

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000365

Date Listed: 4/29/94

Liquid Carbonic Company Building
Property Name

Jackson
County

MO
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland
Signature of the Keeper

5/10/94
Date of Action

=====
Amended Items in Nomination:

The level of significance, which was omitted, is local. This information was verified by Steve Mitchell of the SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Liquid Carbonic Company Building

other names/site number _____

2. Location

street & number 2000 Baltimore not for publication N/A

city or town Kansas City vicinity N/A

state Missouri code MO county Jackson code 096 zip code 64108

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 _____ statewide _____ locally. (_____ See continuation sheet for additional comments.)



18 March 1994

Signature of certifying official Claire F. Blackwell, Date
Deputy SHPO

Missouri Department of Natural Resources

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:	Signature of Keeper	Date of Action
_____ 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): _____	_____	_____

5. Classification

Ownership of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	Contributing	Noncontributing
_____ public-local	<u> 1 </u>	<u> 0 </u> buildings
_____ public-State	<u> 0 </u>	<u> 0 </u> sites
_____ public-Federal	<u> 0 </u>	<u> 0 </u> structures
Category of Property	<u> 0 </u>	<u> 0 </u> objects
<input checked="" type="checkbox"/> building(s)	<u> 1 </u>	<u> 0 </u> Total
_____ district		
_____ site		
_____ structure		
_____ object		
	Number of contributing resources previously listed in the National Register <u> 0 </u>	

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions	
Cat: <u> COMMERCE </u>	Sub: <u> Business </u>
<u> COMMERCE </u>	<u> Warehouse </u>
<u> INDUSTRY </u>	<u> Manufacturing facility </u>
Current Functions	
Cat: <u> COMMERCE </u>	Sub: <u> Professional </u>
<u> DOMESTIC </u>	<u> Multiple dwelling </u>
_____	_____
_____	_____

7. Description

Architectural Classification
LATE 19TH AND 20TH CENTURY REVIVALS
Other: Two-part vertical block

Materials
foundation BRICK
roof CONCRETE
walls BRICK
other STONE

Narrative Description

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

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.

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.

USDI/NPS NRHP Registration Form
Liquid Carbonic Company Building
Jackson County, Missouri

(4)

Areas of Significance (Enter categories from instructions)

- COMMERCE
- INDUSTRY
- ARCHITECTURE

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Period of Significance

1913-1935

Architect/Builder

Smith, Rea, & Lovitt/architects

Hucke & Sexton/builders

Significant Dates

1913

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(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

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Landmarks Commission of Kansas City

10. Geographical Data

Acreage of Property less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	362970	4327650	3	_____	_____
2	_____	_____	_____	4	_____	_____

_____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Deon K. Wolfenbarger/Preservation consultant; Janice Lee/Research

organization Three Gables Preservation date January 10, 1993

street & number 9550 N.E. Cookingham Drive telephone 816/792-1275

city or town Kansas City state MO zip code 64157

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 Melissa Stevens Messer & Frank Messer

street & number 4638 J.C. Nichols Parkway telephone 816/421-7927

city or town Kansas City state MO zip code 64113

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1 Liquid Carbonic Company Building
Jackson County, Missouri

SUMMARY: The Liquid Carbonic Company Building is located at 2000 Baltimore in Kansas City, Jackson County, Missouri. It is a six-story, rectangular, flat roofed building with basement, constructed of reinforced concrete with red brick veneer. The main facade faces east onto Baltimore, and a secondary elevation faces north onto 20th Street. The building fills the entire lot at the southwest corner of Baltimore and 20th Streets. An alley runs along the rear, or west, elevation. The building's form type is a two-part vertical block (Longstreth, 1987). In this commercial property type, the building's facade is divided horizontally into two main zones. The lower zone of 2000 Baltimore is one story, and serves as a visual base for the dominant "shaft," or upper zone. The upper zone is given vertical emphasis by engaged brick columns separating the bays, and uninterrupted wall surfaces between the floors. The parapet roof is separated from the floor by a decorative cornice, but nonetheless remains subordinate to the two-part composition. The architectural features contain classical references; however, it is the building's form and composition that is clearly dominating the visual character of the building, rather than allusions to any particular academic style. The building is virtually intact, and retains a high degree of integrity in all areas of consideration: design, materials, workmanship, location, setting, feeling, and association.

ELABORATION: 2000 Baltimore sits on a high brick foundation with basement windows in each bay. There is a dressed-face stone water table course separating the basement from the first floor. A narrower stone course separates the first from the second floor. The building is three bays wide on its east elevation, and ten bays on the north. The main entry door is on the south end of the east elevation. The entry is at ground level, with interior steps leading to the raised first floor. The present door is not original, but is set within the original surrounds. The door is glass with metal frame, flanked by narrow sidelights and covered transom above. Above is a stone lintel with pedimented panel having pendant brackets. Six transom lights are above this lintel. This entire entry is slightly recessed, and set within a larger stone surround with large keystone. Display windows with transoms are in the other two first floor bays of the east elevation, as well as the two eastern bays on the north elevation. The north elevation has an entry door in the westernmost bay on the first floor; the remaining windows on the first floor are six-over-one, double-hung sash with stone sills.

The windows on the second floor are slightly taller than those on the third through sixth floors. Those on the second are six-over-one, double-hung sash, while those on the remaining floors are three-over-one. The stone beltcourse separating the first from second floor serves as a continuous window sill for the second story windows, while the other windows each have simple stone sills. The first and third bays on the east elevation have paired windows, as does the first and tenth bays on the north. The remaining windows on the north are single. The central bay of the east elevation has three-part windows, with a central typical window flanked by a tall, narrow window on either side. An exception to the regular pattern of windows is the sixth bay on the north. On each floor, the windows here are small, two sash fixed windows. This corresponds to a stairwell on the interior.

The engaged brick pilasters which separate the bays on the east elevation terminate with geometric stone pendants. A projecting stone cornice with block brackets is over the east elevation, and the two end bays on the north. The cornice of the central bays on the north elevation is accentuated by

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2 Liquid Carbonic Company Building
Jackson County, Missouri

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recessed panels in the brick. Above the cornice, the parapet roof also has decorative recessed panels. Each elevation (east and north) has a centered pediment on the parapet, which is finished with a stone coping with geometric finials at the corners.

The rear (west) elevation has a raised concrete loading dock with flat roof awning above. The majority of windows on the rear are four-over-four, double-hung sash. The floors and bays are divided by vertical and horizontal concrete courses. There is also a metal fire escape and garage door on the rear.

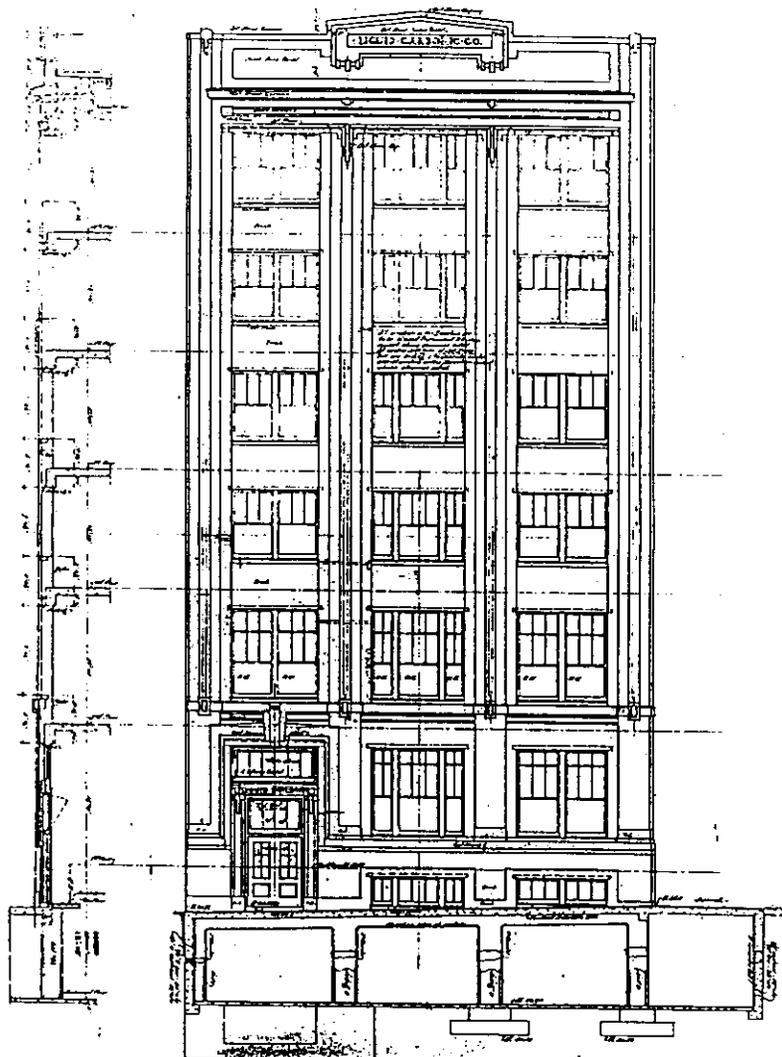
The interior features marble steps, installed ca. 1954, leading to the raised first floor. A passenger elevator, also installed in 1954, provides access to the first four floors from the entry door on the east. A freight elevator is located near the west end of the north wall. The first floor has offices and a rear shop area, and the second and third floors have offices. The offices are not historic. The remaining upper floors are open warehouse space with concrete pillars. The present owner is rehabilitating the structure according to the Secretary of the Interior's Standards for Rehabilitation, for the Investment Tax Credits. The only planned change for the exterior is the reconstruction of the main entry door from original plans and historic photographs, and a new garage door on the rear (west). The new uses will include photography studio space, offices, and residential quarters.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3 Liquid Carbonic Company Building
Jackson County, Missouri

Front (East) Elevation
as prepared by Smith, Rea, & Lovitt, architects



• FRONT (EAST) ELEVATION •

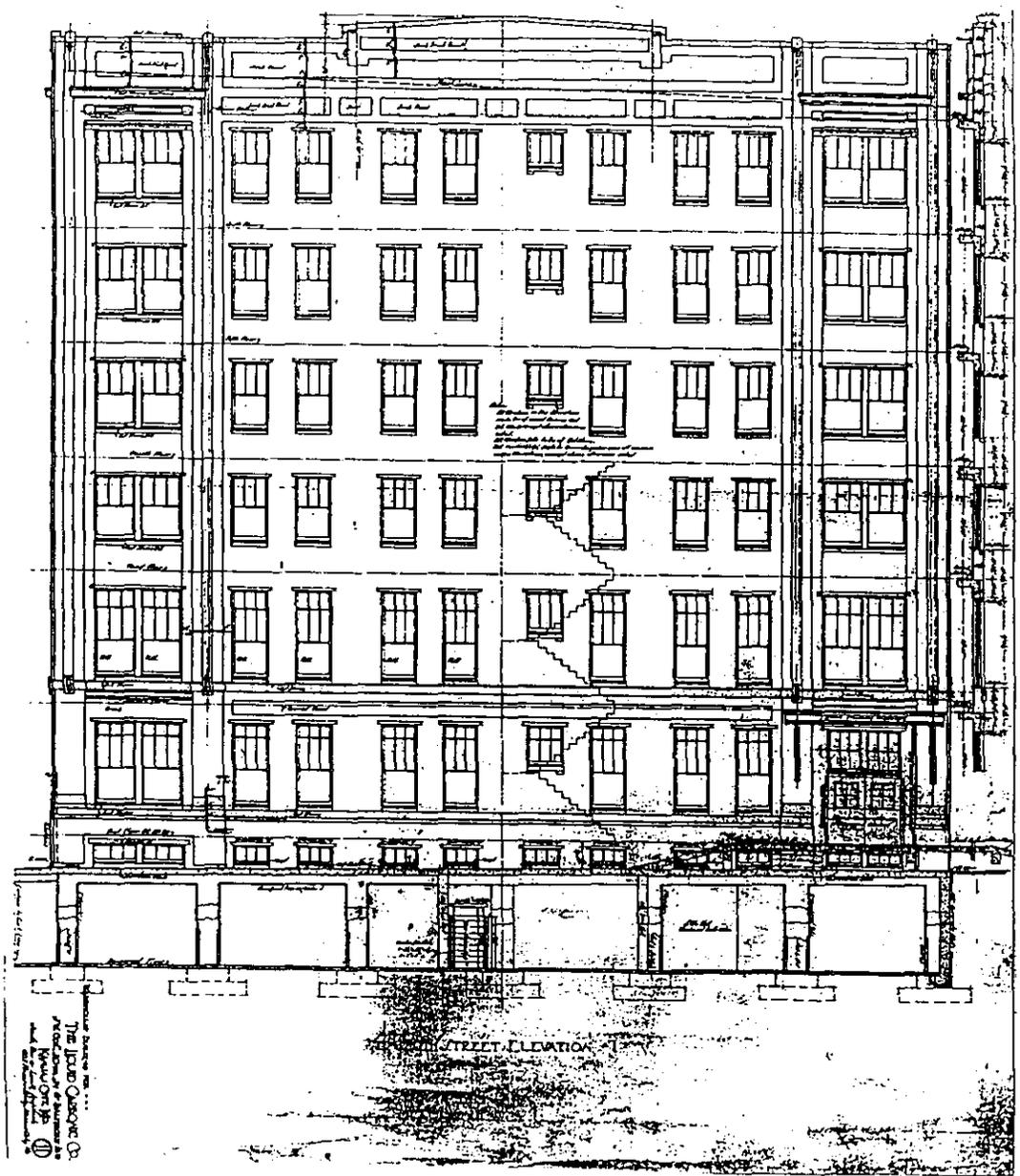
THE LIQUID CARBONIC CO.
 ARCHITECTS
 100 N. 3rd St.
 St. Louis, Mo.
 1910

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4 Liquid Carbonic Company Building
Jackson County, Missouri

The 20th Street (North) Elevation
as prepared by Smith, Rea, & Lovitt, architects

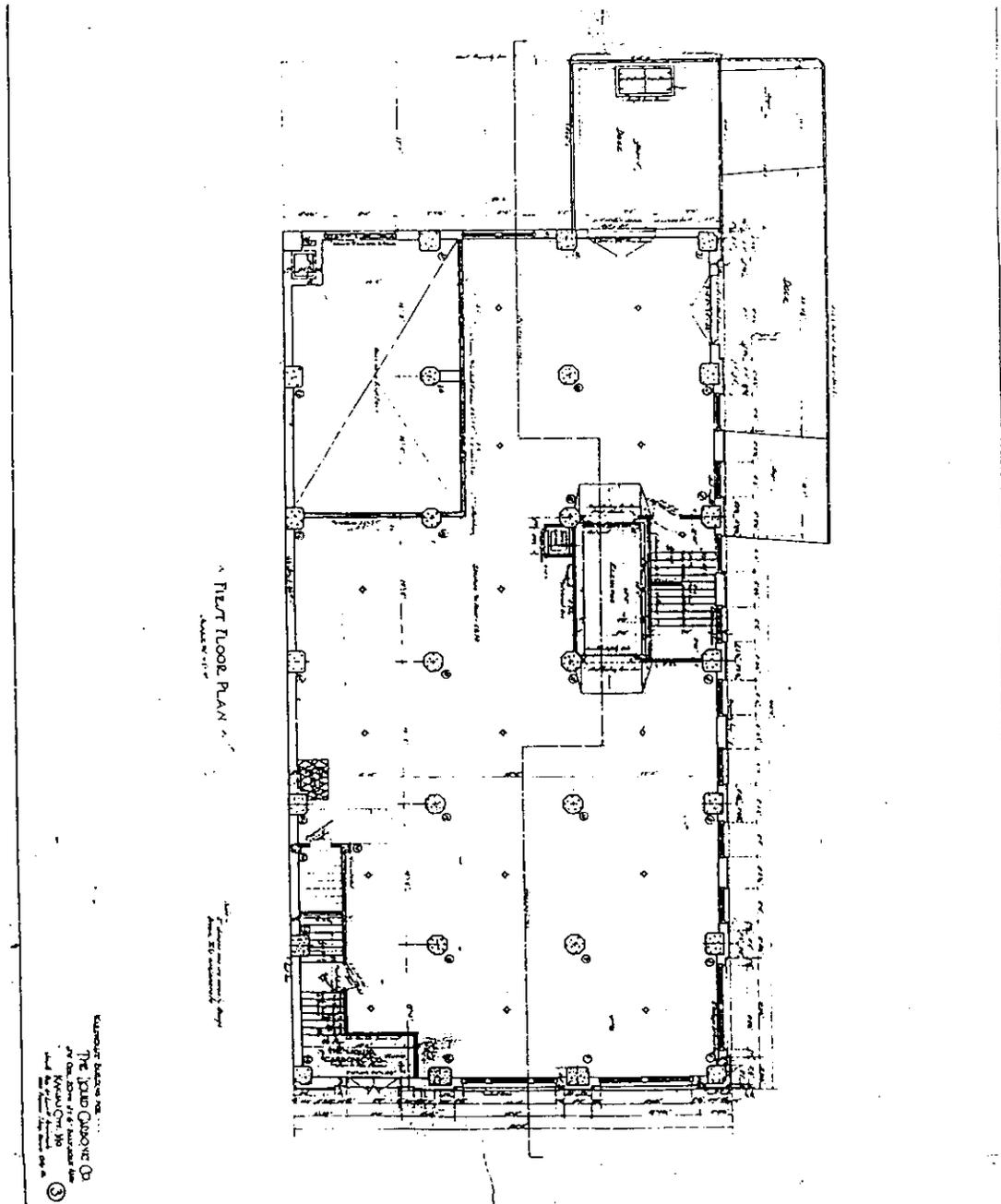


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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5 Liquid Carbonic Company Building
Jackson County, Missouri

First Floor Plan
as prepared by Smith, Rea, & Lovitt, architects



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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6 Liquid Carbonic Company Building
Jackson County, Missouri

SUMMARY: 2000 Baltimore, historically referred to as the "Liquid Carbonic Company Building," is significant under National Register Criterion A in the areas of COMMERCE and INDUSTRY, and under Criterion C in the area of ARCHITECTURE. Under Criterion A, it is representative of the buildings which reflected Kansas City's prominence in the warehousing industry, beginning in the late nineteenth century and continuing into the twentieth century. During the late nineteenth century, Kansas City was home to several main offices of warehousing concerns which distributed manufactured goods from the East on to the rapidly developing West. By the early twentieth century, though, the town accommodated numerous branch offices which served multiple roles as small manufacturing sites as well as distribution points. The Liquid Carbonic Company Building is typical of this twentieth century trend of production and distribution. The building not only housed the branch office of the Liquid Carbonic Company, but also contained a company showroom, warehouse, and light manufacturing business from the time of its construction in 1913 to 1935, when the company moved to another address. The building's period of significance represents the years that the company was located here. 2000 Baltimore is additionally representative of the southward shift of the commercial and industrial areas of Kansas City. Constrained by the Missouri River on the north and the Missouri/Kansas state line on the west, the city basically had nowhere else to grow. Aided by trolley lines and the automobile, new residential areas were developed far south of the downtown. Spurred by the construction of the new Union Railway Station, a growing commercial district developed immediately south of the downtown in the early twentieth century along the prime arterial streets. Under Criterion C, the Liquid Carbonic Company Building is a good example of a property type constructed for the dual purpose of sales and manufacturing. The Liquid Carbonic Company Building's form -- two-part vertical block -- and features with classical references are typical of other early twentieth century commercial buildings across the country. The Liquid Carbonic Company Building is also significant as an example of the work produced by the prominent Kansas City architectural firm of Smith, Rea, and Lovitt.

ELABORATION: The building at 2000 Baltimore was constructed in 1913 as a branch office and showroom for the Liquid Carbonic Acid Manufacturing Company, "The Greatest Soda Water Supply House in the World". The Liquid Carbonic Acid Manufacturing Company first had offices and works in Kansas City in 1901, at Chestnut and Guinotte Avenues. Other addresses included 523 Delaware in 1902, and 610 Delaware in 1910 (Kansas City, Missouri City Directories, 1901, 1903, 1910). During the teens and twenties, the company was one of about a half dozen soda fountain suppliers in Kansas City. Several local area businesses, including Price Candy, Galvin's Tap, and F.W. Woolworth's, installed Liquid Carbonic Company soda fountains and bars. The soda fountain currently installed at the Kansas City Museum is from the Liquid Carbonic Company (Liquid Carbonic Company Advertising Department, 10 December 1993).

The Liquid Carbonic Acid Manufacturing Company was founded in Chicago in 1888 by Jacob Baur. Baur devised the idea of compressing carbonic gas into steel cylinders to be used for carbonating beverages. In 1904, "Acid Manufacturing" was dropped from the company name. By 1919, the Liquid Carbonic Company had 13 plants, of which Kansas City was one. The building at 2000 Baltimore, in addition to serving as a branch office, also produced carbon dioxide gas. In 1929, the company began to manufacture dry ice as well. The showroom here primarily displayed the company's line of soda fountains and related equipment, but also featured some of the company's

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 7 Liquid Carbonic Company Building
Jackson County, Missouri

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bottling and beer-drawing equipment (One Hundred Years, 1988). In 1935, the company moved out of the 2000 Baltimore building into a new plant at 1339 Liberty Street, in order to expand their production of gas and dry ice (Liquid Carbonic Company Advertising Department, 10 December 1993). With the exception of a few years of vacancies, the building has since been rented by floor, and has generally had several tenants at once, rather than just one (Kansas City, Missouri City Directories, 1913-1992).

The opening of the Liquid Carbonic Company's branch office is associated with Kansas City's changing role in the distribution of goods across the country. In the late nineteenth century, the city's nationwide prominence in shipping manufactured and agricultural products was directly related to the growing network of railroads servicing the city. Thus, not only did Kansas City become a key terminus for the cattle trade, but it soon was a key player in the nation-wide system of distributing manufactured goods as well (McKinzie, 1982). This system relied on wholesale "jobbers", who received manufactured products from the factories in the East, and funneled them on to retail operations in the West. After the turn of the century, however, the wholesale industry began to slow down due to changes in the nationwide system of distributing goods. Previously, the wholesalers dealt with small, individual retail stores in the developing West. However, in the twentieth century, several retail concerns not only expanded, but also began consolidating with other retail operations. With this consolidation came greater purchasing power, and the ability to deal directly with the factories. Although Kansas City remained home to several wholesaling businesses in the early twentieth century, it became more common to find companies opening branch offices or factories in the city. Thus with the Kansas City branch, the Liquid Carbonic Company could serve all of their customers directly within this region, instead of relying on a wholesaler to distribute their goods. By manufacturing their product in the city, they were also able to save on shipping costs.

When the Liquid Carbonic Company moved to 2000 Baltimore in 1913, the surrounding neighborhood was fairly new to commercial or industrial trade. During the latter part of the nineteenth century, the wholesale and manufacturing district in Kansas City lay primarily near 8th and Broadway, near the railroad and along the riverfront (Ehrlich, 1979). By contrast, the east side of Baltimore did not have any businesses -- only small, one-story frame buildings (Sanborn map, 1898). At the turn of the century, there were only a few businesses on Main, one block to the east.

A general increase in development in the Midtown area began around 1905; this is reflected on Baltimore by the construction of small commercial buildings at the south end of the 2000 block. Nearby, a number of significant buildings were constructed which spurred development in Midtown, including the Kansas City Star building (1909-11) and Union Station (1910-14; NRHP, 1 February 1972) (Landmarks Commission of Kansas City, 1977). The construction of Union Station, in particular, has been noted for affecting land use south of 19th Street. With its construction, the Midtown area now contained buildings whose uses were dependent on rail transport (Ehrlich, 1979). The neighboring businesses on Baltimore reflect this as well, consisting primarily of warehouses, manufacturing, and wholesale operations (Sanborn maps; Landmarks Commission of Kansas City, Historic Inventory Forms). To make way for the new commercial/industrial building at the southwest corner of 20th and Baltimore Streets, a one-story frame building was demolished in 1910 (Kansas City, Missouri. City Building permit #47901).

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 8 Liquid Carbonic Company Building
Jackson County, Missouri

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The Liquid Carbonic Company Building was constructed in 1913 by the local contracting firm Hucke and Sexton for an estimated cost of \$70,000 (Kansas City, Missouri. City Building Permit #19956-#2). Over the years, building permits indicate alterations and repairs to the building, in the amount of \$3,000 in 1945, and a fire escape added on the rear of the building in 1954 (Kansas City, Missouri. City Building Permits #14847A, #38446A). The present interior offices are not historic, but building permits were not found for these.

The plans for the Kansas City branch office of the Liquid Carbonic Company were prepared by the prominent local architectural firm of Smith, Rea, and Lovitt of Kansas City. Charles A. Smith, Frank S. Rea, and Walter U. Lovitt became partners in 1910. The partnership lasted for ten years, until the deaths of Walter Lovitt in 1920 and Charles Rea in 1921 (Piland, January/February 1986). The firm was responsible for the design of several notable local buildings, such as the Jenkins Music Company Building (NRHP, 2 March 1979), the Rialto Building, the Ivanhoe Masonic Temple (NRHP, 2 May 1985), the Kansas City Club, the Pla-more amusement structures (demolished), and the Firestone Building (NRHP, 3 January 1986). Charles Smith was the senior partner of the firm, and also served as the architect for the Kansas City, Missouri School Board Architect from 1898 to 1936 (Kansas City Times, 12 January 1948). He gained a national reputation for his innovations, particularly in ventilation and sanitation, which were adopted by other school systems throughout the country (Men of Affairs, 1912).

Located on the southwest corner of 20th and Baltimore, the building's size and detailing sets it apart from the simpler wholesale and manufacturing buildings adjoining to the south on Baltimore. Its detailing, in fact, is more typical of commercial buildings, particularly with classical design elements and the attention paid to the first story with display windows. This reflects this building's use as a showroom for the products of the Liquid Carbonic Company. The large interior spaces, however, reveal the additional use as warehouse and light industrial building. The Liquid Carbonic Company Building is also significant as an example of the variety of work produced by the firm of Smith, Rea, and Lovitt. Although the partnership lasted approximately a decade, the firm prepared the plans for many key buildings constructed both before and after World War I. Their work is characterized by careful attention to detailing and conservative design (Ehrlich, 1977). The Liquid Carbonic Company Building's restrained design serves to accent the functional spaces within. This is typical of contemporary development in commercial architecture across the country -- the building's structure is revealed, not hidden with extraneous detailing.

Original plans for the building reveal that the only exterior change to the building on the two primary elevations is the entry door on the east (see Section 7, pp. 3-5). Otherwise, the building is virtually intact on the exterior from its time of construction. The current owner plans to reconstruct the original entry door according to these plans.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 9 Liquid Carbonic Company Building
Jackson County, Missouri

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Bibliography

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- Ehrlich, George. Kansas City, Missouri: An Architectural History, 1826-1990. Columbia: University of Missouri Press, 1979; revised edition, 1992.
- Kansas City, Missouri City Building Permits. #47901; 19956-#2; 14847A; 38446A.
- Kansas City, Missouri City Directories. 1901-1992.
- Men of Affairs in Greater Kansas City: 1912. Kansas City, MO: The Kansas City Press Club, [1912].
- Landmarks Commission of Kansas City, Missouri. Kansas City, A Place in Time. Kansas City, MO: n.p., 1977; revised edition, 1983.
- Landmarks Commission of Kansas City, Missouri. Historic Resources Inventory Forms.
- Liquid Carbonic Company Advertising Department. Interview, 10 December 1993.
- Longstreth, Richard. The Buildings of Main Street. Washington, D.C.: The Preservation Press, 1987.
- McKinzie, Richard D. and Schirmer, Sherry Lamb. At the River's Bend: An Illustrated of Kansas City, Independence, and Jackson County. Woodland Hills, CA: Windsor Publications, 1982.
- One Hundred Years: 1888-1988, Liquid Carbonic. Chicago: Liquid Carbonic Company, 1988.
- Piland, Sherry. "A Kansas City Architect: Charles A. Smith." Historic Kansas City Foundation Gazette, January/February 1986, pp. 4-5.
- Sanborn Map for Kansas City, Jackson County, Missouri. New York: Sanborn Map Company, 1898; 1939.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 10 Liquid Carbonic Company Building
Jackson County, Missouri
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Verbal Boundary Description

Lots 1 and 2, Block 17, Goodrich Addition. City of Kansas City; Jackson County, Missouri.

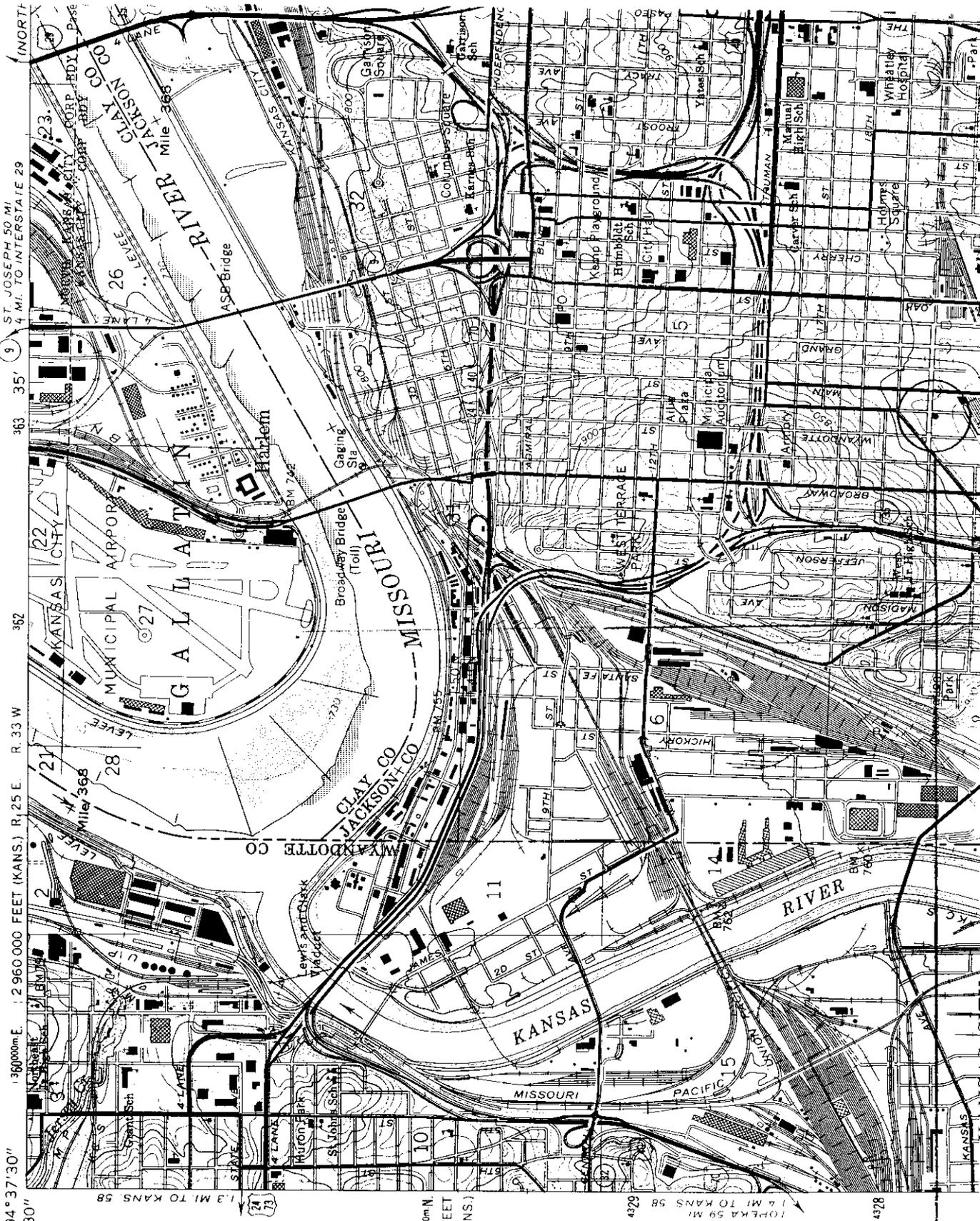
Boundary Justification

The nominated property includes the entire parcel historically associated with the Liquid Carbonic Company Building.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

7062 11 NW
(PARKVILLE)

ST JOS
3.1 MI



ST. JOSEPH 50 MI
4 MI. TO INTERSTATE 29

363 35'

362

362

R. 25 E. R. 33 W.

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362

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Photo Log:

Name of Property: **Liquid Carbonic Company Building**

City or Vicinity: **Kansas City**

County: **Jackson County** State: **MO**

Photographer: **Frank Messer**

Date

Photographed: **Jul. 1993**

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

- 1 of 3. Looking W.
- 2 of 3. Looking S.
- 3 of 3. Looking NW.





LEASE

