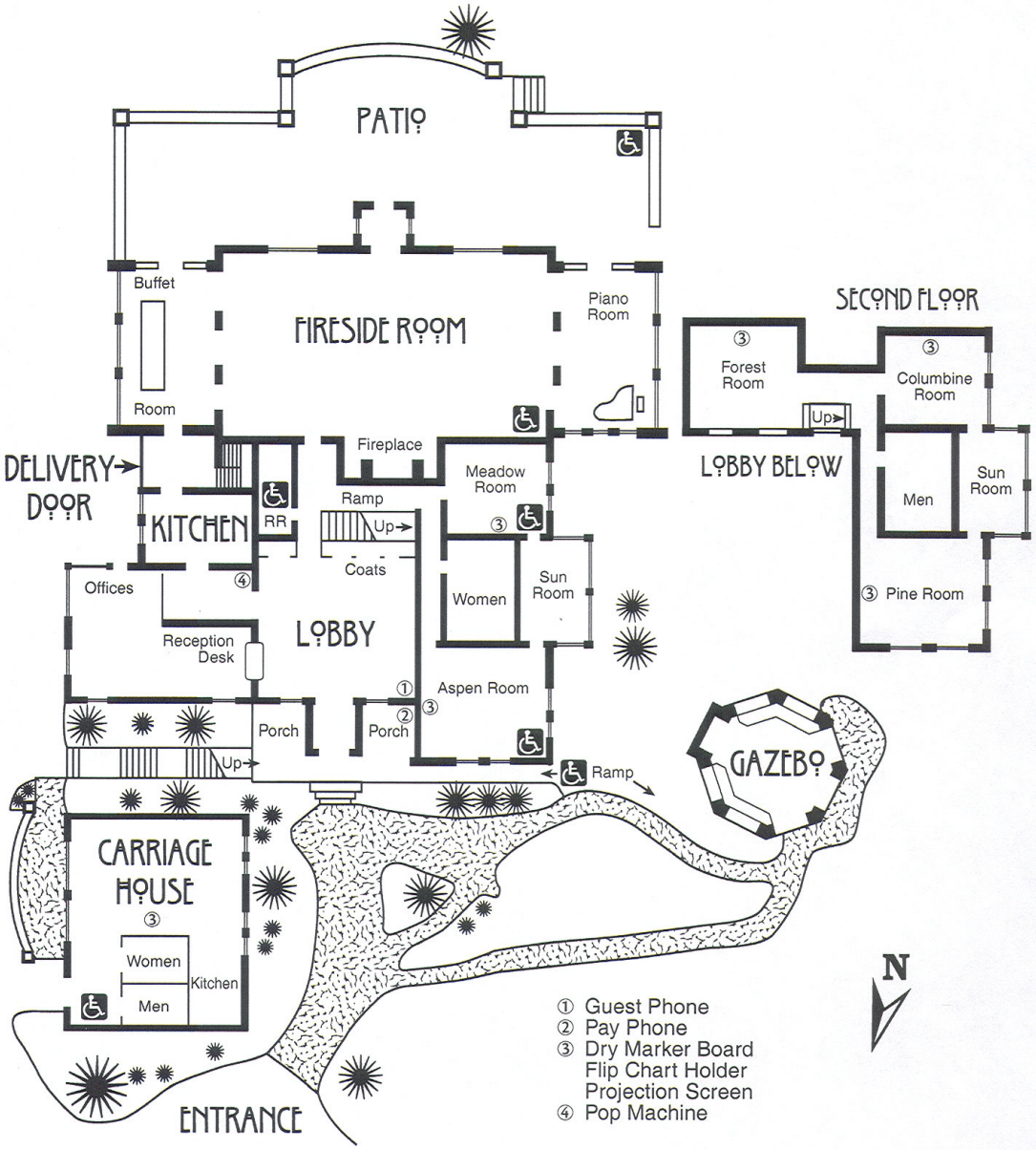BOETTCHER MANSION