



1569

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 of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 Deal-Mendenhall House

other names/site number _____

2. Location

street & number 163 East 200 North N/A not for publication

city or town Springville N/A vicinity

state Utah code UT county Utah code 049 zip code 84663

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 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.)

Walter M. ... 11/6/97
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
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 certifying official/Title 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:)

Edson H. Beall 1-5-98
Signature of the Keeper Date of Action

Deal-Mendenhall House
Name of Property

Springville, Utah County, Utah
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

Historic Resources of Springville City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Materials
(Enter categories from instructions)

foundation STONE
walls BRICK
WOOD: weatherboard
roof ASPHALT
other _____

Narrative Description

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

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Deal-Mendenhall House, Springville, Utah County, UT

Narrative Description

Built in 1896, the Deal-Mendenhall House is a one-and-a-half story brick, Victorian Eclectic crosswing type house. It has a sandstone foundation and a gabled roof, covered with asphalt shingles. The facade runs parallel to 200 North Street and the rear ell runs along a north-south axis. An additional cross gable projects south from the front of the house on the west end. The yard is fully landscaped with mature trees.

The facade features a one-story porch with simply Classically detailed columns and pediment. The principal entry is situated near the corner of the junction of the east wing with the front cross gable. The front door is a wood paneled door with an inset glass window in the upper panel and a glass transom above. The original doorbell operated by twisting the knob remains in working condition. The porch roof, supported by wood Tuscan-style columns, supports a shed-type porch asphalt shingled roof, projecting from the front brick wall. A small gable tops the porch over the entry steps. A tripartite window under the porch has a transom light over the central section etched with the date of construction, 1896. The leaded glass in the transom of the central window on the one story front-facing polygonal bay is also original to the house. The segmental arch window openings are decorated with a dog tooth patterned brick with hood moldings and carved wood inserts. Jigsawed woodwork and turned elements adorn the gable peaks on the south, east and west facades. The facade incorporates two dormers that rise through the eaves of the roof, culminating in small pedimented gable roofs.

The back of the house is much more utilitarian in style, with little adornment. The rear ell, containing the service areas of the house, is penetrated with one-over-one double-hung windows on each wall. A brick exterior-end chimney projects from the north gable end. Alterations to the building are primarily visible from the back. A one-story porch in the northeast corner of the house was extended in 1992 to provide extra kitchen and living space. The addition is sheathed in vinyl siding, and a small gable roofed porch shelters a new side entry. This addition, however, is located mostly to the rear of the house, and doesn't visually impact the integrity of the house when viewed from the street. Other than this addition, the house remains largely as it was when it was built in 1896.

No outbuildings shown on Sanborn Maps have survived to the present. A fairly sizable, gable roofed three car garage was built by the current owners immediately north of the house in 1992. The garage is covered with vinyl siding, and its gable roof is pierced by twin dormers on the south slope of the roof. Two sliding overhead doors and a panel door dominate the front facade. This building is separated by about twenty feet of side yard from the house itself, a buffer that lessens the impact of this building on the integrity of the historic house.

____ See continuation sheet

Deal-Mendenhall House
Name of Property

Springville, Utah County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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.

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1896-1940s

Significant Dates

1896

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

T.E. Child, architect(?)

T.E. Child - Builder; Ward & Sons- millwork;

Will Friel - Brick; Clark Bros. - carpenter

Name of repository:

United States Department of the Interior
National Park Service

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Deal-Mendenhall House, Springville, Utah County, UT

Narrative Statement of Significance

The 1896 Deal-Mendenhall House (nominated as part of the "Historic Resources of Springville City" Multiple Property Submittal) is significant in the broad patterns of Springville history as an example of the larger, more substantially constructed homes built in Springville during the late nineteenth and early twentieth centuries. These buildings reflect the growing prosperity and sophistication that the arrival of the transcontinental railroad (in Utah 1869 and in Springville in 1878) through which there were important links to, and influences from, outside communities. The house was occupied first by the family of Romanzo A. Deal, a successful businessman, railroad contractor, and civic leader in Springville. The later occupants were the family of Guy Mendenhall. Mendenhall was a nephew of Romanzo A. Deal, and a prominent construction contractor, merchant and banker in his own right. The Deal and Mendenhall families were two of a number of Springville families whose fortunes were closely tied to the arrival of the railroad. Their success is evident in their ability to build homes such as the Deal-Mendenhall House. In contrast to Springville's early buildings, which were simple, utilitarian buildings most often constructed of locally produced materials, the Deal-Mendenhall House was constructed of fired brick in multiple colors. Contact with the outside world brought awareness of popular architectural styles to Springville. Buildings such as the Deal-Mendenhall House were the result of such awareness.

Springville City, in Utah County, Utah, was settled in September, 1850 by a company of pioneers of the Church of Jesus Christ of Latter-Day Saints (LDS or Mormon Church) led by Aaron Johnson.¹ The colonizing families had crossed the plains during the summer as part of a train of 135 wagons captained by Johnson. Upon arriving in Utah, they were called by church leader Brigham Young to establish a permanent community on the banks of Hobble Creek, in Utah Valley. The suitability of the area for settlement and agriculture had been noted earlier by William Miller and James Mendenhall, who had traveled the length of Utah Valley during the winter of 1849.²

The pioneering period of establishing Springville as a viable community was followed by an era of growth and diversification of industry and commerce. Promotion of the organized cooperative movement may have helped to initiate this new phase of development. The greatest impact, however, was brought by the railroad. Completion of the transcontinental rail line in 1869 ended Utah's geographic isolation, linking the state to the products and markets of the entire nation. It made goods from the outside more readily available, created new markets for Utah-produced commodities, stimulated commerce and the development of new industries, and brought in more settlers together with more

¹Finley, Mary J. Chase, A History of Springville (Springville, Utah: Art City Publishing, 1989), 1.

²Finley, viii.

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Deal-Mendenhall House, Springville, Utah County, UT

outside influences. The pioneer period, with its emphasis upon basic essentials of community survival, self-sufficiency, and cooperative group effort, was brought to a final close.³

Springville was uniquely affected by the coming of the railroad⁴ in two respects. Initially, building of the rail lines led to the city's emergence as a major center for railroad construction contracting businesses. Later, with a network of routes in place, rail transportation became a chief factor influencing industrial development in and around Springville. The city enjoyed certain advantages with respect to transportation systems in that it was strategically located geographically. A short distance to the north was Salt Lake City and the major transcontinental rail link between the east and west coasts; to the east, through Spanish Fork Canyon, lay the extensive coal fields of Carbon County; to the south was a direct route to the ore deposits of Iron County and Los Angeles, beyond to the southwest.

A number of Springville citizens gained their initial experience as railroad grade builders on the transcontinental railroad. Several thousand Utahns worked on grading crews for the Union Pacific and Central Pacific. Numerous camps from various Utah localities were set up along sections of the roadbed. Among these were the camps of Harvey Boys of Provo Valley, and Houtz & Wadaworth of Springville. Though many communities were represented in this early work, few emerged as enduring leaders in the business of railroad contracting. Springville rivaled Salt Lake City and Ogden as a contracting center, and at times totally dominated the field. The R.L. Polk & Co. Utah State Gazetteer for 1906-07 lists six grading contractors and six railroad contractors in the state, all of them working out of Springville. The 1911 Gazetteer lists fourteen grading contractors, again all in Springville.

By the early 1900s, Springville had grown to a city of approximately 3,500. The 1911 R.L. Polk & Co. Directory shows Springville to have two banks, fourteen grading contractors, three hotels/rooming houses, one flour mill, one canning factory, and a municipal electric power plant. There were four general stores in operation: G.S. Wood Mercantile Co.; Deal Bros. & Mendenhall Co.; Packard Bros. & Co.; and I.T. Reynolds & Co. Principals in the latter three firms also were prominent in the field of railroad contracting. Springville was served by two railroads: the Denver & Rio Grande Western, and the San Pedro, Los Angeles & Salt Lake Railroad of the Union Pacific system.

Romanzo A. Deal was one of the first pioneer children born in Springville, on February 3, 1852. His parents, John Wesley and Eliza Crandall Deal, had come to Springville two years earlier, among the original ten wagons to arrive. John W. Deal was a native of North Carolina. At the age of 12 he left home and subsequently worked along the Mississippi River as a flatboatman. He joined the Mormon Church at Nauvoo, Illinois, and married Eliza Crandall at Quincy, Illinois. They lived in Nauvoo for a

³See Leonard J. Arrington, Great Basin Kingdom: An Economic History of the Latter-Day Saints 1830-1900 (Cambridge, Massachusetts: Harvard University Press, 1958).

⁴Beginning in 1878, Springville merchant Milan Packard built a railroad to bring coal from Scofield to Utah Valley. The Rio Grande Railroad bought out the line in 1882." Jay Haymond. "Springville", Utah History Encyclopedia. Salt Lake City: University of Utah, 1995.

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Deal-Mendenhall House, Springville, Utah County, UT

time until crossing the plains and settling in Springville in 1850.⁵ A stone cutter in his early life, John was at one time employed cutting stone for the Nauvoo Temple. In Springville, he is said to have built the first brick cottage in town. After settling here, he turned his attention to farming.

Romanzo spent many of his boyhood days herding cattle in the Springville area. He later took up farming and freighting. In 1876, he married Helen Maycock. They would later raise three children. In 1888 he organized the mercantile firm of Deal Brothers & Mendenhall, together with his brothers J.W., D.E., L.D. and T.M. Deal and his brother-in-law, Thomas L. Mendenhall.⁶ Deal Brothers & Mendenhall developed into one of the most prominent mercantile houses in Springville, with trade covering a wide territory. Becoming involved as well in railroad building, Deal Bros. & Mendenhall attained a position as one of the leading firms in the construction of railways throughout the west.

Romanzo also helped found the Springville Banking Co. and served as its president until his death in 1903. Established in 1891, Springville Banking Co. was the first banking institution in Utah south of Salt Lake City.⁷ In addition to his other enterprises, Mr. Deal involved himself in the ranching and livestock raising business, owning valuable ranching properties in the state. He was also active in civic affairs, serving as mayor of Springville for three terms in the 1890s, and serving for a term as Utah County Commissioner.

It is within the context of these events that Romanzo A. Deal and Helen Maycock Deal built their house in 1896. As noted in the September 4, 1896, edition of the Springville Independent:

Quite a building boom has struck the town and as a result all kinds of labor is being utilized pretty completely. Mayor Deal is having an elegant two-story brick residence erected, which, when finished, will be one of the best in the city. It will cover 53x40 feet, containing six large airy rooms with hall way; besides commodious bath rooms, clothes and dish closets. The upper story will contain three rooms. Mr. T.E. Child has the plans and contract for the building which will foot up an outlay of \$1,800 to \$2,000. Mr. Will Fries is furnishing the brick and Clark Bros. are doing the carpentry work, and Ward & Sons of Provo the mill work. At present the Mayor and his jovial family are enjoying their summer vacation in a tent located just east of the site of the new residence.⁸

Following the death of Romanzo in 1903, title to the house passed to his wife, Helen. She died about 1910, at which time the property was inherited by her daughter, Helen M. Deal Radford, wife of

⁵Warrum, Noble, ed, Utah Since Statehood, (Chicago-Salt Lake City: The S.J. Clarke Publishing Co., 1919) p.1012.

⁶Finley, 67.

⁷Finley, 71.

⁸Springville Independent, September 4, 1896, p.1.

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Deal-Mendenhall House, Springville, Utah County, UT

Abraham Radford. Helen died in Los Angeles at the home of her brother, Roe, in 1926 at age 46, having sold 163 E. 200 North to Guy Mendenhall in 1912.

Born in Springville in 1870, Guy Mendenhall was a son of Thomas and Mary Deal Mendenhall. He was a nephew of Romanzo A. Deal, and his father had been a partner of Deal's in Deal Bros. & Mendenhall. A prominent construction contractor, merchant and banker, Guy began his career at the age of 13, working with his father in railroad construction. At age 18 he helped his father in the Deal Bros. & Mendenhall general store, working initially as a clerk. Two years later, he and other family members acquired 10,000 acres of land in Alberta, Canada, operating a ranch there for a number of years. After the Mendenhall Banking Co. was established by his father in 1908, Guy worked there as a cashier. He later succeeded his father as president of the institution.

Guy's involvement in the railroad and highway construction business spanned many years. He was at various times affiliated with the Roe Deal and Guy W. Mendenhall Construction Co., Deal Bros. & Mendenhall, Strong & Bird Co., and W.W. Clyde & Mendenhall. Prior to his death in 1947, he headed Mendenhall & Sons Construction Co. At the time of his death, Guy Mendenhall was residing at 141 E. Center Street in Springville. He had sold 163 E. 200 North to his son V. Cornell, in 1924.

(Vern) Cornell Mendenhall was born in Springville in 1902. In 1927 he married Bessie J. Reynolds, a daughter of Jesse O. and Ella Wheeler Reynolds of Springville. Cornell was a graduate of Brigham Young University, having received a Bachelor of Science degree in 1925. For nine years he worked as a teacher of vocational agriculture, but left the profession in 1934 to enter the construction business, carrying on a family tradition begun by his grandfather, Thomas L. Mendenhall. Cornell initially worked for W.W. Clyde & Sons Construction Co., of which his father was secretary at the time. Resigning that firm in 1937, Cornell joined with his father and his brother Deal Mendenhall in the Guy W. Mendenhall Construction Co., specializing in highway construction. That firm is said to have built hundreds of miles of highway. V. Cornell and W. Deal Mendenhall operated separate construction companies after the death of their father. Cornell continued with highway construction work, operating one of the leading construction firms in Utah. He also became interested in livestock raising and developed extensive ranching holdings in Utah County.

In 1950, Cornell sold the house to his daughter Carma Jane Hales, and subsequently moved to Las Vegas, Nevada. City Directory records show that Mrs. Hales and her husband, Russell, a Springville High School Teacher, did not reside in the house. They lived elsewhere in Springville. In 1955, ownership of 163 E. 200 North returned to V. Cornell and Bessie J. Mendenhall. They evidently rented out the home to a succession of tenants, including Ray Taylor, a driver for REA Express, c.1965; H. Dean Gardner, a receiving clerk for the B.Y.U. bookstore, c.1970; Doug Huntsman, c.1978; and Brent Wilson, and office clerk, c.1980. For a time the house was occupied by Paul Mendenhall, one of Cornell and Bessie Mendenhall's seven children.

In 1987, the Mendenhalls sold the house to their daughter, Lucile, and her husband, Kent Hale Huntsman. Onetime residents of Las Vegas, they now live in the house. In 1992, the Huntsmans added a two car garage to the property immediately east of the building, and added an addition to the

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Deal-Mendenhall House, Springville, Utah County, UT

northeast side of the house. This addition contains additional space for the Huntsmans as well as for Bessie Mendenhall, Lucile's mother, who now lives in the house with them.

ARCHITECTURE:

Victorian forms were popular in Utah 1885-1915. The style describes the early twentieth century and the changes that were occurring in Utah. This crosswing house type with Victorian Eclectic styling is important in describing the end of Utah's isolation in the late nineteenth century. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern-book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.⁹

___ See continuation sheet

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Deal-Mendenhall House, Springville, Utah County, UT

Bibliography

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- Daughters of Utah Pioneers of Utah County. Memories That Live: Utah County Centennial History, Springville, UT: Art City Publishing, 1947.
- Deseret News, February 20, 1918, p.6, sec. 2 (John W. Deal); November 24, 1926, p.6 (Helen Deal Radford).
- Esshom, Frank. Pioneers and Prominent Men of Utah. Salt Lake City, UT: Western Epics, Inc., 1966.
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- Polk, R.L. & Co. Utah State Gazeteer and Business Directory. Salt Lake City, UT: Tribune Job Printing Co., 1900-1928 Editions.
- Salt Lake Tribune, July 18, 1942, p.26 (Guy Mendenhall).
- Sanborn Map Company, Insurance Maps of Springville, Utah, 1890, 1898, 1908, 1925-corr. 1931.
- Springville Herald, November 24, 1926, p.4 (Helen Deal Radford); "Springville, Cradle of Western Contracting," March 26, 1936, p.1, sec. 2; July 23, 1942, p.1 (Guy Mendenhall).
- Springville Independent, September 4, 1896, p.1.
- Sutton, Wain, ed. Utah: A Centennial History. New York: Lewis Historical Publishing Co., Inc., 1949, "V. Cornell Mendenhall", Vol. III, p. 348.
- Warrum, Noble, ed. Utah Since Statehood. Chicago-Salt Lake City: The S.J. Clarke Publishing Co., 1919, "Guy Mendenhall", Vol III, p. 841; "R.A. Deal", Vol III, p.1012.

Deal-Mendenhall House
Name of Property

Springville, Utah County, Utah
City, County, and State

10. Geographical Data

Acreage of property 0.49 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/4/8/3/4/0 4/4/4/6/6/0/0 B 1 11111 111111
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

West 1/2 of Lot 1, Block 51, Plat A, Springville City Survey.

Property Tax No. 06:051:0009:001

__ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries include the entire city lot that has historically been associated with property.

__ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Nelson W. Knight, Architectural Historian

organization Smith Hyatt Architects

date March, 1997

street & number 845 South Main St.

telephone (801)298-1666

city or town Bountiful

state UT

zip code 84010

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/or 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

name Kent H. & Lucille M. Huntsman

street & number 163 E. 200 North

telephone (801)489-8299

city or town Springville

state UT zip code 84663

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 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 Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 8

Deal-Mendenhall House, Springville, Utah County, UT

Photos Nos. 1-4:

1. Deal-Mendenhall House
2. Springville, Utah County, Utah
3. Photographer: Nelson Knight
4. Date: February 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. Southwest elevation of building. Camera facing northeast.

Photo No. 2:

6. Southeast elevation of building. Camera facing northwest.

Photo No. 3:

6. North elevation of building. Camera facing south.