Zone Easting Northing

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) Parcel # 113-16-060

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) Legal city lot parcel number

11. Form Prepared By

name/title Patricia Olson, Ph.D., Architect
organization Otwell Associates, Architects date September 8, 2003
street & number 121 East Goodwin Street telephone 928-445-4951
city or town Prescott state Arizona zip code 86303

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title Hassayampa Inn, LLC
street & number 116 North Marina Street telephone 928-778-9434
city or town Prescott state Arizona zip code 86301

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.

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Narrative Description (continued)

The terra cotta tile clad east façade of the Mountain States Telephone and Telegraph Building has a projecting entrance pavilion that terminates a two-bay wing to form an asymmetrical composition consisting of two symmetrical parts. The pavilion projects 4 inches beyond the adjacent bay. A continuous polychrome terra cotta frieze in a repetitive chevron pattern surmounts the parapet, interrupted by stylized finials placed at the corners of the entrance pavilion for emphasis. The terra cotta cladding creates a faux masonry effect through the use of large, rectangular, sand-colored tiles in a running bond coursing (note that the vertical dimension of the tile coursing varies in height, but is continuous horizontally). The terra cotta wall cladding extends 16'-6" around the building corners along the north and south facades. At the lower portion of the terra cotta cladding the tiles are slightly darker in color, larger in size, and square in shape. This forms a visual "base," which also steps out from the wall above. The top of this base consists of two narrower, stepped bands of terra cotta tile, which cap the base and separate it from the wall above. The terra cotta tiles are beveled at the building corners, and at the juncture of the terra cotta cladding and the stuccoed portion of the north and south walls.

A single recessed entrance door with a stepped transom and an elaborate casing detail is centered in the pavilion. The casing creates an angled, tile-clad recess around the doorway, with angularly sculpted terra cotta tiles at the steps around the transom. A ziggurat-shaped (a stepped pyramidal form used in Art Deco architecture) molding surrounds the casing above a wider, square molding at the darker terra cotta base and base cap. The steel door and transom frames are detailed with fluting intervening between corner medallions. The medallion detail consists of raised diamond shapes within a recessed square, surrounded by a raised square. A transom bar between the door and transom is decorated in a pattern of raised medallion shapes, including round, diamond, beveled rectangle, and ziggurat.

Two windows are symmetrically located in the right bay of the east façade, which is stepped back from the entry pavilion. These windows are 3-part fixed steel units with transoms, which double-step inward vertically, matching the transom over the entry door. The window frames are detailed similarly to the door frames with parallel fluting between corner medallions consisting of a raised diamond shape within a recessed square, surrounded by a raised square. The transom bar is also decorated with raised round, diamond, rectangular and ziggurat shapes, although in a different repetitive pattern. In contrast to the entry doorway, the window casings are simple, square, and recessed within a square return window opening. Further recessed window frames with smooth sloped steel windowsills complete the window surround. Each window is covered by a decorative wrought iron window grille is a pattern of overlapping chevrons with a small sunrise at the center, flanked by two larger sunrise patterns.

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Narrative Description (continued)

The parapet at the pavilion is approximately one terra cotta tile course higher than the remainder of the building parapet, and is accented at the corners with angle-topped terra cotta finial blocks, flush with the main facade. The finial pattern is divided into three radiating sloped and stepping segments. The two side portions are ornamented with a single, recessed blue diamond-shaped accent tile. The center portion is a diamond shape segment atop a vertical "stalk" decorated with yellow, sculpted, vertical chevrons surrounded by a wavy radiating pattern. A recessed frieze of sculpted chevron-patterned terra cotta tile lies between the finials. This decorative pattern is repeated around the remainder of the terra cotta tiled portion of the building. The frieze tile pattern consists of sculptured yellow and blue chevrons. The entire band steps in from the main wall surface at the bottom and again at the top of this pattern, softening the rectilinear form of the building at the parapet. At the second course above each window is a stepped, recessed terra cotta medallion consisting of a yellow vertical rectangle in a chevron pattern and scrolls, flanked by two ziggurat shapes with a wavy, blue chevron detail. Both the finials and the sculpted frieze patterns are typical of Art Deco geometric motifs.

At either side of the doorway is an original black iron decorative light fixture. The top sloping fixtures taper inward in an elongated vertical shape. The bottom of the fixture is truncated and decorated with a single spiraled bar extending from the bottom, which is anchored to the wall. The main entry door is a non-original glazed aluminum door with the original transom and black wrought iron grille. The decorative grillework consists of a combination of chevron, scroll and sunrise patterns. There is a recessed rectangular terra cotta tile panel centered over the doorway two courses above the door casing. The doorway stoop consists of poured concrete with stepped and rounded corners extending to the east, surrounded by a red brick border. Changes and modifications to the east elevation include the addition of shade screen material between the wrought iron grillework and the transom window units, and metal deposit and payment envelope boxes to the right of the doorway.

The south facade consists of a sand-colored terra cotta tile finish at the easternmost portion with a white stucco finish over the remainder of the wall. The easternmost portion of this facade, from the chimney eastward, is original. The current chimney and the remainder of the building to the west are additions (see attached historic photo). The dates of the building additions and other modifications are unknown. It appears from an historic photograph that the chimney was originally located more centrally in the building, and a new chimney was located at the south wall (likely at the time of the addition) where it exists today. The terra cotta portion of the facade is detailed similarly to the east elevation of the building, including the chevron-patterned frieze at the parapet, the medallion over a centered window unit, the running bond coursed terra cotta tile, and a darker terra cotta base. A difference in the parapet detailing is the termination of the pattern at a square, beveled-top terra cotta tile at each upper corner; whereas, the pattern is continuous to the northeast

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Narrative Description (continued)

corner at the east elevation. There is also just one finial, at the northeast corner. The entire section of terra cotta cladding is stepped back (west) from the northeast corner and steps out from the stucco portion of the wall. This creates a visual affect of a separate massive panel of stone blocks applied to the wall. The base is two courses deep at this elevation, (the grade slopes to the west) with the same narrow cap courses separating the base from the lighter terra cotta tile above. A single window is centered in the terra cotta tile portion of the wall. This window is a 3 over 3 steel double-hung unit with a square, recessed terra cotta tile casing, and a simple, undecorated frame. The double-hung window units are suspended on chains (rather than sash cords), and the screen hardware is extant. The windowsill is constructed of sloped terra cotta tiles flush with the square, recessed casing set in a simple square return opening. A single foundation vent with a square grid, steel bar grille is centered below the window.

The double-stepped coping at the stuccoed portion of the wall consists of a terra cotta tile cap projecting over a raised (from the wall plane) horizontal stuccoed band. There are seven additional 3 over 3 double hung windows on the south elevation, five at the main level and two at the basement level. The windows are detailed with square stuccoed returns (no casing) and projecting terra cotta sills. The sills extend horizontally beyond the window opening width and return vertically 1" at each end. The sills at the basement level have been stuccoed. The brick chimney, located approximately midway along the stuccoed portion of the wall, has also been stuccoed. In addition, a brick enclosed vestibule and concrete stairway were added just east of the chimney (date unknown) at a window location in the original wall (see attached historic photo). The vestibule doorway and stair were accessed from the east side of the addition, but this opening has since been infilled with brick. On the west side of the vestibule is a small metal window surrounded by glass blocks. There are three attic vents, fairly equally spaced, in the stuccoed portion of the south wall, with the easternmost vent infilled and therefore inoperable.

The west elevation, an addition which obscures the original west wall, is entirely stuccoed, including the terra cotta coping and the terra cotta windowsills. The details are similar to the south stuccoed wall and windows. Two large openings at the basement level have been infilled creating a recess at those locations and therefore the larger opening size is evident. The opening at the northwest corner contains two 4-pane steel windows located at the top with solid infill below. A steel casing encloses the jambs and sill, but no casing exists at the window head. The other opening contains a hollow metal door surrounded by a stuccoed infill wall. The door is painted bright blue and has a small square glass lite at eye level. To the south of this door is a small 2 over 2 steel double-hung window with a flush return and stuccoed terra cotta sill.

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Narrative Description (continued)

A roof ladder is located near the southwest corner of the building. Also at the southwest corner of the building is a hollow metal door with a half lite. The terra cotta coping and windowsills are covered with a stucco finish.

The north elevation is similar to the south elevation, but in reverse. The eastern portion of the facade is overlaid with sand-colored terra cotta tile and the remainder of the wall finish is white (painted) stucco. Since the wall is uniformly stuccoed, the demarcation of the building addition is not readily apparent, although is presumed to begin at the same location as that of the south elevation. The terra cotta portion is detailed similar to the south elevation, including the chevron-patterned frieze at the parapet, the medallion over a centered window unit, the running bond coursed terra cotta tile, and a darker terra cotta base. The base is three courses deep in a stack coursing at this elevation, (the grade sloping even more steeply at the northwest corner) with the same narrow top course separating the base from the lighter terra cotta tile above. The single window in the terra cotta tile portion of the wall is a 3 over 3 steel double-hung unit with a square, recessed terra cotta tile casing and simple, undecorated frame. This double-hung window unit is also suspended on chains (rather than sash cords) with extant screen hardware. The windowsill is recessed terra cotta, set flush with the casing. A single rectangular foundation vent with a square grid, steel bar grille is centered below the window. There are five additional 3 over 3 steel double-hung windows at the north elevation. The windows are detailed with square stuccoed returns (no casings) and projecting terra cotta sills. The sills extend horizontally beyond the window opening width and return upward 1" at each end. The coping at the stuccoed portion of the wall is terra cotta tile above a stuccoed band over the stuccoed wall. There are three attic vents, fairly equally spaced, in the stuccoed portion of the north wall. The middle vent has been infilled and is not operable. Two scuppers are located in close proximity at the center of the building. One is a simple, metal, open-ended scupper, which appears to be original. The other is a closed box- type (with an overflow) and an attached downspout. At the foundation level a stepped foundation wall projects beyond the face of the wall and is finished with stucco to grade level. Three HVAC units are located at the northwest corner of the building, and numerous pipes are mounted on the wall.

The interior originally consisted of seven rooms on the main level and a basement. It should be noted that the interior of the building is very plain in comparison to the ornate and decorative detailing of the exterior terra cotta tile. This is somewhat unique, in that many Art Deco buildings carried the style through to the interior in highly detailed and decorated interiors. In this case the exterior is Art Deco style, while the interior is purely functional and practical with no special detailing. This can be seen in the absence of interior window casings and other interior details. Interior window

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Narrative Description (continued)

detailing consists of merely a simple window stool and sill. The Art Deco style utilized in the Mountain States Telephone & Telegraph Building was a facade treatment only. The Art Deco detailing stops at the exterior doors.

The condition and integrity of the building are very good overall, with a few of exceptions. There is a vertically angling crack, which begins at the upper northeast corner of the building on the north side and terminates at the top of the lowest course of the terra cotta base. At the upper left corner of the window, the crack has caused the window casing to come loose and pull away from the window opening and the terra cotta tile joint above it to separate. In addition, although the original windows units are all intact, the wire glass has been replaced in several locations with newer wire glass. There is some water staining and dirt accumulation apparent on the terra cotta tile, primarily at the upper corners and base of the east facade. The paint, and in some locations the stucco, is peeling away from wall on the south elevation and the wood window frames at the west elevation. The wood window frames on the west elevation are also warping and splitting. Some of the detail medallions on the entry door transom bar have been replaced with wood replicas. The built up roofing material covers the inside of the parapet walls, extending slightly over the top of the terra cotta coping and is visible from ground level.

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Statement of Significance

The Mountain States Telephone & Telegraph Exchange Building was completed in 1933 to house new, modernized telephone equipment and improved manual service for the expanding telephone exchange in Prescott, Arizona. The building meets National Register Criteria C for historical significance. "The 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" (National Register of Historic Places).

The Mountain States Telephone & Telegraph Building is significant as a classic example of a polychromed Pueblo Deco style of Art Deco architecture. Art Deco, a popular architectural style between 1925 and 1940, is characterized by "a linear, hard edge or angular composition, often with a vertical emphasis and highlighted with stylized decoration. The facades of the buildings often are arranged in a series of setbacks emphasizing the geometric form. Hard-edged low relief ornamentation is found around door and window openings and along the roof edges or parapet. Ornamental detailing often is executed in the same material as the building or in various metals, colored glazed bricks or mosaic tiles" (Blumenson 1981). The Art Deco architectural style incorporates cubic forms and flat surfaces (including roofs), which emphasize their verticalism. They are highly ornate, with extensively applied details throughout, including faceted surfaces, chevron, and zigzag forms, and bas-relief sculpture. Materials for art deco ornaments include plaster, concrete panels, terra cotta tiles, murals, paints and mosaic tiles. (Arizona Historic Property Inventory Form). The Art Deco style in the Mountain States Telephone & Telegraph Building is evident in the use of color and sculptured intaglio decoration that is also expressive of the polychrome glaze and plasticity inherent to the technique of tile cladding.

The Art Deco motifs of the Mountain States Telephone & Telegraph Building are somewhat Egyptian, Incan, and Native American, but intentionally exotic and mysterious rather than precisely derivative in their suggestion, and therefore may more appropriately be termed Southwest or Pueblo Deco style. Pueblo Deco or Southwest Deco was a regionalization of Art Deco prevalent throughout the southwest U.S. which incorporated the motifs and forms of traditional southwestern architecture and design patterns (Whiffen 1984, 18). Pueblo Deco is distinguished by its use of pueblo-style forms and massing combined with ornament from North American Indian sources. The particularly colorful and geometrical ornamentation patterns typical of Pueblo Deco were not taken directly from North American Indian architecture, but rather from the pottery, basketwork, jewelry, and textiles. The angularity, repetitiveness, and abstraction of the Indian motifs are similar in aesthetic quality to other Art Deco ornamentation (Whiffen 1984, 19).

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Statement of Significance (continued)

As the only terra cotta tile clad, polychrome Art Deco style building in the City of Prescott, the Mountain States Telephone & Telegraph Building represents a significant and unique contribution to the architectural history and character of the community. The use of terra cotta tile is rare in Arizona. . Therefore, the building qualifies for state level significance as one the few terra cotta clad art deco buildings in the State of Arizona. The Mountain States Telephone & Telegraph Building, which is partially clad in terra cotta, once one of the last to use the terra cotta tile as an exterior finish. The significant Art Deco features of the building include the terra cotta tile facework and coping, stepped entrance pavilion, finial blocks, elaborate terra cotta tile entry door casing, and polychrome detailing at the frieze, finials and medallions. The Pueblo Deco style is expressed in the Native American inspired geometric and spiral decorative motifs. These patterns are also reflected in the wrought iron grillwork at the east (front) window and door transoms. Both the finial and sculpted frieze patterns are typical of Art Deco geometric motifs. Additionally significant is the underlying composition of the building, which betrays a Beaux Arts parti common to the education of practicing Architects of the period of the construction of the building.

Unlike most Art Deco buildings, the interior is very plain in comparison to the ornate and decorative detailing of the exterior. Many Art Deco buildings carried the style through to the interior in highly detailed and decorated interiors. The exterior of the Mountain States Telephone & Telegraph Building is Art Deco style, while the interior contains no special detailing. The Art Deco style utilized in the Mountain States Telephone & Telegraph Building was a facade treatment only. The Art Deco detailing stops at the exterior doors.

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Photo References

Mountain States Telephone and Telegraph Exchange Building
Yavapai County
116 North Marina Street
Prescott, AZ
Photographer: Josh/Photographix
Negatives (digital): Otwell Associates (on CD)
Date: August 2003

<u>Photo #</u>	<u>Description</u>
#1	West Elevation Looking East
#2	East Elevation Looking West
#3	South Elevation Looking Northwest
#4	Northeast Corner Looking Southwest