National Register of Historic Places Inventory—Nomination Form

See instructions in How to Complete National Register Forms

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Type all entries	-complete applic	able sections	<u>, </u>		
1. Nam	e				
historic	West Eleven	th Street H	istoric Dist	rict	
and/or common					
2. Loca	ation		-		
street & number	Boundaries as	shown on s	ite plan map	(see Item #10)	not for publication
city, town	Kansas City		vicinity of	congressional district #5	5 Hon. Richard L. Boll
state	Missouri	code 6410	6 county	Jackson	code 095
3. Clas	sification	1			
Category X district building(s) structure site object	Ownership publicX private both Public Acquisitio in process being conside X N/A	on Acce	occupied unoccupied work in progress essible yes: restricted yes: unrestricted	Present Use agricultureX commercial educationalX entertainment government industrial military	museum park private residence religious scientific transportation other:
4. Own	er of Pro	perty			
name street & number	Multiple Owner	ship (see	continuation	sheets)	
city, town		_	vicinity of	state	
	tion of L	egal D		-	
	stry of deeds, etc.	Office of	Recorder of		nex
street & number		415 East	12th Street		
city, town		Kansas Ci	ty	state	Missouri 64106
6. Repr	esentati	on in E	xisting	Surveys	
	State Historica	****		operty been determined ele	gible? yes _X_ no
date May, 1982				federalX state	county local
depository for su			vation Progra ment of Natur	am ral Resources, P.O. E	
city, town	Jeffe	rson City	·	state	Missouri 65102

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WEST ELEVENTH STREET HISTORIC DISTRICT

Item number 4

Owners of significant structures (numbers refer to locations on site plan map):

- Financial Assurance Company 300 West Eleventh Street Kansas City, Missouri 64105
- Landmark Mortgage Company 300 West Eleventh Street Kansas City, Missouri 64105
- 3. M. Saltzman and Lorain Realty c/o Metromedia Inc., K.M.B.C. 1049 Central Kansas City, Missouri 64105

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 James M. Denny, Section Chief, Survey-Registration and State Contact Person Department of Natural Resources Historic Preservation Program P.O. Box 176 Jefferson City

May, 1982

314/751-4096

Missouri 65102

Condition — excellent — deteriorated — unaltered — moved date — moved date — unexposed Check one — X good — ruins — unexposed Check one — moved date — moved

Describe the present and original (if known) physical appearance

7. Description

The West Eleventh Street Historic District is located at the intersection of West Eleventh and Central Streets in the Central Business District of Kansas City, Missouri. The district contains three structures that are Classical in design. All three buildings were constructeduring the first two decades of the Twentieth century. The American Hereford Cattle Breeders Association Building, the W.R. Pickering Lumber Company Building, and the Ararat Shrine Temple have both historic and architectural importance. The district is a fine example of community planning and retains much of its original character, having escaped demolition and major redevelopment.

The American Hereford Cattle Breeders Association Building at 300 West Eleventh Street in Kansas City, Missouri, is basically a square building with an irregularly shaped north facade and a rectangular car port attached to the west facade. The three-story building is bounded on the north by an alley and a fire station to the northeast; Eleventh Street to the south; Central Street to the east, and an alley and surface parking lot to the west. The American Hereford Cattle Breeders Association Building covers an area of approximately 5,158 square feet. It has a frontage of 103 feet on West Eleventh Street. The structure measures 50 feet to the top of the parapet. The building is constructed primarily of poured concrete and steel. Exterior facing is polished stone; a flat tar paper roof covers the building.

An example of the Neo-Classical Revival Style, the American Hereford Cattle Breeders Association Building of 1919 is characterized by symmetrical, monumental proportions and a polished stone surface. Based primarily on Greek architectural orders, the five bays of the north facade and double bays on both east and west facades are delineated by colossal engaged columns. Windows on the first, second, and third floors are single light sashes. A reliance on Roman orders accounts for the arched moldings. Two flights of stairs ascend from the edge of the terraced lawn to the principal second floor entrance in the central bay of the south facade. A secondary entrance is located at ground floor level in the west facade. A parapet crowns the structure. In 1961 an addition constructed of limestone and Indiana granite provided a third entrance at street level fronting on Central.²

The interior of the structure has been altered from the original to provide modern commercial office space.

The W.R. Pickering Lumber Company Building at 301-307 West Eleventh Street in Kansas City, Missouri, is presently a rectangular shaped edifice with slightly projecting east and west wings. The eight-floor building, basement and penthouse inclusive, is bounded on the north by West Eleventh Street; a surface parking lot is located to the south, with the Folly Theatre to the southeast; Central Street to the east, and an alley and surface parking lot to the west. The W.R. Pickering Lumber Company Building occupies a surface area of approximately 13,088 square feet. It has a frontage of 122 feet on West Eleventh Street. The height of the structure measures 80 feet to the top of the parapet and 89 feet to the top of the penthouse roof. The edifice has a single stack chimney.

The entire building is constructed primarily of poured concrete and steel. Red brick and buff colored glazed terra cotta comprise the exterior facing of the 1925 three-story building and fourth, fifth and sixth floor additions of 1950. Ornamental cast iron entry doors, grill work and fixtures distinguish the facade. A pitched red tile roof, originally

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part of the 1925 design, presently surmounts the building above the sixth floor. Buff colored brick, steel, clear and colored glass panels constitute the modern 1959-61 addition covered by a flat tar paper roof.

The W.R. Pickering Lumber Company Building of 1925 is an example of the Second Renaissance Revival Style. Three stories tall, the building is organized into distinct horizontal divisions by a prominent belt course above the first and second floors and is crowned by a heavily modeled cornice. Although the building is divided into an equal number of bays, eleven on the north facade and four on the east and west facades, each floor is articulated differently. The first floor combines both a smooth and rusticated surface finish. An arched window fenestrates each first floor bay of the north facade on either side of the centrally located and elaborately modeled principal entrance. Each window is framed beneath by a small balcony, flanked above by curved rondels and centered with a large conso supporting the projecting string course above. Surface features common to both the second and third floor facades are pilasters (four pairs on both the east and west facades and two pair designating the northeast and northwest bays of the north facade); an elaborate two story continuation of the central entrance, and vertical panels of patterned red brick. Unique to the second floor are tall double hung sash windows with cornice head enframements and individual cast iron balconies. An elaborately modeled pedimented double hung sash window with an ornamental stone balcony occupies the central bay of the second story. Carved spandrels and an enriched cornice enframe the smaller double hung sash windows of the third floor; an entresol window in the central bay interrupts the cornice molding. All decorative relief is classical in its detailing.³

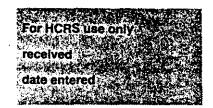
The facade of floors four, five, and six, added in 1950 by J.F. Lauck Associates Architects of Kansas City, Missouri, are similar in design to the 1925 facade but much simpler in detailing. Buff colored terra cotta with a central expanse of red brick comprises exterior facing; the unframed fenestration consists of regularly spaced double hung sash windows, and modestly crenelated parapet punctuated by small entresol window caps the sixth story. A penthouse and pitched tile roof (originally part of the 1925 design) surmounts the sixth floor. The modern six story addition of 1959-61 designed by J.F. Lauck Associates Architec of Kansas City, Missouri, is rectangular in shape and comprises approximately one half of the total area of the building. Adjoined to the south face of the existing building the addition is visible primarily from the south, east and west. Surfaced in buff colored brick and fenestrated with regularly spaced double hung sash windows, the south facade of the building is serviced by a single level parking facility located at ground level beneath the first floor. Buff colored brick, steel, and panels of clear and colored glass comprise the exterior of the east facade while a simpler brick exterior with double hung sash windows is found on the west.

The interior of the building as a whole consists of commercial office space. The first floor of the original structure is notable for the abundance of brass, marble, and walnut paneling used in its decoration.

The W.R. Pickering Lumber Building is in good condition and there are plans to renovate the structure in preparation for its continued use as a commercial office building.

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The Ararat Shrine Temple at 200 West Eleventh Street is a Neo-Classical Revival style building. The three-story structure is basically square in shape. It is bounded on the north by a commercial building and by surface parking lots on the east and south. It is set back 36 feet from the street, putting it on line with the American Hereford Cattle Breeders Association Building on the west. West Eleventh street is to the south of this corner building and Central Street is to the west. It has a frontage of 164 feet on West Eleventh Street.

The main facade faces south and is divided into eleven bays. The central seven bays projecslightly. This central portion of the building is dominated by the entrance. On the ground floor, approached by a series of steps, are five arched openings. The entrance doors are set behind this arcaded portico. Above the arches, extending from the second through the third floor are engaged Corinthian columns. On each floor, between the columns, are casement windows with transoms. A decorative panel is located between the second and third floor windows, featuring a swag motif. The first floor and raised basement level are finis with smooth ashlar on the south and west facades. A darker stone is used for the front columns, and window surrounds. The north and east facades are faced with brick. A dentile cornice runs across the south and west facades and turns the corner of the east facade to continue for two bays. Beneath the cornice of the projecting central portion of the main facade is a rinceau frieze. Fixed to the cornice, directly above the large columns, are five lion heads. The second floor windows of the south facade and of the first two bays of the east and west facades feature flat bracketed window heads. There are three secondar entrances on the west facade, two of which have decorative surrounds. Loading docks are located on the north facade.

The interior of the building contains office space, broadcasting studios, and the auditorium which seats approximately 3,000. The building is in good condition.

FOOTNOTES

- 1. John J.-G. Blumenson, <u>Identifying American Architecture</u>: A <u>Pictorial Guide to Styles and Terms</u>, 1600-1945 (Nashville, Tennessee: American Association for State and Local History, 1977), pp. 68-69.
- 2. "A Remodeling Task at Ararat Temple," Kansas City Star, 4 June 1961, sec. F, p. 15.
- 3. Blumenson, <u>Identifying</u>, pp. 40-41; Marcus Whiffen, <u>American Architecture Since 1780:</u> A Guide to the Styles (Cambridge, Massachusetts: MIT Press, 1969), pp. 154-158.

8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 X 1900–	Areas of Significance—C archeology-prehistoric agriculture X architecture art Commerce communications	X_ community plann conservation economics education engineering		e religion science sculpture _X social/ humanitarian theater transportation other (specify)
Specific dates	1919; 1925; 1926	Builder/Architect	mith, Rea & Lovitt: She wen, Sayler, and Payson	pard & Wiser;

Statement of Significance (in one paragraph)

The American Hereford Cattle Breeders Association Building at 300 West Eleventh Street, the W.R. Pickering Lumber Company Building at 301-307 West Eleventh Street, and the Ararat Shrine Temple at 222 West Eleventh Street are significant as examples of an unusual urban design plan and as a grouping of Classical design buildings. Property owners collaborating in an effort to make this intersection a unique architectural center agreed that each structure would be three stories in height, classical in style, and set back from the street to allow for landscaping. Three structures were completed and are included for nomination to the National Register. These three buildings were designed by prominent Kansas City architectural firms.

Located at the northwest corner of the intersection, the American Hereford Cattle Breeders Association Building was designed in 1919 by the prominent local architects Charles A. Smit Frank S. Rea, and Walter U. Lovitt. An example of the Neo-Classical Revival Style and costing approximately \$170,000 (site and construction), the building served as permanent headquarters for the American Hereford Cattle Breeders Association. For more than half of its thirty-seven years, the Association operated out of Kansas City, a city long recognized as the center of the Hereford world and commercial capital of the great Hereford States of Iowa, Texas, Missouri, Kansas, and Nebraska. In 1953 the Ararat Shriners purchased the building for more than \$150,000 and the American Hereford Cattle Breeders Association moved to a new facility at Eleventh and Hereford Drive.

Located at the southwest corner of the intersection, the W.R. Pickering Lumber Company Building was designed in 1925 by the prominent local architects Charles E. Shepard and Albert C. Wiser. An example of the Second Renaissance Revival Style and costing approximately \$400,000 to construct, the building served as administrative headquarters for the company, which had been founded in 1894.4

Located at the northwest corner of the intersection is the Ararat Shrine Temple. The Shriners purchased this property in 1920 at a cost of \$65,000. During the previous few years their membership had grown to 7,000 and they were outgrowing their lodge at 12th and Prospect. Construction of the building at 222 West Eleventh Street did not begin unti December, 1925. The Neo-Classical Revival style building was designed by the local firm of Owen, Sayler, Payson. In 1939 the St. Louis Union Trust Company filed a foreclosure suit against the Ararat Shrine for bonds that had been in default since 1932. The membership of the Shrine had declined and the decision was made not to contest the foreclosure suit. The Shriners gave up their building and moved their headquarters to the fourth floor of the Hotel Continental. The building was subsequently used as the Red Cross headquarters for a number of years. In 1947 it was purchased by the Midland Broadcasting Company for use as a radio station, KMBC. In 1959 the auditorium was leased to Durwood Theaters and was named the Capri Theater. In 1974 the auditorium was leased to the Lyric Theater and it became the first permanent home of this opera-in-English performance group. 9

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Smith, Rea & Lovitt

The firm of Smith, Rea & Lovitt was among the leading Kansas City architects from 1910-1920. Charles A. Smith (1866-1948) is best known as the architect for many of the Kansas City public shoools. He was associated with William F. Hackney from 1886 until Hackney's death in 1898. That year Smith succeeded Hackney as architect for the Kansas City Board of Education and retained that post until 1936. In addition to schools, Smith designed many homes, apartments, churches, and commerical buildings in Kansas City. 10 Frank S. Rea (1888-1929), in the years prior to his partnership with Smith and Lovitt, worked as a draftsman for the Superintendent of Buildings and several local architectural firms.]] Walter U. Lovitt (1875-1920) is best known for the State Normal School at Warrensburg, Missouri; the Linwood Boulevard Methodist Church and Ivanhoe Masonic Temple in Kansas City, Missouri. 12

Shepard & Wiser

The firm of Shepard & Wiser was prominent in Kansas City in the early years of the 1900's. From 1895 to 1910 Charles E. Shepard had been in a partnership with Ernest Farrar. Wiser joined the firm in 1911. In 1914, after Farrar left the firm, Charles E. Shepard and Albert C. Wiser continued their partnerhsip designing hotels, churches, commercial office building and large homes. Notable among their accomplishments are the Hotel President in Kansas City Missouri, and the Kansas Hotel in Topeka, Kansas. 13

Owen, Sayler, and Payson

Albert S. Owen began his architectural career in Kansas City in 1904. In 1908 he formed a partnership with Charles Payson, who had spent seven years as the chief draftsman for the important Kansas City firm of Root and Siemens. In 1925 William Sayler was admitted to the firm. Sayler had drafted for the firm of Shepard and Farrar. From c. 1907 until 1915 he was in a partnership with Herbert Seddon. 15 All three were active in the Kansas Cit Chapter of the American Institute of Architects. The Owen and Payson firm designed numerous commercial buildings and residences in Kansas City. Currently, the only other known work by the Owen, Sayler and Payson firm is the Grain Valley, Missouri, High School, designed in 1925.

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri history, as outlined in "Missouri's State Historic Preservation Plan." The West Eleventh Street Historic District is, therefore, being nominated to the National Register of Historic Places as an example of the themes of "architecture" and "urban design."

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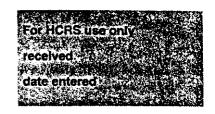
Page 2

FOOTNOTES

- 1. "New Home Planned for Pickering Lumber Company," <u>Kansas City Journal Post</u>, 26 July 1925, sec. C, p. 1.
- 2. "Hereford Office Up Soon," Kansas City Star, 15 June 1919, sec. A, p. 12.
- 3. Kansas City Times, 19 June 1953, p. 5.
- 4. "General Administrative Offices of the Pickering Lumber Company," <u>Kansas City</u> <u>Journal Post</u>, 20 June 1925, sec. C, p. 1.
- 5. "Huge Temple on Central," Kansas City Times, 4 March 1920, p. 1.
- 6. "Start Two Structures Soon," Kansas City Star, 27 December 1925, sec. D, p. 2.
- 7. "Sue on Ararat Bonds," <u>Kansas City Times</u>, 14 March, 1939, p. 4; "Ararat Temple to Go," <u>Kansas City Times</u>, 6 April, 1939, p. 3.
- 8. "Create New Office Area in KMBC Unit," Kansas City Star, 30 August 1959, sec. D, p. 5.
- 9. John Haskins, "Lyric Signs Lease for Capri Theater," <u>Kansas City Times</u>, 1 August 1974, sec. C, p. 16.
- 10. "Charles A. Smith Dies," <u>Kansas City Times</u>, 12 January 1948, p. 9; <u>Men of Affairs in Greater Kansas City</u> (Kansas City: The Kansas City Press Club, 1912), p. 224.
- 11. City Directories, Kansas City, Missouri, 1890-1916.
- 12. "Walter U. Lovitt Dead," Kansas City Star, 9 March 1920, p. 3.
- 13. "Charles Shepard Dies," Kansas City Star, 9 August 1932, p. 6.
- 14. Western Contractor, 8 July 1908, p. 6.
- 15. <u>City Directories</u>, Kansas City, Missouri, 1900-1930.
- Kansas City Architect and Builder, May 1902, p. 7; Western Contractor, 15 October 1913, p. 9.

9.	Major Bibli	ographica	al Refere	nces
1.	"Ararat Temple to	Go." <u>Kansas Ci</u>	ty Times, 6 Ap	pril 1939, p. 3.
2.	"A Remodeling Task	at Ararat Temp	le." <u>Kansas (</u>	City Star, 4 June 1961, sec. F, p. 15.
10.	Geograph	ical Data		
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List al	II states and counties	for properties over	lapping state or	county boundaries
state		code	county	code
state		code	county	code
<u>11.</u>	Form Prep	ared By		······································
name/ti	itle Patricia Brown	Glenn/Sherry Pi	land	Sept. 21, 1980
organiz	vation Landmarks Comm	ission of Kansa	s City, Missou	uriate
	& number 26th Floor,			telephone (816) 274-2555
city or				state Missouri
		oric Pres	ervation	Officer Certification
The eva	aluated significance of thi	s property within the	state is:	<u></u>
	national	state	X_ local	
665), I I accordi	hereby nominate this prop ing to the criteria and pro-	erty for inclusion in cedures set forth by t	the National Regist	storic Preservation Act of 1966 (Public Law 89– ter and certify that it has been evaluated ervation and Recreation Service.
	listoric Preservation Offic irector, Department State Historic Pre	of Natural Res		date
For H	CRS use only hereby certify that this pr	CIMENT CAN		
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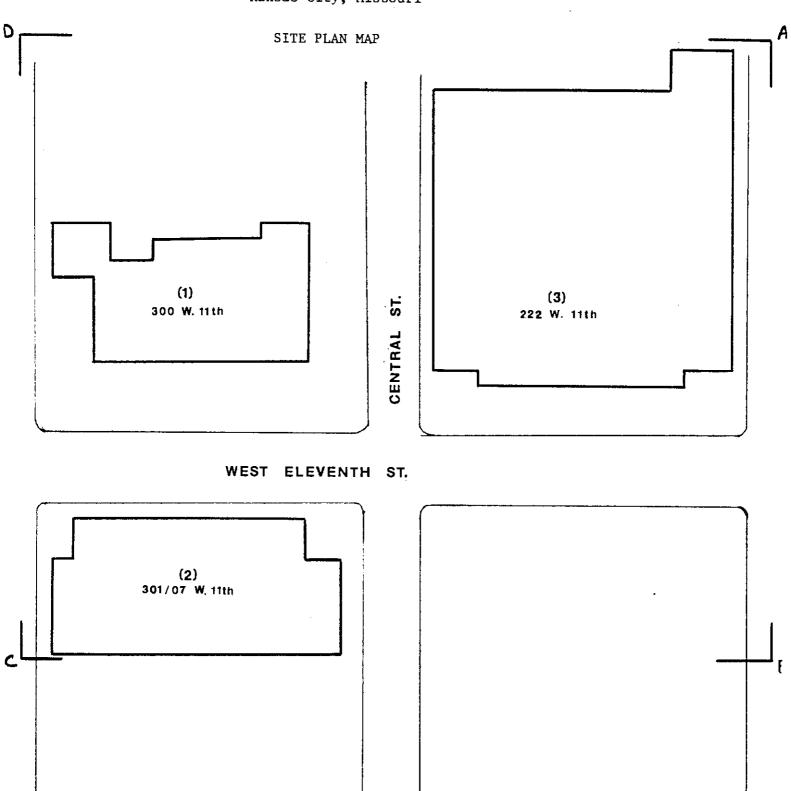
Item number 9

Page 1

- 3. Blumenson, John J.-G <u>Identifying American Architecture</u>: A <u>Pictorial Guide to Styles and Terms</u>, 1600-1945. Nashville, Tennessee: American Association for State and Local History, 1977.
- 4. "Charles A. Smith Dies." Kansas City Times, 12 January 1948, p. 9.
- 5. "Charles Shepard Dies." Kansas City Star, 9 August 1932, p. 6.
- 6. <u>City Directories</u>. Kansas City, Missouri, 1890-1930.
- 7. "Create New Office Area in KMBC Unit." <u>Kansas City Star</u>, 30 August 1959, sec. D, p. 5.
- 8. "General Administrative Offices of the Pickering Lumber Company." <u>Kansas City</u> <u>Journal Post</u>, 20 June 1925, sec. C, p. 1.
- 9. Haskins, John. "Lyric Signs Lease for Capri Theater." <u>Kansas City Times</u>, 1 August 1974, sec C, p. 16.
- 10. "Hereford Office Up Soon." Kansas City Star, 15 June 1919, sec. A, p. 12.
- 11. "Huge Temple on Central." Kansas City Times, 4 March 1920, p. 1.
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- 13. <u>Kansas City Times</u>, 19 June 1953, p. 5.
- 14. Men of Affairs in Greater Kansas City, Kansas City: The Kansas City Press Club, 1912.
- 15. "New Home Planned for Pickering Lumber Company." <u>Kansas City Journal Post</u>, 26 July 1925, sec. C, p. 1.
- 16. "Start Two Structures Soon." Kansas City Star, 27 December 1925, sec. D, p. 2.
- 17. "Sue on Ararat Bonds." Kansas City Times, 14 March 1939, p. 4.
- 18. "Walter U. Lovitt Dead." Kansas City Star, 9 March 1920, p. 3.
- 19. Western Contractor, 8 July 1908, p. 6; 15 October 1913, p. 9.
- 20. Whiffen, Marcus, <u>American Architecture Since 1780: A Guide to the Styles</u>. Cambridge, Massachusetts: MIT Press, 1969.



WEST ELEVENTH STREET HISTORIC DISTRICT Kansas City, Missouri



UTM References:

- A 15/362880/4329100
- B 15/362880/4328850
- C 15/362720/4328900
- D 15/362725/4329100

Photo Log:

Name of Property: West Eleventh Stree		t Historic District	
City or Vicinity:	Kansas City		
County: <u>Jackson</u>	County	State: MO	
Photographer:	Sherry Piland		
Date Photographed:	Aug. 1979		

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 14. Pickering Lumber Company Building, 301-307 W Eleventh Street, E façade. View looking W.
- 2 of 14. Pickering Lumber Company Building, 301-307 W Eleventh Street, W façade. View looking E.
- 3 of 14. Pickering Lumber Company Building, 301-307 W Eleventh Street, S façade. View looking NE.
- 4 of 14. Pickering Lumber Company Building, 301-307 W Eleventh Street, N façade on right, W façade on left. View looking SE.
- 5 of 14. Pickering Lumber Company Building, 301-307 W Eleventh Street, detail of entrance, N façade. View looking S.
- 6 of 14. Pickering Lumber Company Building, 301-307 W Eleventh Street, W façade on left, S façade on right. View looking NE.
- 7 of 14. American Hereford Cattle Breeders Assoc. Building, 300 W Eleventh Street, W façade on left, S façade on right. View looking NW.
- 8 of 14. American Hereford Cattle Breeders Assoc. Building, 300 W Eleventh Street, N façade on left, W façade on right. View looking SE.
- 9 of 14. American Hereford Cattle Breeders Assoc. Building, 300 W Eleventh Street, E façade. View looking NW.
- 10 of 14. American Hereford Cattle Breeders Assoc. Building, 300 W Eleventh Street, W façade. View looking E.
- 11 of 14. Ararat Shrine Temple, 222 W Eleventh Street, S façade. View looking N.
- 12 of 14. Ararat Shrine Temple, 222 W Eleventh Street, W façade. View looking NE.
- 13 of 14. Ararat Shrine Temple, 222 W Eleventh Street, E façade. View looking NW.
- 14 of 14. Ararat Shrine Temple, 222 W Eleventh Street, N façade. View looking SE.



























