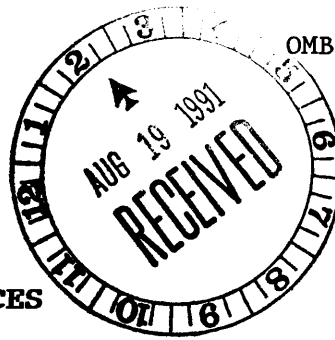


NPS Form 10-900
(Rev. 8/86)
NPS/CHS Word Processor Format
(Approved 03/88)

OMB No. 1024-0018



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 *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name: Sinclair, Reginald, House
other names/site number: _____

2. Location

street & number: 6154 Perry Park Road (NA) not for publication
city, town: Larkspur (NA) vicinity
state: Colorado code: CO county: Douglas code: 035 zip code: 80118

3. Classification

| Ownership of Property | Category of Property | No. of Resources within Property | |
|---|--|----------------------------------|--------------------------|
| | | contributing | noncontributing |
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | <u>5</u> | <u>3</u> buildings |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | <u> </u> | <u> </u> sites |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | <u>5</u> | <u> </u> structures |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | <u> </u> | <u> </u> objects |
| | <input type="checkbox"/> object | <u>10</u> | <u>3</u> Total |

Name of related multiple property listing:
N/A

No. of contributing resources previously listed in the National Register 0

6. Functions or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
AGRICULTURE/agricultural outbuilding
AGRICULTURE/irrigation facility

Current Functions

(enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
VACANT/NOT IN USE
VACANT/NOT IN USE

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS
Pueblo

Materials

(enter categories from instructions)

foundations OTHER: Cinderblock
walls STUCCO
roof OTHER: modified bitumen
other WOOD: log

Describe present and historic physical appearance.

The Reginald Sinclaire House is a two-story, single-family residence constructed in 1931-32 in the Pueblo Revival Style. From 1932 until 1965 it served as the home and main house for Mr. Sinclaire's 4500-acre horse ranch located at Tomah Road and Perry Park Road in the vicinity of Larkspur, Colorado. This area retains its rural character. It is still sparsely-settled, home to a number of horse and cattle ranches.

The nominated property consists of a 790-acre portion of the original horse ranch lying east of Perry Park Road. It contains eight buildings and five structures, although the Pueblo Revival house is the main feature. The other contributing features include the gatehouse, generator building, shed, barn, water tower, gateway, cattleguard, cistern, and well/pumphouse. There are three non-contributing buildings on the property: the ranch house, garage, and new Statter house. The last, accessed from Tomah Road, is neither visible nor accessible from the Sinclaire house.

The nominated property is located in the rolling landscape just east of the foothills of the Rocky Mountains. The changes in elevation provide a varied vegetation from treeless prairie grassland to hillsides forested with deciduous and evergreen trees.

The historic house itself sits well back on the property, on a crest, surrounded by a large number of pine trees which shield it from the road as well as from other buildings on the property. It is accessible from Perry Park Road by means

(X) See continuation sheet

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

Reginald Sinclaire House

of the original mile-long driveway. The dense foliage of pines and scrub oak provide a natural backdrop for the house, which retains its integrity of materials, design, feeling, and setting.

In 1965 Mr. Sinclaire retired and moved to Colorado Springs. In 1970 he sold this home and his ranch, and the property was subdivided. In the 1980s the home became vacant and unfortunately fell prey to vandals. All of the original doors, many of the windows, some of the light fixtures, some of the wood flooring, and the main staircase balustrade were removed from the house. In addition, a leaky roof damaged a corner of the library. In 1988 the present owners bought the house and began restoration, replicating missing and damaged items. They have also updated the house for modern living, adding a new garage, replacing the plumbing, electrical, and heating systems, remodeling the kitchen, and renovating the bathrooms. None of these changes significantly impact the historic character of the house.

Exterior:

The Reginald Sinclaire House is made to resemble a Native American pueblo, but instead of the traditional adobe construction, it is built of black cinderblocks covered with stucco. The roof is of wood frame construction covered with torch-applied modified bitumen (originally hot tar). And yet, great care was taken to create the look of an adobe structure.

The building has the multi-level form of a pueblo. Typical stylistic details of the Pueblo Revival Style are represented: the flat roof and stepped-up parapet with rounded edges, the extended log beams (vigas), the drainspouts that carry water through the parapet from the roof (canales), the simple log pole porch support, and the unevenly-textured, earth-colored stucco wall covering. Also representative are the enclosed courtyard and the porch (portal).

The main entrance is in a recessed porch on the west elevation approached through a semicircular grass courtyard surrounded by a low, 12-to-24-inch stucco wall. The original flagstone walk and porch floor will be reset into newly-laid concrete. As is the case with the rest of the house, all of the doors and windows have been replaced. However, the simple wood frame style of the originals has been retained, as has the type, be it multi-panel doors or multi-light casement, double-hung, or fixed windows.

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CONTINUATION SHEET**

Section number 7 Page 3

Reginald Sinclaire House

On this facade, the main porch beam and post were replaced due to deterioration and the second story window was enlarged. (This window is not visible from the exterior, due to the stepped setback of the second story.) Visible to the north is the deck over the new garage extending out at ground level from the main house, with a Territorial style balustrade.

The south elevation remains largely unchanged, except for the small bathroom windows, on the west end of the central bay, which have been made slightly smaller. It is thought by some that the one-story bay on the southeast corner, which contains the maid's quarters (guest bedroom) and morning room, may have been an afterthought, built shortly after the rest of the house. If so, it is an historic addition, indistinguishable in style and materials from the rest.

The east elevation, approached by a flagstone patio to the southeast, features the original enclosed courtyard. The courtyard is surrounded by a 3-to-8'-high stuccoed wall with arched gateway on the south side, flagstone pavement, and a three-tiered stucco fountain in the southeast corner. On this facade, only the kitchen window in the central bay has been altered, enlarged approximately 6" in length. However, evidence indicates it may have been altered previously: an air conditioner and glass bricks had been installed. The new garage/deck extension is visible to the north.

On the north elevation, the new garage extends out from the original garage at the basement level. Its side walls were built on top of existing retaining walls which formed the approach to the original garage. French doors lead from the living room to the deck with its Territorial Style balustrade located above the garage. (The French doors originally led to a smaller deck supported by posts, which had collapsed by 1988. The deck had a wooden post-and-rail balustrade, similar in style to the new one.)

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CONTINUATION SHEET**

Section number 7 Page 4

Reginald Sinclair House

Interior:

The main floor rooms are defined by two perpendicular hallways: the main hallway which leads from the foyer to the living room, dining room, library, and kitchen wing (including the back porch and maid's room or guest bedroom); and a second hallway which connects the kitchen with two other bedrooms, joined by a shared bathroom. The differences between floor levels from room to room is an original feature. The only recent remodeling has enlarged the kitchen by removing walls to the butler's pantry and the morning room.

Significant original stylistic details include the exposed ceiling beams in the halls, dining room, and particularly the living room, where the 10-12" vigas are overlaid with 1-2" latillas; the nicho or arched niche in the main hallway; heavy wood lintels above a number of doors; the beehive corner fireplaces in the dining room and west bedroom; and the fireplace in the living room with its massive wood lintel. Throughout, fine craftsmanship simulates the look of adobe: rounded wall edges around doorways and even battered walls, thicker at the bottom.

Other original features include the refinished pegged red oak flooring in the hall and bedrooms, the crystal sconces in the dining room, and the mica-shade sconces in the foyer. The library fireplace and paneling are also original, although portions had to be replaced because of water damage. The new paneling was matched to the remaining original, including the "hidden" doors made to blend into the panels. All the interior doors, tile flooring, and staircase balustrade, although new replacements, are of an appropriate stylistic design.

The second story contains two bedrooms (originally the master bedroom and sitting room) and bath, similar to those below them. Minor modifications have been made to the closets, and, as on the first floor, the bathroom fixtures have been updated. The master bedroom retains its original corner fireplace. The cast-iron chandelier at the top of the stairs is new, replacing one that was stolen.

The basement level is a full usable floor, but many of the walls have never been totally finished. It has a central corridor, off of which are the original wine cellar, a series of storage rooms, laundry, boiler room, the old garage (now a workshop), and the new garage addition.

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CONTINUATION SHEET**

Section number 7 Page 5

Reginald Sinclair House

Contributing Outbuildings and Structures:

1. Gatehouse. This rectangular, one-room rustic building was constructed about the same time as the main house. It was used as a retreat and "hunting blind" for shooting wild turkeys. It is frame, with split-log siding, stone chimney, and jig-saw fascia trim. The roof and windows have been replaced, and the fascia is a new reproduction of the original.
2. Generator Building. Built of stuccoed cinderblock like the house, this building originally contained the generator which provided power to the house. It is now used for storage.
3. Shed. This frame lean-to was built about the same time as the main house.
4. Barn. This frame building with vertical split-log siding was constructed about the same time as the main house. It was used to keep horses for pleasure riding.
5. Water Tower. This frame structure, constructed in 1931-32, originally supported a 25,000 gallon copper tank (now gone), which supplied water to the main house. It was fed by a spring approximately 400 feet from the house. Tile pipes conveyed the water from the spring to a concrete holding tank. From there the water was pumped to the tower, where it flowed, by gravity, to the house. It provided fire protection as well as water for the garden and riding horses.
6. Gateway. This restored stone gateway marks the entrance to the property at Perry Park Road.
7. Cattleguard and Gateway. This restored stone gateway with metal cattleguard originally was the entrance from the outside pasture to the "yard" surrounding the house. The associated fence no longer exists.
8. Cistern. This concrete structure with conical frame roof has 10-12" walls and is about 15 feet deep. It is no longer used.
9. Well/Pumphouse. This cinderblock structure contains its original pump, but is no longer in use.

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CONTINUATION SHEET**

Section number 7 Page 6

Reginald Sinclair House

Noncontributing Buildings:

10. Ranch House. This cinderblock house with frame addition was built in the 1950s as the home of Ed Star, ranch foreman and caretaker of the main house and garden.
11. Garage. This frame building was constructed at the same time as the ranch house.
12. Statter House. This new home was built for the Statters, owners of the property, in 1989.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: () nationally (X) statewide () locally

Applicable National Register Criteria () A () B (X) C () D
Criteria Considerations (Exceptions) () A () B () C () D () E () F () G

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

Period of Significance

1932

Significant Dates

1931-1932

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Reginald Sinclaire House is eligible to the National Register under Criterion C, as an exemplary representative of the Pueblo Revival Style. It was built during the style's peak of national popularity (1920s-1930s), and it is one of the remarkably few known surviving examples in Colorado, especially in a residential application of this scale.

The Pueblo Revival Style is based on a type of architecture which developed over time from the various cultural influences present in New Mexico. From the Native American pueblo it took its basic adobe look, flat roof, stepped parapets, and exposed vigas. Spanish colonists used adobe bricks instead of puddled adobe, enlarged windows, added carved wooden doors and gates, sometimes used pitched roofs, and created enclosed courtyards and porches (portals). The Territorial period brought wood flooring, flat jig-saw spindles, plate-glass windows, central halls and entries, and a variety of stylistic details ranging from Greek Revival to Victorian. Twentieth Century additions include brick, flagstone, or Mexican tile flooring, larger windows, and adaptations for modern convenience, including the use of concrete and other structural materials.

The real impetus for the development of the style came in 1912 with New Mexico statehood and the formation of the Santa Fe Planning Board. Tourism, civic identity, and the romance of the West combined with local history and aesthetics to promote the Pueblo Style. The New Mexico Pavillion designed by Rapp and Rapp for the 1915 Exposition in San Diego helped give the style further credibility. It was followed by other fine examples in New Mexico, such as the Santa Fe Fine Arts Museum (1916) and the La Fonda Hotel (1920). In the 1920s it became the style of choice for the residences of Santa Fe's growing art colony.

(x) See continuation sheet

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

Reginald Sinclair House

Although it grew out of a New Mexican tradition which continues to develop, the Pueblo Revival Style can be found as far away as Minnesota and Florida. It expresses the same nationalistic and romantic urges which created the Mission Style and the Craftsman Style. In fact, the first representation of the Pueblo Revival was in California in 1894. Other early examples include the 1905 Hopi House at the Grand Canyon and the Harvey House Hotel at Lamy, New Mexico, both designed by Mary Colter for the Santa Fe Railroad. In the 1930s it became a popular regional style for public buildings throughout New Mexico, Arizona, Colorado, and Texas.

The regional, romantic association may have inspired Reginald Sinclair to build his house in the Pueblo Revival Style. Like many Santa Fe residents of the period, he was an Eastern transplant. Born in Corning, New York, in 1893, he was the son of the co-founder of the Corning Glass Company. A distinguished member of France's World War I flying corps, he moved to Colorado in 1921 and became a wealthy rancher. He was well-known as a polo player and breeder of polo ponies and racehorses.

The Reginald Sinclair House is a finely-crafted representative of the Pueblo Revival Style. Like its New Mexico cousins, it fits beautifully into its natural Southwestern landscape, blending with it instead of imposing upon it. Although not of adobe, it painstakingly observes the various nuances of adobe construction, including the uneven texture, rounded corners, and earth-colored stucco. Its exterior features all the correct stylistic elements: flat roof and stepped-up parapet, vigas, canales, porch with log post support, straight-headed windows and doors, flagstone pavement, and enclosed courtyard with stuccoed wall and arched gateway.

In the interior, the varying floor levels emphasize the stepped Pueblo form. The main halls punctuated with doorways suggest the Spanish Colonial plaza. Other traditional elements include the exposed ceiling beams and latillas, the arched nicho, the heavy lintels, corner fireplaces, battered stucco walls with rounded edges, and pegged wooden flooring. Even the Classical fireplaces in the master bedroom and library and the library paneling can be considered in the tradition of the Territorial Style. The new Spanish-style doors, jig-saw balustrade, and tile floors also conform to the requirements of the Pueblo Revival Style.

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CONTINUATION SHEET**

Section number 8 Page 3

Re gnald Sinclaire House

The Sinclaire House was found to be one of the few Pueblo Revival style residences in the state built on a large scale. It was evaluated at the state level by comparing the design with other residential buildings of the same style that were constructed during the 1920s and the 1930s. Several good examples were located in Pueblo County and Denver County while smaller, vernacular examples were found in San Luis in Costilla County and other southern Colorado counties. The buildings in Pueblo were good one story examples of the style with stucco walls, flat roofs and vigas, but they were on a much more modest scale. These were probably spec houses constructed by a builder. Denver also had four small two story Pueblo Revival houses which were built for resale. Denver also boasted a very fine example of Pueblo Revival style in the Lowell White House, located in the Country Club Historic District. This large scale, two story house, which contained the requisite elements of the Pueblo Revival style, was demolished in 1990. Denver had only one other notable residential example in Pueblo Revival seen in the Carmen Court, a small apartment complex with mud color stucco walls, multilevel roofs, ladders and vigas.

9. Major Bibliographical References

(X) See continuation sheet

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

Specify Repository: _____

10. Geographical Data

Acreeage of property: 790 acres

UTM References

| | | | | | | | |
|---|------------|---------------------|-----------------------|---|------------|---------------------|-----------------------|
| A | <u>1 3</u> | <u>5 0 5 6 5 0 </u> | <u>4 3 4 7 9 1 0 </u> | B | <u>1 3</u> | <u>5 0 5 6 5 0 </u> | <u>4 3 4 6 7 6 0 </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| C | <u>1 3</u> | <u>5 0 5 2 8 0 </u> | <u>4 3 4 5 5 0 0 </u> | D | <u>1 3</u> | <u>5 0 4 4 8 0 </u> | <u>4 3 4 5 5 0 0 </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

(X) See continuation sheet

Verbal Boundary Description

The boundary of the nominated property is shown and described on the accompanying Statter Property map entitled "Improvement Location Cert. Statter Ranch", Map 1.

() See continuation sheet

Boundary Justification

The boundary includes the extent of the current owners' property.

() See continuation sheet

11. Form Prepared By

Name/Title: Vicki Rottman/Historical Consultant

Organization: N/A

Street & Number: 436 Delaware Street

City or Town: Denver

Date: April 1991

Telephone: (303) 623-1592

State: CO Zip Code: 80204

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

Reginald Sinclair House

MAJOR BIBLIOGRAPHICAL REFERENCES:

- Blackstock, Jim. Renovation contractor. Telephone interview, March 13, 1991.
- Cordoba, Ernest. Renovation architect. Interview, March 8, 1991.
- Markovich, Nicholas C.; Preiser, Wolfgang F.E.; and Sturm, Fred G., Pueblo Style and Regional Architecture. New York: Van Nostrand Reinhold, 1990.
- Mather, Christine, and Woods, Sharon, Santa Fe Style. New York: Rizzoli International Publications, 1986.
- McAlester, Virginia and Lee, A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.
- Paulk, Jeanne Sinclair. Daughter of Reginald Sinclair. Telephone interview, March 15, 1991.
- Slawson, Mike. Douglas County Assessor's Office. Telephone interview, March 13, 1991.
- Statter, Beverly and Edward. Current property owners. Interview, March 7, 1991.
- "WWI aviator Sinclair dies at 95," Denver Post, February 24, 1989, p. 5B.

NPS Form 10-900a
(Rev. 8/86)
NPS/CHS Word Processor Format
(Approved 03/88)

OMB No. 1024-0018

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 2

Reginald Sinclair House

UTM References

| | | | |
|---|----|--------|---------|
| E | 13 | 503860 | 4346720 |
| F | 13 | 503860 | 4347510 |
| G | 13 | 504960 | 4347910 |

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number photo Page 1

Reginald Sinclaire House

PHOTOGRAPHS:

The following information applies to Photographs #1-23:

1. Reginald Sinclaire House
2. Larkspur, Douglas County, Colorado
3. Photographer: Vicki Rottman
4. Date of Photograph: April 1991
5. Original negatives are located at the Colorado Historical Society, 1300 Broadway, Denver.

For Photographs #24-33, the following information applies:

1. Reginald Sinclaire House
2. Larkspur, Douglas County, Colorado
3. Photographer: Beverly Statter
4. Date of Photograph: December 1990
5. Original negatives are located at the Statter residence, 3282 Tomah Road, Larkspur, Colorado.

The following information differs for each photograph and is listed by photograph number and keyed to the accompanying Photo Maps 2, 3 and 4.

- Photo #1: House, south corner, view to northeast
- Photo #2: House, southwest elevation, view to east
- Photo #3: House, detail of front porch, view to east
- Photo #4: House, southeast elevation, view to north
- Photo #5: House, northeast elevation, view to southwest
- Photo #6: House, detail of north corner, view to southwest
- Photo #7: House, northwest elevation, view to southeast
- Photo #8: House, detail of courtyard gate, view to south

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Section number photo Page 2

Reginald Sinclair House

- Photo #9: House, detail of courtyard fountain, view to east
- Photo #10: Gatehouse, southwest corner, view to northeast
- Photo #11: Barn, northwest corner, view to southeast
- Photo #12: Shed, southwest corner, view to northeast
- Photo #13: Generator building, northwest corner, view to southeast
- Photo #14: Water Tower, west elevation, view to east
- Photo #15: Gateway, view to northeast
- Photo #16: Cattleguard, view to northwest
- Photo #17: Cistern, view to north
- Photo #18: Well/Pumphouse, view to southeast
- Photo #19: Ranch House and Garage, view to southeast
- Photo #20: Statter House, view to south
- Photo #21: Setting, view to west (showing Sinclair House in trees)
- Photo #22: Setting, view to north (from east of house)
- Photo #23: Setting, view to southwest (from northern boundary)
- Photo #24: House interior, detail of hallway ceiling showing vigas
- Photo #25: House interior, detail of living room ceiling showing vigas and latillas
- Photo #26: House interior, detail of nicho
- Photo #27: House interior, detail of foyer showing mica sconces

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Reginald Sinclair House

- Photo #28: House interior, detail of living room fireplace
- Photo #29: House interior, detail of dining room fireplace
- Photo #30: House interior, detail of library fireplace and bookcase
- Photo #31: House interior, detail of master bedroom fireplace
- Photo #32: House interior, detail showing new door and tile flooring
- Photo #33: House interior, detail showing new stairway balustrade

TOMAH ROAD

HIGHWAY 105

SINCLAIRE HOUSE
WATER TOWER
GARAGE
BARN
RANCH HOUSE

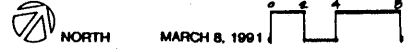


R. 68 W.

R. 67 W.

SINCLAIRE HOUSE Douglas County, CO

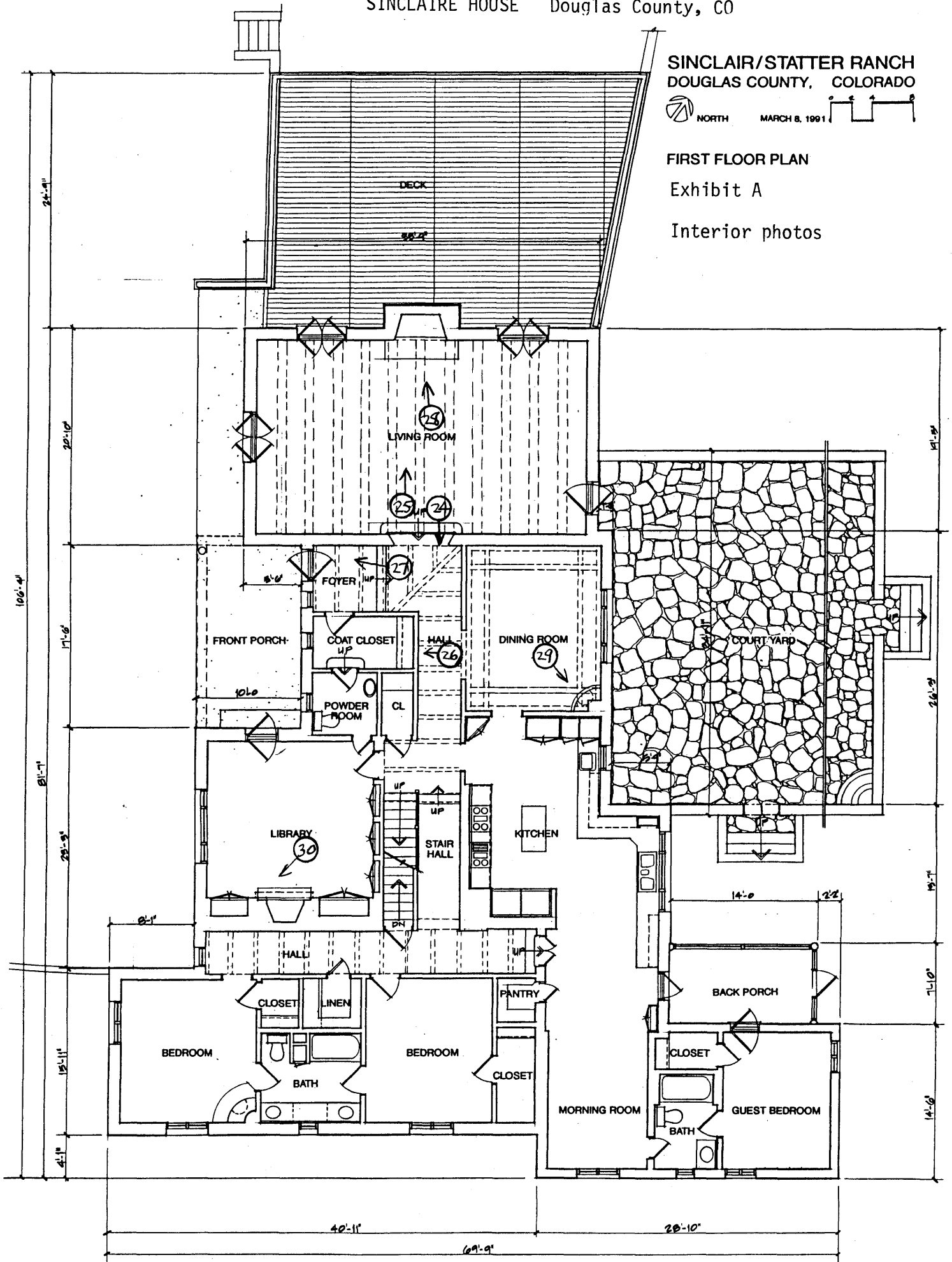
SINCLAIR/STATTER RANCH
DOUGLAS COUNTY, COLORADO



FIRST FLOOR PLAN

Exhibit A

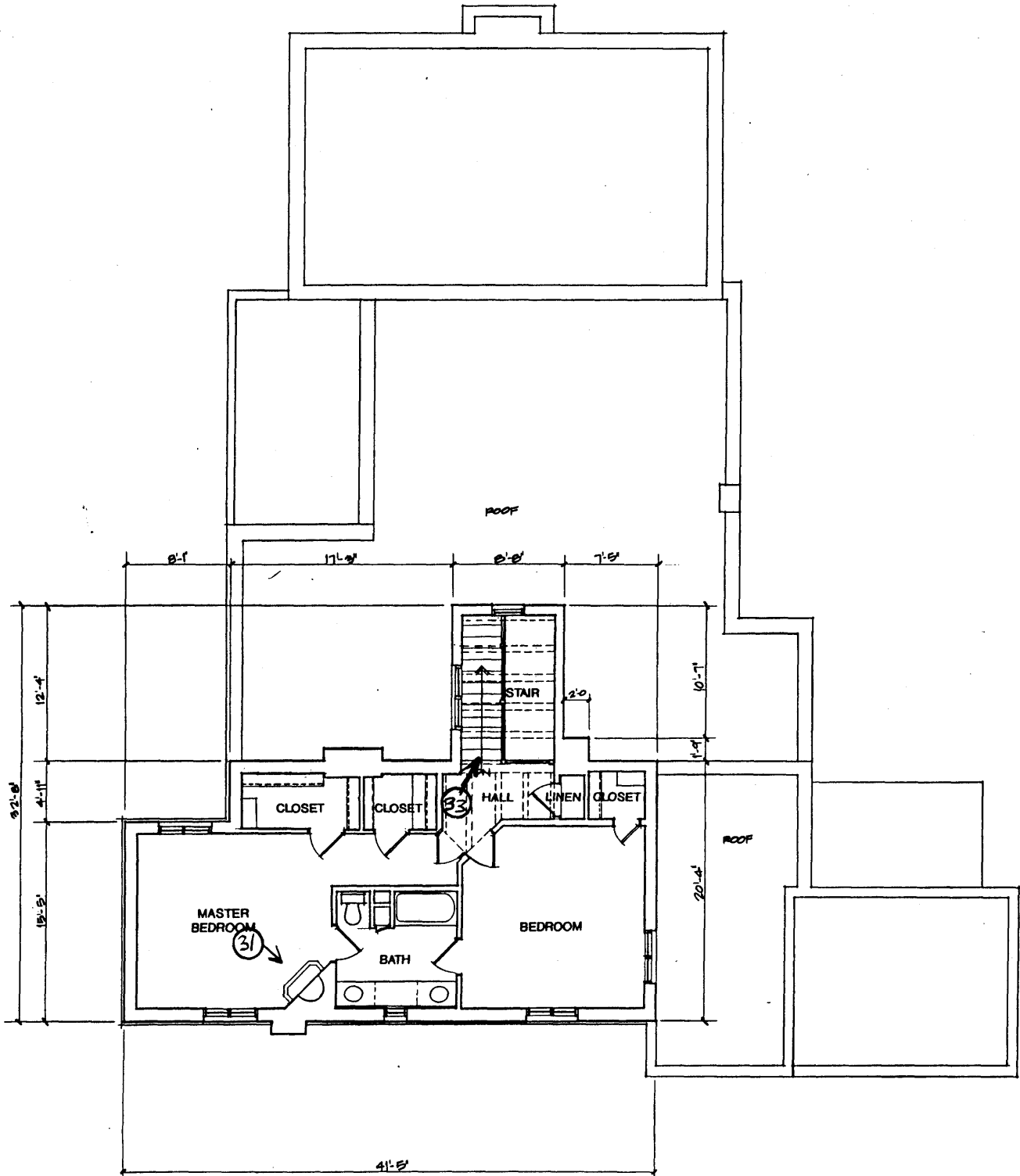
Interior photos



SECOND FLOOR PLAN

Exhibit B

Photos



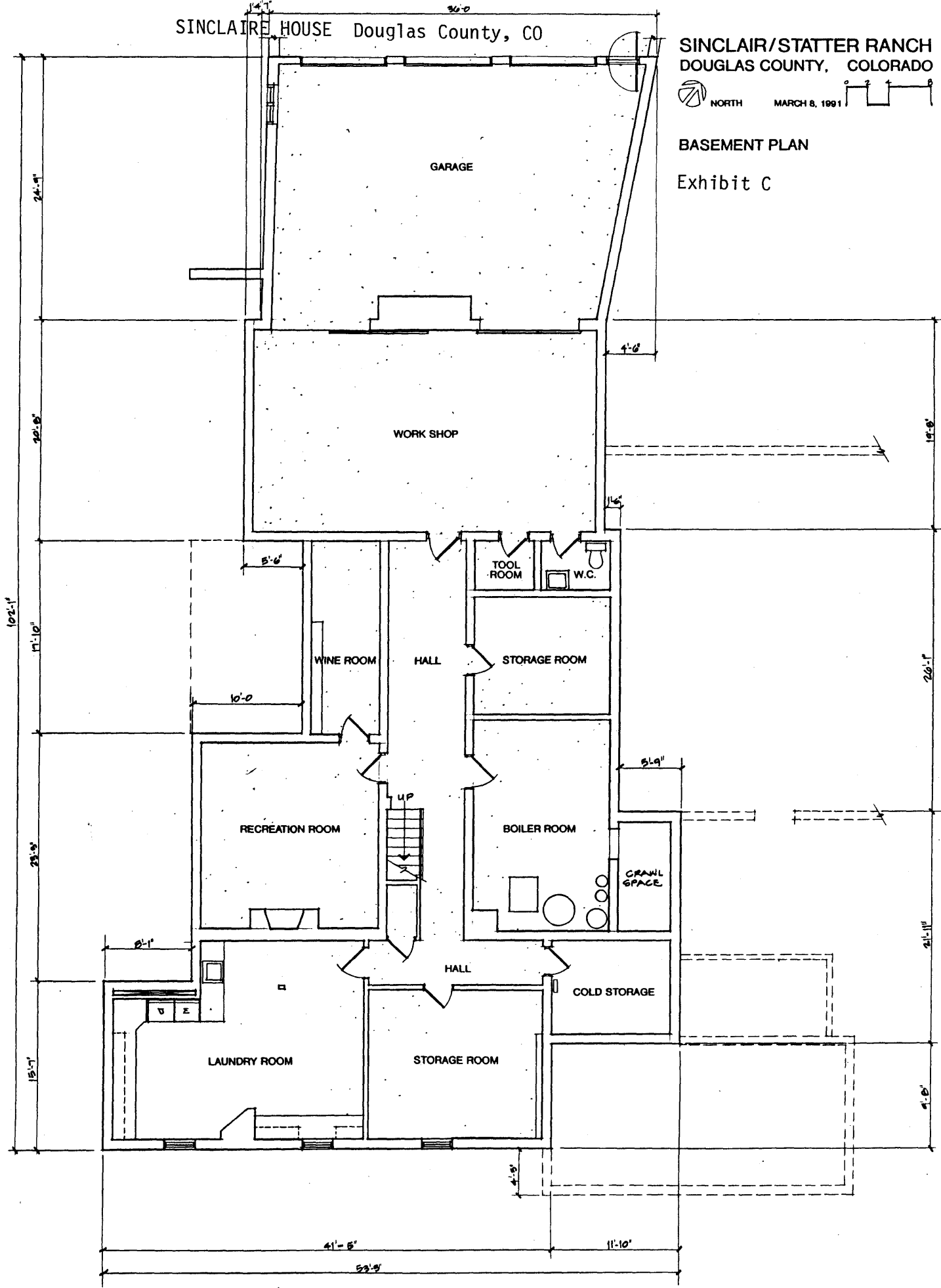
SINCLAIRE HOUSE Douglas County, CO

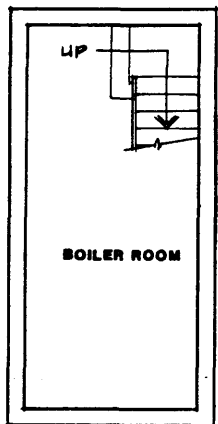
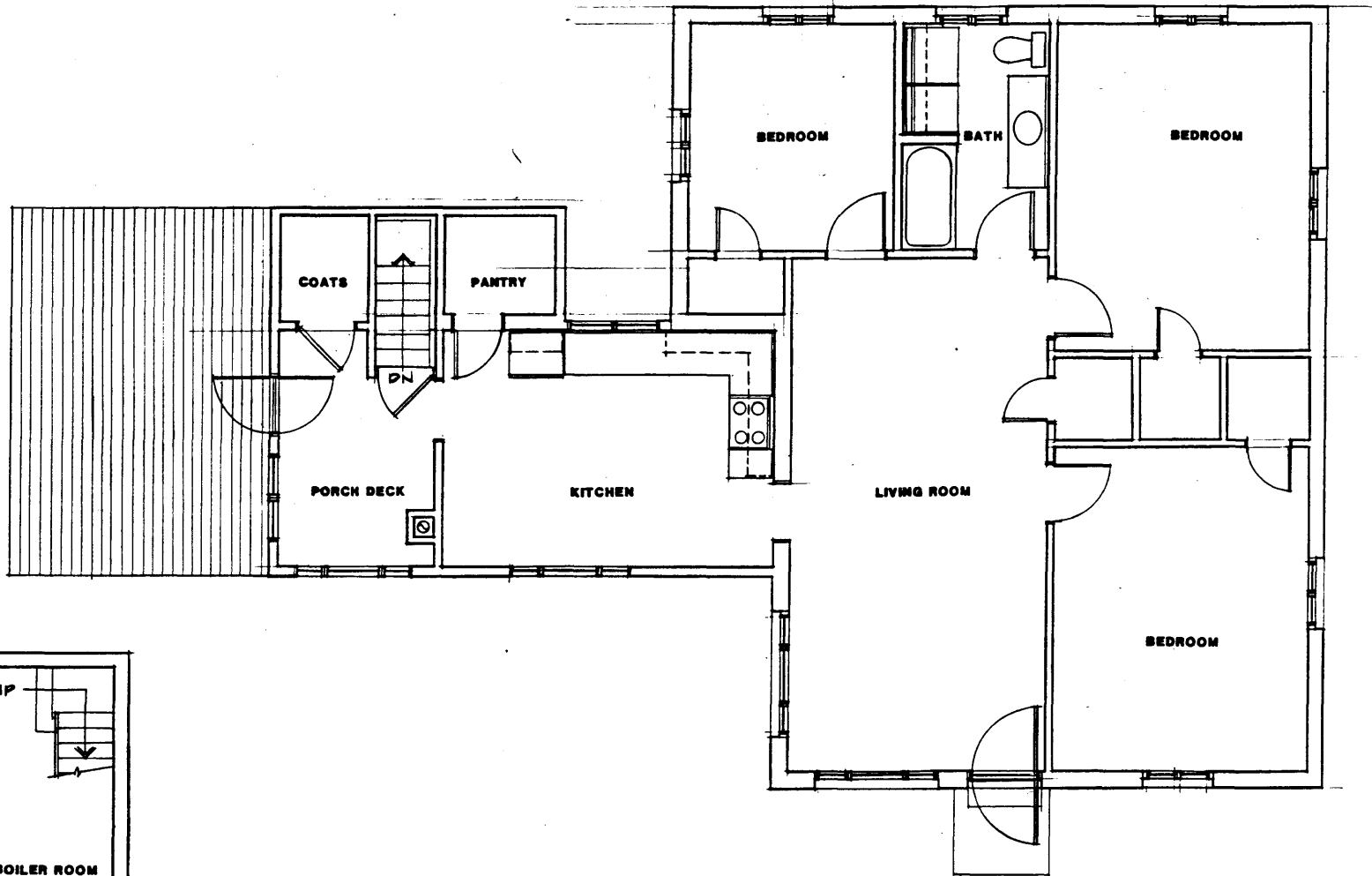
SINCLAIR/STATTER RANCH
DOUGLAS COUNTY, COLORADO

NORTH MARCH 8, 1991

BASEMENT PLAN

Exhibit C





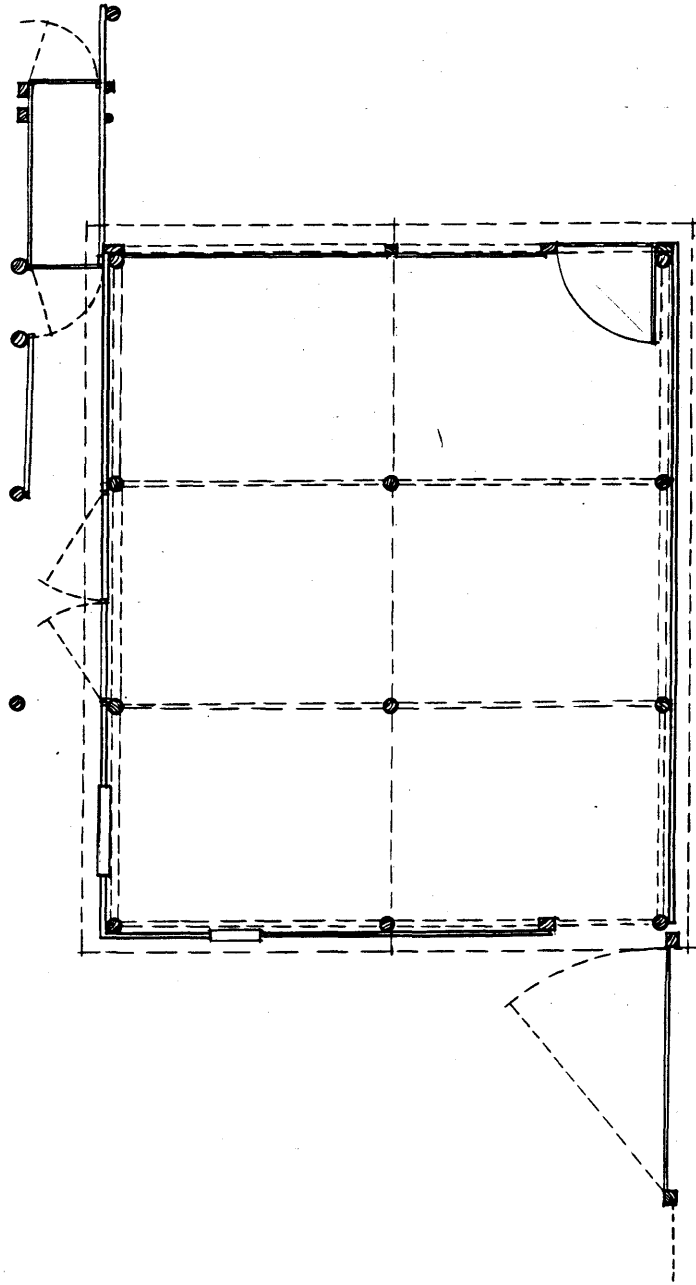
1 CARETAKER'S HOUSE PLAN
1/4" = 1'-0"

2 CELLAR PLAN
1/4" = 1'-0"

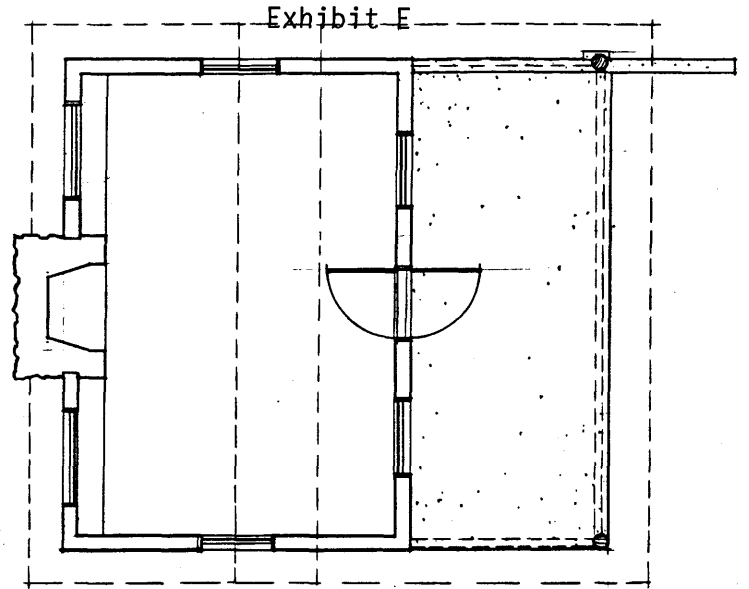
SINCLAIR/STATTER RANCH



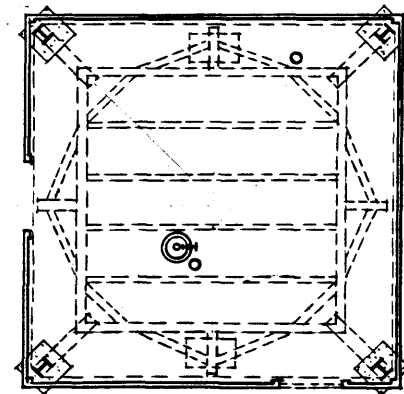
SINCLAIRE HOUSE Douglas County, CO



3 POLE BARN PLAN
1/4" = 1'-0"



1 GATE HOUSE PLAN
1/4" = 1'-0"



2 WATER TOWER BASE PLAN
1/4" = 1'-0"