

Historic Resource Evaluation
80 & 6 College Ave., Santa Rosa,
Sonoma County, California

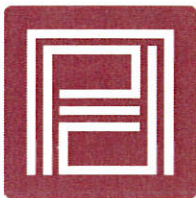
(APN 010-121-025-000, 010-121-024 & 010-121-020-000)



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Project Overview & Executive Summary

The owner of three lots in Santa Rosa on College Avenue between Cleveland Avenue and the railroad tracks (including 80 & 6 College Avenue) is assessing the historic character of the structures on this parcels in anticipation of demolishing the structures and redeveloping the site. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The land was originally part of Sterling T. ("Squire") Coulter's homestead in the 1860s – 1870s. It was later subdivided in the 1870s and 1880s, and developed with single-family houses at the turn of the century. The wood-frame warehouse at 6 College Avenue was built around 1927, replacing three of the early houses. Previous occupants of the warehouse include Safeway (warehouse and office), Montgomery Ward Company (warehouse and office), and Western Cabinet Distributors (showroom, warehouse, and office). Two earthquakes in October 1969 severely compromised the building. The house at 80 College Avenue was converted to a restaurant around 1955, eventually closing in the mid-2000s after housing a variety of food establishments. The other early-twentieth century houses previously on the project area were demolished some years ago, and their sites paved over for parking.

The structures at 6 College Avenue and 80 College Avenue are 89 and 48 years old respectively and are not included in any survey of historic resources. Neither structure meets any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, neither structure is eligible for listing in either the California Register or the National Register of Historic Places nor are they considered "historic resources" under the California Environmental Quality Act (CEQA, 15064.5(a)).

Methodology

On October 21, 2016, Alice P. Duffee undertook a field survey of the property, to conduct a visual review and assessment of the property. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Sonoma County Recorder's office
- Northwest Information Center (NWIC)
- Sonoma County History & Genealogy Library
- San Francisco Public Library (SFPL) online research databases
- City of Santa Rosa (Building and Planning departments)
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

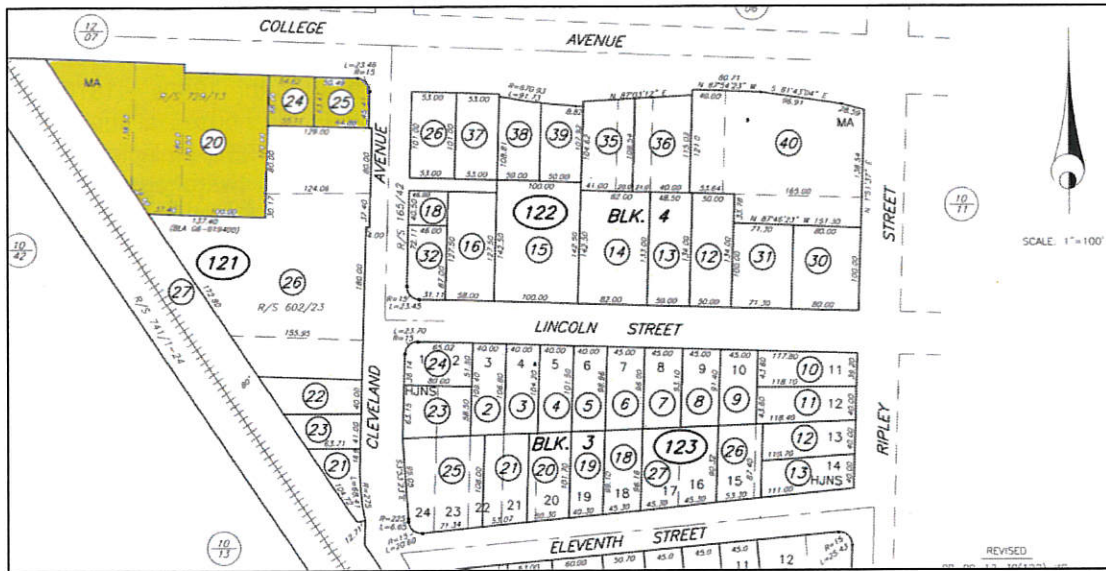
Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the properties at 80 and 6 College Avenue in Santa Rosa, California. Ms. Duffee is a qualified architectural historian as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. She holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia.

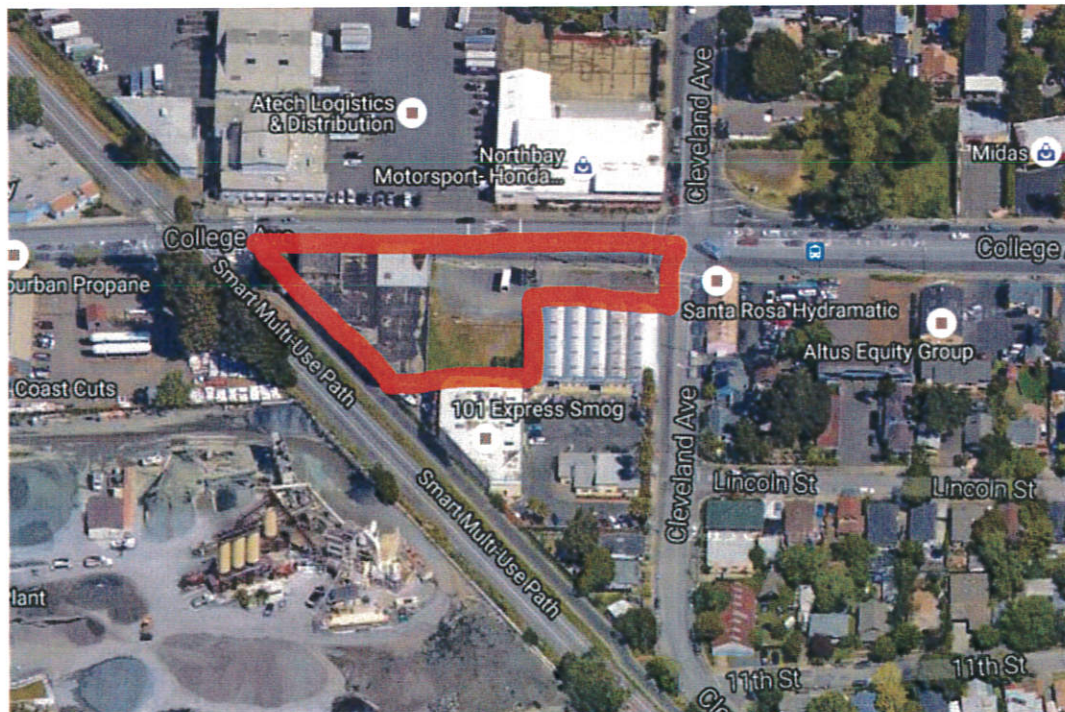
Site Location

The warehouse at 6 College Avenue sits on the south side of College Avenue, and is bounded on the west by the railroad tracks, in the City of Santa Rosa. The former restaurant at 80 College Avenue sits on the south side of College Avenue at the southwest corner of the intersection of College and Cleveland avenues. A paved and gravel parking lot separates the two parcels. A variety of metal fences enclose

the rear of the property, which is overgrown with volunteer shrubs and trees. The streetscape is twentieth commercial and industrial buildings with minimal landscaping interspersed with vacant lots (see figures 28-34). This section of College Avenue has two lanes of traffic each direction, with a traffic light and turn lane at Cleveland Avenue. Cleveland Avenue is two lanes (two-way) with street parking on both sides.



Location of 80 & 6 College Avenue (Sonoma County parcel map 010-121-025, 010-121-024, 010-121-020)



Aerial view of Parcel (Google Earth 2016)

Description

6 College Avenue

The warehouse at 6 College Avenue is a triangular-shaped, wood frame building, constructed in three basic sections: east, center and west. The roof and foundation are not visible.

The primary façade faces College Avenue and is faced in cement stucco. The east section is 1-story, divided into two sections by large posts. A false-front, Spanish Revival-inspired roofline extends the length of the façade, with a shaped parapet topped by barrel tiles above a shallow eave with exposed rafter ends. A loading bay with roll-up metal door fills half of the eastern corner, with a pedestrian doorway positioned immediately east of the bay. West of the bay are three modern, sliding sash, metal windows with broken panes. A tall, narrow pedestrian entrance with an iron gate covers recessed concrete passage that leads up a short flight of stairs to a doorway.

The center section of the north façade rises to two stories. Four modern, aluminum sash windows are evenly spaced across the lower level of the block. Three large, double-hung, 6-over-6, metal sash windows with broken panes are evenly spaced along the second level of this block (see figures 10, 11 & 12).

The east section of the front (north façade) drops down to one story and has a single loading bay slightly off-center. The decorative barrel tile roofline and shaped parapet continue across the top of this block (see figure 13).

The west elevation of the structure faces the railroad tracks and multi-use/bike path. Corrugated metal sheeting covers the length of the elevation, though large sections of it have been detached or are missing altogether, revealing vertical wood siding underneath (see figures 15, 16 & 18). Corrugated metal panels cover most of the original windows. Where visible, the windows are wood frame, fixed sash, 6-paned units that appear to have been evenly spaced along the length of the elevation (see figure 18). Interior metal bars are evident on many of the exposed windows openings. Several loading bays are fully or partially covered by the corrugated metal siding (see figure 20).

The second story of the center block is partially visible, showing a pair of 1-over-1, double-hung wood sash windows and a wooden louvered vent, as well as wooden stringcourse running the length of the block (see figure 17).

A chain link fence topped with rows of barbed wire restricts access to the rear (south elevation) of the building. From the multi-use/bike path, this elevation appears to be a solid wall of corrugated metal sheets (see figure 22).

The east elevation faces the parking lot that separates the warehouse from the 1-story commercial building from the commercial building at the other end of the project area (80 College Avenue). This long expanse of building is faced in corrugated metal sheeting up to the northern quarter, which is faced in patched stucco. Seventeen pairs of windows, presumably identical to the fixed sash windows on the west elevation, appear through the corrugated metal, near the roofline. Two loading bays provide access to the interior, with the southern bay having a deteriorated wooden dock on concrete footings. (see figures 26 & 27).

Overall, the warehouse is in poor condition.

Permit records for the building include:

1950: electrical permits

1960: plumbing permit

7/1969: "minor alterations," interior partitions, parking lot improvements for new tenant (Sonoma County People for Economic Opportunity)

10/1969: 2nd floor boarded up, 1st floor structural repairs and restricted use following earthquake
1981: replace office and showroom of Western Cabinet Distributors
1981: roof repairs, following partial collapse of roofs

80 College Avenue

The commercial building at 80 College Avenue (formerly 1023 Cleveland Avenue) is a 1-story, gable-roofed building on a concrete slab foundation. Deteriorating synthetic shingles cover the roof.

One gable end faces Cleveland Avenue on the east, with a former entrance centered on the elevation. This doorway, like the windows flanking it, have been boarded up with plywood. The base of the building is faced in running bond bricks to the level of the former window sills. The remainder of the cladding is vertical wood siding below the pitch of the gable, and horizontal wood siding in the pitch of the gable. A louvered, metal attic vent sits at the peak of the gable under the eave, which has exposed rafter ends. A modern mural copying Edward Hopper's 1942 "Nighthawks" covers the majority of this elevation (see figures 1 & 2).

On the north side, facing College Avenue, the brick veneer continues approximately three-quarters the length of the building, to the height of former window sills. A single door at the northeast corner is boarded up, as well as a bank of windows across the center of the elevation and a single window east of the door. The siding above the brick facing is vertical wood siding (see figure 3).

The east gabled end is a solid wall of modern vertical wood siding with a metal louvered vent at the peak of the gable (see figures 4 & 6).

The rear, or south elevation, sits close to the adjacent warehouse property on Cleveland Avenue. Like the east elevation, this side of the building is a solid wall of modern vertical wood siding (see figure 8).

Overall the building is in fair to poor condition.

Permit records for this property include:

- 1965: construct donut shop
- 1968: relocate billboard, landscape, donut shop, signage, parking lot
- 1976: alterations, gas deep fryer, wok range, interior partitions
- 1986: install grease interceptor

History of Project Area

Santa Rosa developed on land originally settled by the widowed mother-in-law of General Vallejo: Maria Ignacia Lopez de Carrillo. Following the death of her husband, Joaquin Carrillo, in 1835 the 43-year-old Maria Carrillo traveled north from San Diego with 9 of her 12 children. Left without an income, Maria Carrillo followed advice from a family friend, Father Fortuni, who extolled the opportunities and virtues of the Sonoma Area. At the same time, General Vallejo, who had married Carrillo's daughter, Francisca Benicia, was actively surveying the area and establishing Ranchos to establish Mexico's claim on the area.

The widow and her sons, with advice from General Vallejo and his brother Salvador, scouted the area and selected a site on the southern bank of the main arm of the Arroyo de Santa Rosa. They established their home site half a mile east of the intersection of the main branch of the Arroyo Santa Rosa and a subsidiary arm in an area the mission fathers called "La Matanza." Today the ruins of that early adobe ranch stand near the intersection of Farmer's Lane and Highway 12.

Maria Carrillo's 8,885-acre land grant was called Rancho Cabeza de Santa Rosa, and was the only northern land grant deeded outright to a woman.



In 1849, a year after Mexico ceded California to the United States and at the beginning of California's Gold Rush, Maria Ignacia Lopez de Carrillo died at the age of 56. Her son Julio Maria Tomas Carrillo (1824–1889) inherited the bulk of the grant and patented the land in 1866.¹

In 1850, a French-Canadian fur trapper named Oliver Beaulieu bought 640 acres of the Rancho Cabeza de Santa Rosa from Julio Carrillo, and in 1853 laid out a town on the north bank of the Santa Rosa Creek at the junction of roads leading to Bodega and Sonoma, near the Carrillo Adobe. He named the town "Franklin" after his younger brother.

In 1851 Sterling Taylor "Squire" Coulter (1828-1906) arrived in Sonoma County from Missouri via Placerville. Born in Kentucky in 1828, Squire Coulter served as a Corporal in the Mexican War. He settled in Franklin, and bought the general store from Boyce & Clark in 1853, shortly before marrying Rachel Cockrill (1832-1916).

The town of Franklin was short-lived. Barney Hoen donated land to build a courthouse for a County Seat half a mile downstream from the Carrillo Adobe; and in the summer of 1853 Hoen, drove the first survey stake for what would become Santa Rosa.



The Coulter Family

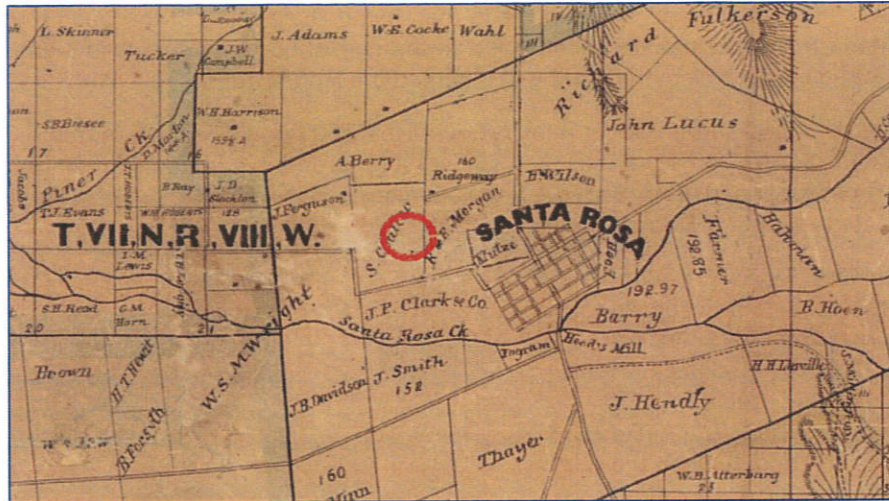
Soon thereafter, Squire Coulter purchased 2 lots in the center of the new county seat in Santa Rosa and "hauled his [general store] on wheels, set it down where the Santa Rosa Savings bank stands."² Around the same time, he built his house at 935 Cleveland Avenue, west of what is now the SMART multi-use path and SMART railroad, near 11th Street (south of the project area). The house has since been razed.

*Coulter Family in front of house at 935 Cleveland Avenue.
Squire Coulter seated front (ND)*

Coulter was a farmer and an active member of the Santa Rosa community. He served in many roles, including Master of the Grange, justice of the peace, road overseer for the township, and member of the Santa Rosa Lodge of Odd Fellows.

¹ Land case #124, Northern District.

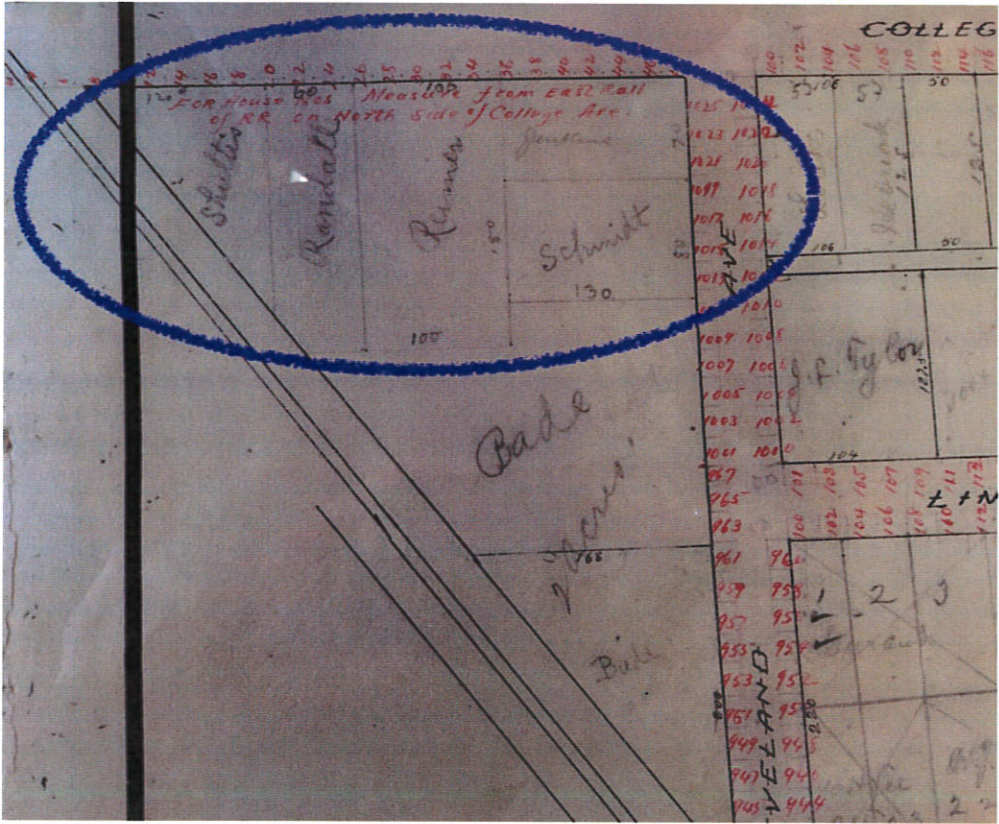
² "Santa Rosa – Condensed Sketch of its Early History," *Sonoma Democrat*, 7/8/1876.



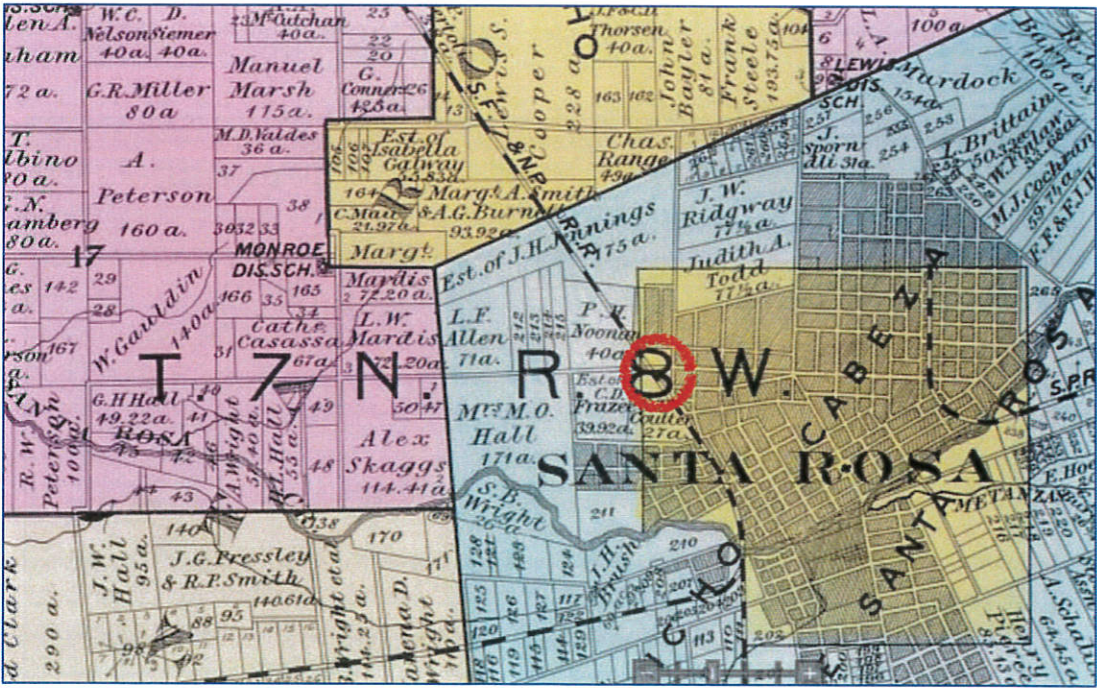
In the 1870s, Coulter began parceling out his land holdings. In 1871 he sold a swath of land to the new railroad, and in 1874 Glen O. Burnett bought 2.5 acres of land, including all of the project area.³ Burnett subdivided the land and sold off the lots.

1877 Thompson Atlas

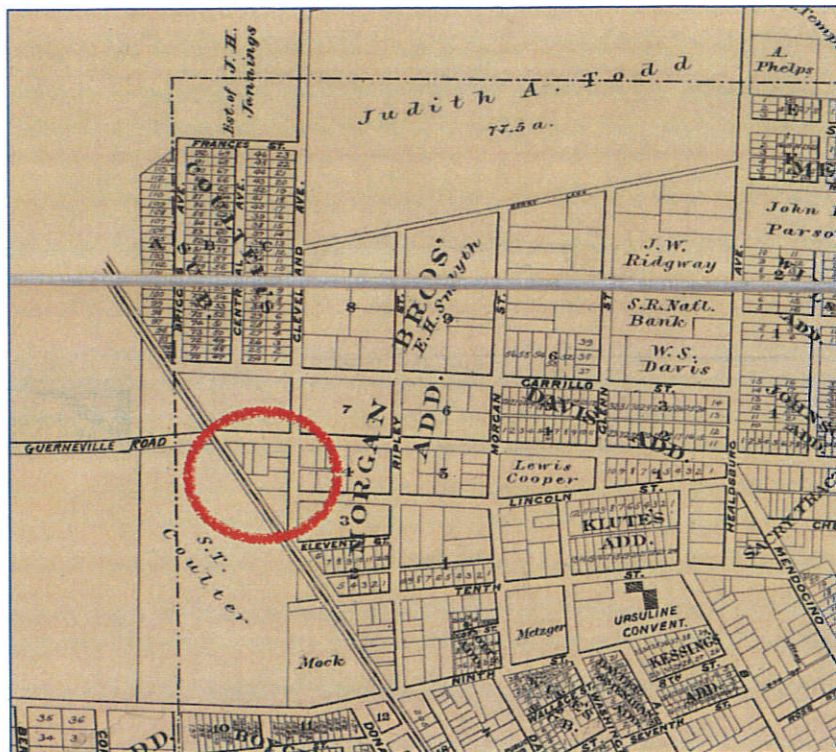
³ Sonoma County Records, Deed Book 33, page 73; Sonoma County Records, Deed Book 51, page 255.



1892 Block Book for Santa Rosa, Block 297

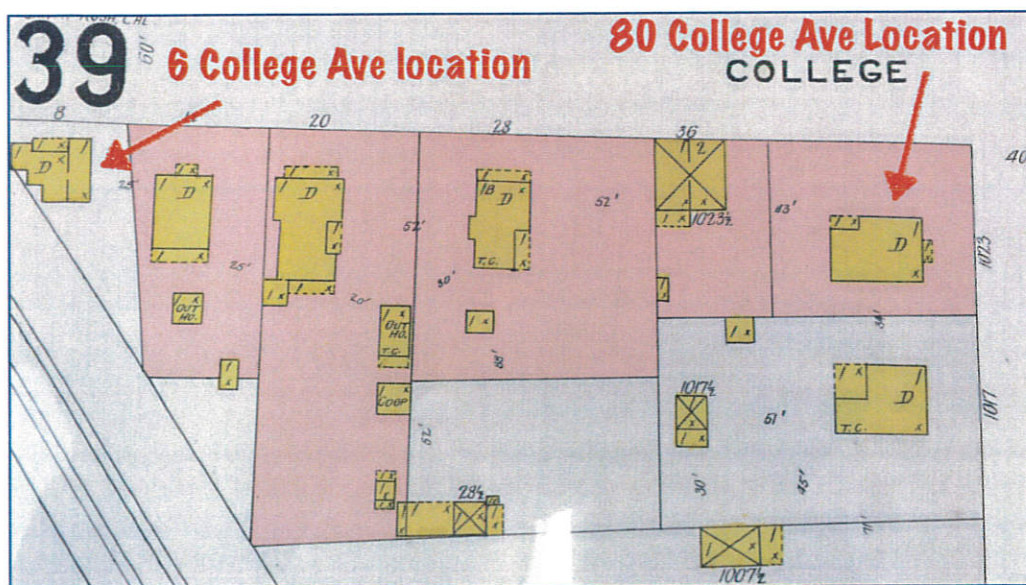


1898 Reynolds & Proctor



1900 Ricksecker

According to the 1900 Federal Census, four houses fronted this block of College Avenue (8, 14, 20, and 28) and one house fronted Cleveland Avenue at the corner of College Ave (1023). By the time the Sanborn Fire Insurance Company surveyed the area in 1908, a sixth house was added at 36 College Avenue.



1908 Sanborn Fire Insurance Map

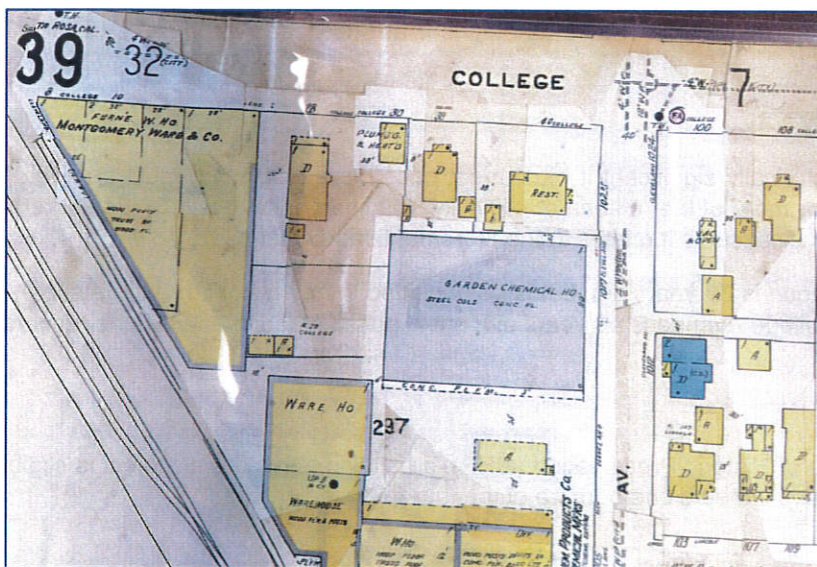
In 1923 Harry B. Fetch, a local banker, purchased the far west corner of the project area (parcel #1 of lot 20) and drew up plans to erect a warehouse and wool cleaning factory on the property. Neighbors adamantly protested the project, arguing that the tannery facility constituted a public nuisance.⁴ Though the property was zoned industrial, the City Council denied Fetch's permit.⁵ In 1926 Fetch sold the property to Helen and Edward Hogue who successfully obtained a permit to build a warehouse.⁶ County assessor records indicate that the warehouse was constructed in 1927, which is within the brief ownership tenure of the Hagues (1926-1928).



1955 Aerial View, looking east

By 1938, city directories indicate that only 3 of the original houses remained on the project area: 28

College Avenue, 30 College Avenue, 38 College Avenue, and 1023 Cleveland. The project area remained mixed use residential and industrial through the 1950s.



1957 Sanborn Fire Insurance Map

At the other end of the project area, the house at 1023 Cleveland Avenue (now 80 College Avenue) was converted to a restaurant circa 1955 ("The Coffee Shop") by Wao Recken, a widow (1898-1975).

In 1961, Recken sold her parcel, which included what is now parcels 010-121-024 and 010-121-025, to Harold Kocalis, who was a local real estate developer. In 1968 Kocalis pulled multiple permits to construct a donut shop on the site of Recken's restaurant. The early 20th century house was

⁴ "Citizens Protest New Industry for Santa Rosa Site," Healdsburg Tribune, 6/3/1925.

⁵ "Wool Washing Plant Permit is Denied," Healdsburg Tribune, 6/17/1925.

⁶ Sonoma County Records, Deed Book 150, page 283.

demolished and replaced with the current structure. At that time, it was "Cheney's Drive-In."

By that time, the house at 28 College Avenue had been converted to commercial use ("Lawson Art") and the buildings at 30 and 38 College Avenue were vacant.⁷ Montgomery Ward Company had a long-term lease (1949-1969) on the warehouse at the west end of the project area (6 College Avenue).⁸

Montgomery Ward Company's lease of 6 College Avenue expired in 1969, whereupon the "Sonoma County People for Economic Opportunity" made plans to occupy the building. They planned to use the building for office, training and storage, and pulled permits in July 1969 to make interior alterations and improve the parking lot. Presumably, the buildings at 30 and 38 College Avenue were gone by this time.



On October 2, 1969 two major earthquakes struck Santa Rosa in the early hours of the morning. The quakes were the largest tremors in the area since the 1906 earthquake, and severely damaged the wood frame warehouse. The City "red tagged" the building, but later repealed the demolition order provided that the owner vacate the second floor, board up the windows, replace and brace posts, and limit use to first floor warehouse space.⁹

In the 1980s and 1990s, Western Cabinet Distributors occupied the space. Today the building is vacant and in poor condition. An empty and deteriorating parking lot with a large billboard separates it from the only remaining building facing College Avenue (80 College Avenue).

At the other end of the project area, the commercial building at 80 College Avenue served as a variety of restaurants, including Dick's Restaurant, Cheney's Donuts, Chef Chu's Restaurant, and finally China Light, which closed its doors in the mid-2000s.¹⁰ Like its neighbor at 6 College Avenue, the building is boarded up and in poor condition.

Determination of Eligibility

In order for a resource to be historically significant it must meet pass three tests: 1) it must be over 45 years old;¹¹ 2) it must meet one or more of the "criteria of eligibility" (outlined below); and 3) it must retain enough integrity to convey its significance as it relates to the aforementioned criteria.

The warehouse at 6 College Avenue is 89 years old, but is not included in any historic resource surveys. The commercial building at 80 College Avenue is 48 years old, but is not included in any historic resource surveys.

CRITERIA

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:¹²

⁷ Polk's Santa Rosa City Directory.

⁸ Sonoma County Records, Office Records Book 1705, page 503.

⁹ Letter from John E. Brown, structural engineer, to Ray Baker, Chief Building Official, 10/25/1969. On file at Santa Rosa Building Department.

¹⁰ <http://www.bohemian.com/BohoBlog/archives/2011/03/17/the-old-name-game-santa-rosas-disappearing-landscape>

¹¹ In certain situations, the age requirement may be waived.

¹² Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.

Criteria	80 & College Avenue
1. Associated 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.	The structures are not associated with any significant events.
2. Associated with the lives of persons important to local, California or national history.	Though both structures are on land originally owned by Squire Coulter, a locally significant person, their development post-dates Coulter's association with the land.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.	Neither of the structures is architecturally distinctive.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The area has been significantly disturbed by repeated and ongoing development on the lot, and is not known to contain any archeological resources.

Conclusion

The structures at 6 College Avenue and 80 College Avenue are 89 and 48 years old respectively and are not included in any survey of historic resources. Neither structure meets any of the four criteria of historic significance (association with a significant event, association with a significant person, architecturally distinctive, or potential to yield archeological information). Therefore, neither structure is eligible for listing in either the California Register or the National Register of Historic Places, nor are they considered "historic resources" under the California Environmental Quality Act (CEQA, 15064.5(a)).

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www.ancestry.com
www.archives.com
www.archives.org

hld.huntington.org/cdm/
www.loc.gov
www.cdnc.ucr.edu
www.genealogybank.com

www.calisphere.universityofcalifornia.edu
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www.newspapers.com

Appendix A: Photographs

80 College Avenue

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6 College Avenue

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80 College Avenue (formerly 1023 Cleveland Avenue)



Figure 1: East and North facades. Viewed from Cleveland Ave.



Figure 2: East facade.



Figure 3: North elevation, looking west.



Figure 4: West elevation and setting, looking east.



Figure 5: East facade and setting.



Figure 6: West elevation and setting, looking southeast.



Figure 7: Breezeway behind 80 College Avenue, looking west towards 6 College Avenue.



Figure 8: South elevation, looking west.



Figure 9: West elevation.

6 College Avenue (Warehouse)



Figure 10: North facade (east and center sections).

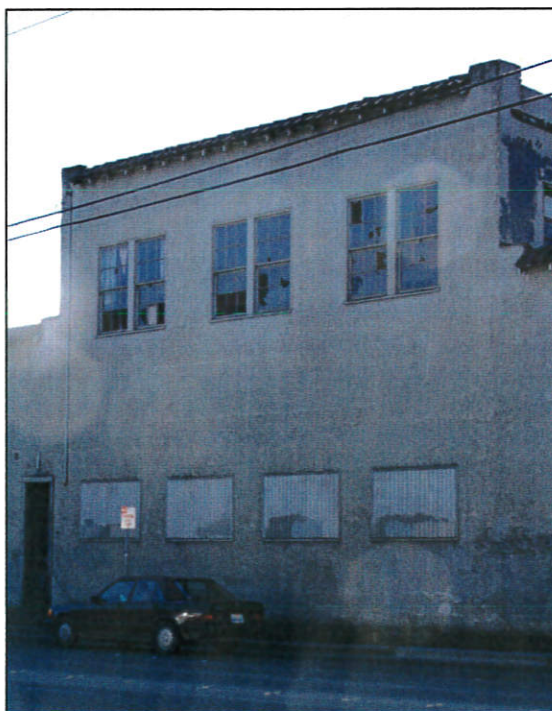


Figure 11: North facade (center section).



Figure 12: North facade. 2nd story of center section.



Figure 13: North facade (center and west section).



Figure 14: West elevation, northwest corner.



Figure 15: West elevation, looking southeast.



Figure 16: West elevation (looking south).



Figure 17: West side of 2nd story.



Figure 18: West elevation, window and siding detail.

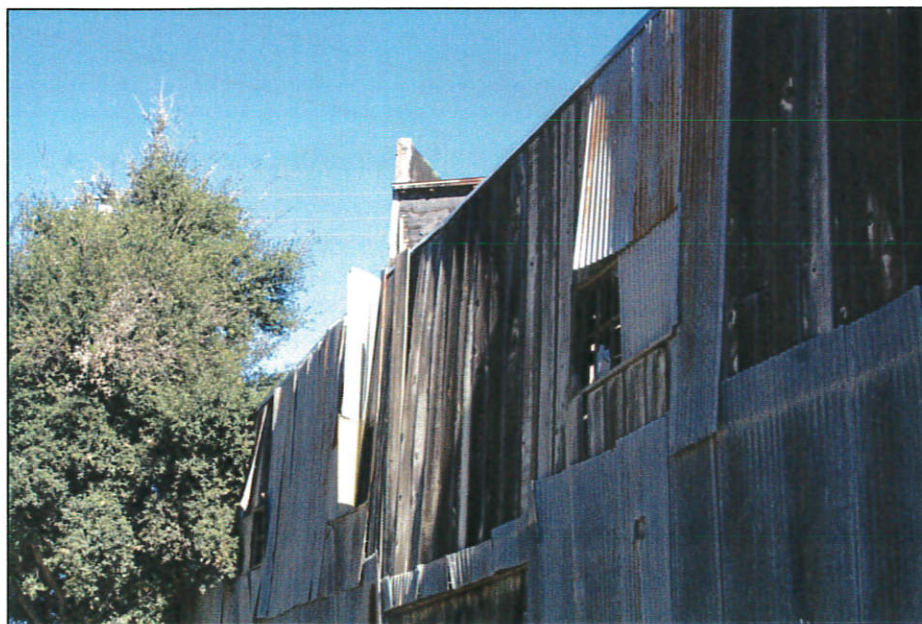


Figure 19: West elevation (looking north), window and siding detail.



Figure 20: West elevation, loading dock door.



Figure 21: West elevation (looking north), southwest corner.

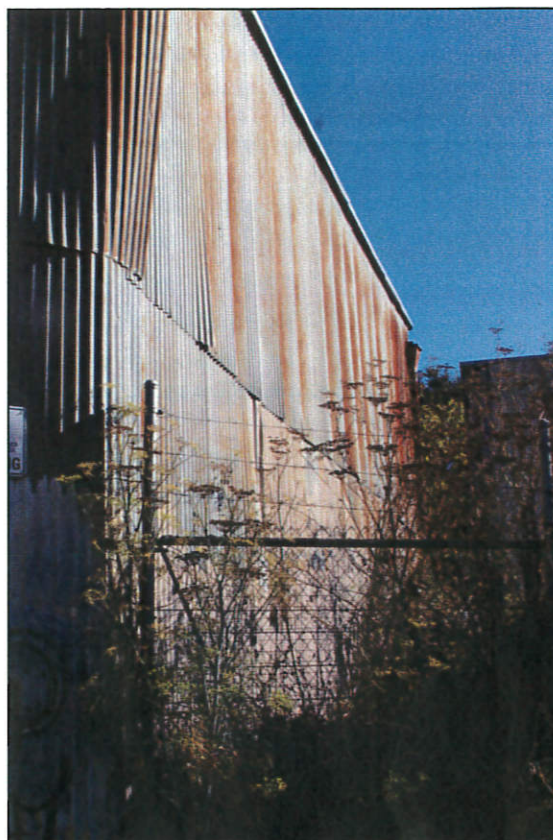


Figure 22: South elevation, looking east.

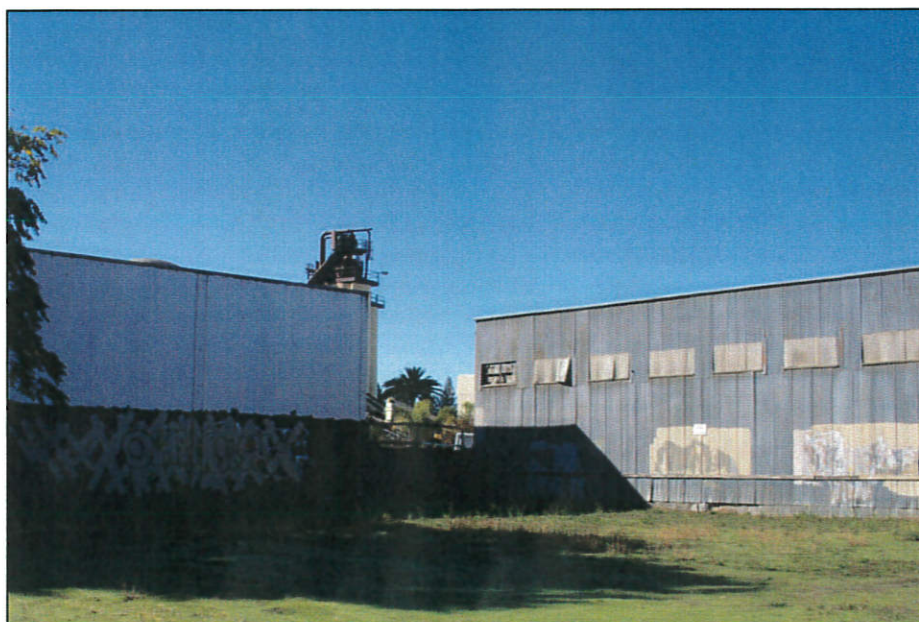


Figure 23: East elevation (southeast corner) and setting, looking west.

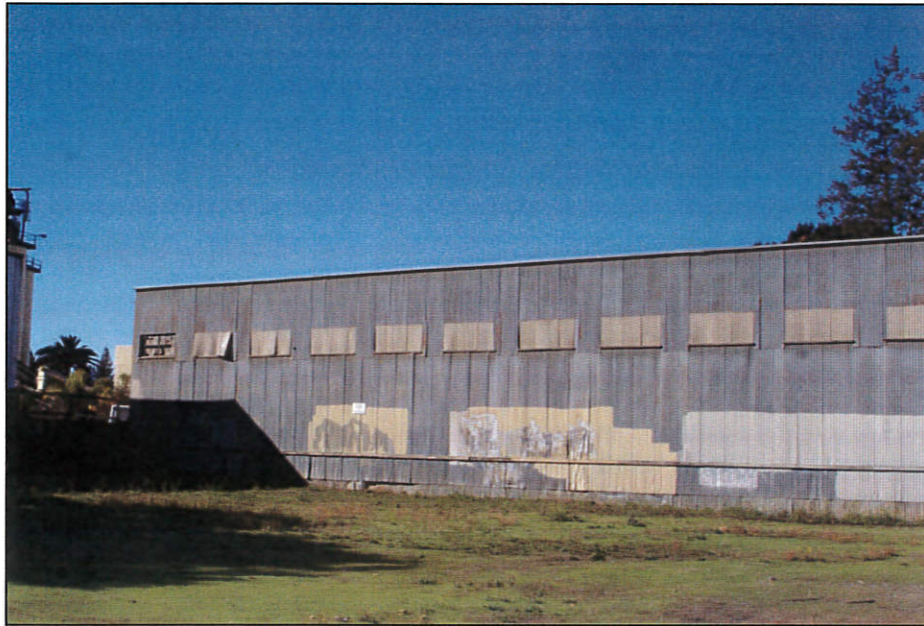


Figure 24: East elevation, southern section.



Figure 25: East elevation, loading dock.



Figure 26: East elevation (northeast corner), loading bays.



Figure 27: East elevation, loading dock detail.

SURROUNDING AREA

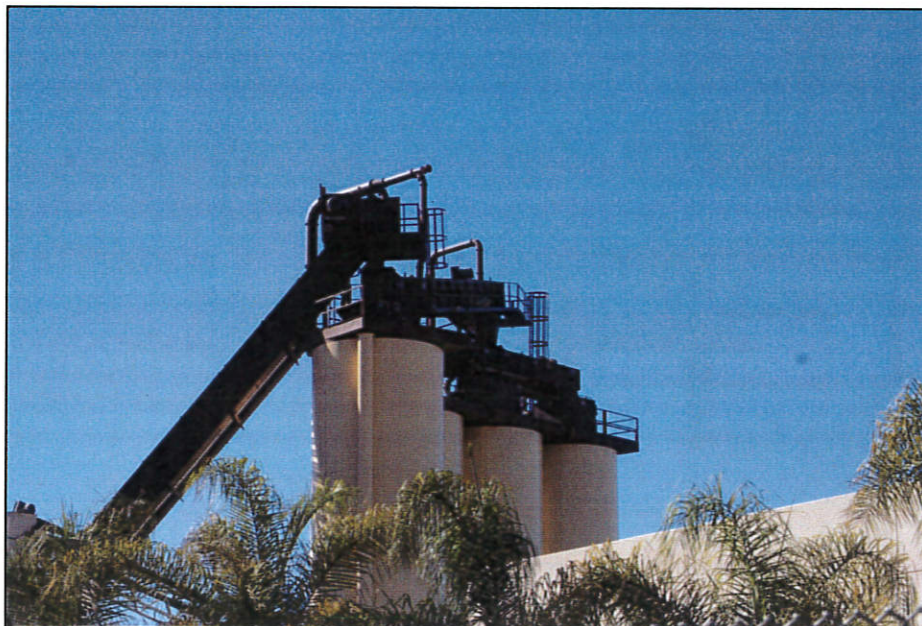


Figure 28: Industrial plant west of 6 College Ave., across railroad tracks, looking west.



Figure 29: Regional rail on west side of 6 College Ave, looking north.



Figure 30: Warehouse across College Ave., northwest of 6 College Ave.



Figure 31: Looking west on College Avenue from Cleveland Avenue.



Figure 32: Former "Nehi" plant across College Avenue, north of 6 College Avenue



Figure 33: Northwest corner Cleveland and College, looking northeast.



Figure 34: Looking east on College Avenue.