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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

JAN 26 1990

**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: Colorado Springs Day Nursery
other names/site number: 5EP.624

2. Location

street & number: 104 East Rio Grande Street (n/a) not for publication
city, town: Colorado Springs (n/a) vicinity
state: Colorado code: CO county: El Paso code: 041 zip code: 80903

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
(x) private	(x) building(s)	<u>1</u>	<u>0</u> buildings
() public-local	() district	<u> </u>	<u> </u> sites
() public-State	() site	<u> </u>	<u> </u> structures
() public-Federal	() structure	<u>1</u>	<u> </u> objects
	() object	<u>2</u>	<u>0</u> Total
Name of related multiple property listing:		No. of contributing resources previously listed in the National Register <u>0</u>	
<u>N/A</u>			

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.
() See continuation sheet.

Barbara Sudler

1-19-90

Signature of certifying official

Date

State Historic Preservation Officer, Colorado Historical Society

State or Federal agency and bureau

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby, certify that this property is:

(X) 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:) _____

Entered in the
National Register

Deborah Byrum

2/23/90

ju
Signature of the Keeper

Date of Action

6. Functions or Use

Historic Functions**(enter categories from instructions)**Other: Child Care Nursery

_____**Current Functions****(enter categories from instructions)**Other: Child Care Nursery

7. Description

Architectural Classification**(enter categories from instructions)**Tudor

_____**Materials****(enter categories from instructions)**foundations Sandstonewalls Brick
_____roof Asphaltother Stained Glass WindowsStone Trim

Describe present and historic physical appearance.

In a run down section of Colorado Springs, the Colorado Springs Day Nursery occupies the 90' X 190' corner lot of South Tejon and Rio Grande Streets. The nursery building, constructed in 1922, has both exterior and interior executed in the Tudor style. [photo #1] The three story building has an irregular U shaped plan with the two end sections, referred to as the west and east wings, projecting to the front. The exterior is constructed of variegated colored brick laid as three stretcher courses alternating with one header course. Sandstone trim, window surrounds and coping embellish the entire exterior and the foundation is also sandstone. The roof is multi-gabled with large wall dormers and small shed roof dormers. The only alteration to the roof was the replacement of the original slate shingles with asphalt shingles of similar color in January of 1986.

Two prominent wall dormers are located on the south facade, one to the west of the east wing section and one to the east of the tower. The square tower is located in the corner formed by the west wing section and the main section of the building. The gable walls and parts of the second story are decorated with false half timbering. The west wing, has a one story projection, in which are located five Gothic arched windows; three of the windows on the south side of the projection, reminiscent of the three frontal portals of a Gothic church, and one on both the east and the west sides. [photo #2]

(x) See continuation sheet

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Colorado Springs Day Nursery

This projection is further enhanced by the fact that its southeast and southwest corners have buttresses, decorated with dressed sandstone. The roofline is traced with sandstone coping which has a plain stone cartouche centered above the middle Gothic arched window.

The fenestration of the nursery is irregular and combines ribbon windows [photo #6], dormers, windows recessed into the roof slope, a variation of an oriel window [photo #6], and a large two story bay window located on the east wing on the south facade. Some of the windows are multi-paned with leaded or stained glass windows. Some of the windows also have stone mullions. The stained glass windows were designed by G. Owen Bonawit of New York City. The large, two story bay window forms the alcove section of the dining room on the first floor.[photo #3] The patterns formed by the leaded window glass on this floor are ornate and the window surrounds are sandstone.

The two main entrances are on the south facade, one under the eastern-most wall dormer and one in the base of the square tower. Both have bonded brick walks which lead up to them and both have original oak doors. The doors have large wrought iron strap hinges and multi-paned windows with two panels below. The entrance, located at the base of the tower, has a sandstone Tudor arch with projecting impost blocks. Directly above the arch there is an inscription panel with "Colorado Springs Day Nursery" carved in it and there are double windows on the second and third floor above the entrance. [photo #4] The top of the tower is decorated with sandstone coping and a trefoil design in the upper portion of the third floor windows. There is a doorway on the west elevation which is similar to the entrance in the tower that has a Tudor arch and oak doors. [photo #5] The other doorway on the south facade has sidelights and is designed to follow the lines of the half timbering.

The nursery has four chimneys: one chimney on the east elevation, one chimney on the west elevation, [photo #2] and the other two located on the front and rear slope of the roof. [photo #14] There are also eleven decorative drain spouts. At the top of the downspout is a highly decorated metal box to collect rain water [photo #5].

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Colorado Springs Day Nursery

The interior of the nursery is a masterpiece of superb craftsmanship and a design intentionally chosen for its appeal to children. Immediately inside the main door is the anteroom with walls of dressed sandstone blocks, a small pointed-arch stained glass window and multi-colored quarry tile flooring that extends up the stair-rise to the main hall. The open stairs which lead to the second floor have a wooden handrail and turned balusters and decorative wrought iron work on the top of the handrail. There is paneled wainscoting on the walls. [photos A and B] Screw hole buttons are used on all the wood features throughout the interior.

The long main hall is lined with full height stained wood paneling accented with carved crown molding details and multi-colored quarry tiles on the floor. [photo C] Off this hall in the library the design is more delicate than in the other rooms of the building. The sunlight from the south falls all day through the whimsical stained glass vignettes. [photo E] The walls have wainscoting of stained paneling and the upper walls are bordered with floral sculptural reliefs. [photo F] At one end of the room is a decorative bronze bas-relief by Brenda Putnam, sculptor. [photo D]

At the east end of the main hall, the double wood doors open into the large oak panelled dining room, with exposed wood beams and stained glass vignettes of animals in the alcove. [photo G] Large, round wrought iron chandeliers illuminate the room. Child sized oak tables and chairs are used daily by the children. On the north wall is a built-in drinking fountain. [photo G] On the east wall is a large fireplace with an ornately carved sandstone block panel in bas relief depicting children at play.

There are three child size bathrooms off the main hall with small hexagon ceramic tile floors and thick, grey marble walls and partitions. At the west end of the main hall is located the large playroom with a stage. On the west wall is a handsome hand-carved wood fireplace panel by De V Browning Coate, 1933. The flooring is oak pegged strips. Round, decorative wrought iron chandeliers are hung from the ceiling. The ceiling and upper walls around the room are lined with story book murals and quotations painted by Allen Tupper True, a Denver artist. The murals depict episodes from the legendary Mother Goose.

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Colorado Springs Day Nursery

The second floor contains classrooms that are less decorated, but some of the rooms have sculptured reliefs of animals in the corners of the ceilings and some of the windows are of stained glass. Located on the level are two child sized bathrooms with small hexagon ceramic tile floors, thick grey marble partitions and walls, and are equipped with showers and child-sized bathtubs and toilets.

Completely separated from the rest of the building, on the third floor there is a complete six bed infirmary with sick and isolation wards and a full-time nurse's quarters. The Visiting Nurses Association established their office on the third floor of the nursery, where they held classes, made dressings, and the administrative work of the association was conducted. A dumb-waiter operating from the basement, stops at the large modern kitchen on the first floor, off the dining room, and extends to the third floor bringing meals to the infirmary. Also located on this floor is a large gymnasium that is no longer in use.

On the north and south side are the main playgrounds. [photo #8] The Day Nursery and grounds are surrounded by an original iron fence which was recently altered slightly to protect the children from the sharp points by placing a bar on top of the points. In the east end of the grounds, Mrs. F.M.P. Taylor built a concrete wading pool according to the specifications and drawings prepared by Benjamin F. Hawkins, a sculptor from New York City, in June 1928. Around the entire 22' X 14' pool is a flagstone walk of limestone, random rectangular shapes with split surface and trimmed edges. A few years later, circa 1933, a memorial fountain for Miss Foster D. Dickerman (president of the Colorado Springs Day Nursery Association for six years) was constructed as the gift of Mrs. F.M.P. Taylor. It is the work of Benjamin Hawkins and was awarded the Avery prize for small sculpture in an exhibit held in New York City. It is a bronze triton riding a dolphin. The base is of polished Manitou greenstone, the first example of this material to be used in the city. It stands in the east end of the children's wading pool. On the west end of the pedestal is the simple inscription: "In memory of Foster D. Dickerman, December 18, 1878, March 8, 1929." The wading pool and the sculpture are counted as one contributing object.

The Colorado Springs Day Nursery has architectural integrity due to the fact that there have been no major alterations to the building.

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 (x) A () B (x) C () D
Criteria Considerations (Exceptions) () A () B () C () D () E () F () G

Areas of Significance

(enter categories from instructions)

Period of Significance**Significant Dates**Architecture19221922Social History1922 - 1938Art1922, 19331922, 1933

Cultural AffiliationN/A

Significant PersonN/A**Architect/Builder**Stickney, William White

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

The Colorado Springs Day Nursery meets Criterion A for its importance to the social history of Colorado. It meets Criterion C for its architectural significance as an excellent example of the Tudor Revival architectural style and because it possessed high artistic values and fine craftsmanship, and in the area of art for its artistic beauty, craftsmanship, and, in the case of the Mother Goose murals and the Triton sculpture, as being representative of a style: arts and crafts and art deco, respectively.

The Day Nursery is significant to social history because it represents the Progressive Era movements for social reform which began in the eastern section of the United States and eventually became the first nation-wide, urban, reform movement. The heyday of the Progressive movement was the decade before World War I. The Colorado Springs Day Nursery, although not constructed until 1922, was part of a local effort which officially began with the founding of the Colorado Springs Day Nursery Association in 1897 and is, consequently, a manifestation of the Progressive social reform movement in the Western region of the United States. It is typical of the projects undertaken by reformers in that it was initiated and sponsored by a strong patron or group of patrons. The Progressive reformers were the country's educated elite who sought to apply their knowledge and resources to the betterment of the whole. It was also typical in that it targeted children. Social reformers worked for children by establishing kindergartens, pushing for child labor laws, and encouraging the building of playgrounds in crowded cities. By attending to children, the reformers also assisted their mothers. For example, kindergartens, by taking care of children who were not yet school age, allowed the mothers the opportunity to find employment. The Day Nursery is also representative of the reform movements in that the philosophy of the Nursery

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Colorado Springs Day Nursery

Association incorporated many of the scientific theories of the time. Social reformers, as seen in their commitment to providing parks for children, found benefit in exposure to nature. On a more basic level, reformers, in Chicago for instance, established building codes which required that building designs provide for ventilation and light for the inhabitants.

The Colorado Springs Day Nursery Association was established in 1897 and Alice Cogswell Bemis, along with thirteen other women who met in the Unitarian Church parlors, was one of its founders. The Colorado Springs Day Nursery Association was the first of its kind in Colorado. The George Washington Carver Day Nursery opened in Denver in 1906 and the Margery Reed Mayo Day Nursery, also in Denver, opened some time prior to 1906 and was incorporated in 1911 as the Womens Club Day Nursery. Both of these Denver nurseries are currently part of Mile High Child Care. The earliest of these organizations in Denver was the Ladies' Union Aid Society, founded in 1860 by Elizabeth Byers. The Colorado Springs Day Nursery building was built by Alice Cogswell Bemis' daughter, Mrs. F.M.P. Tylor, an important and prolific community benefactor, in honor of her mother in response to the need for a large, permanent location. The building is still regarded as a legacy from the founder of the nursery association and her dedication, in the words of the original Christmas Day dedication of the building, "to all mothers and to all children." The Association was organized to provide for the children of Colorado Springs.

Colorado Springs had a disproportionate number of children requiring care because of Colorado Springs role as a center for tuberculosis treatment. In the late 1800's, the city's population swelled with a large number of tuberculosis victims who came to Colorado Springs because of the climate. As discovered by two physicians, Dr. Boswell P. Anderson and Dr. Samuel Edwin Solly, the high altitude and dry air, when combined with appropriate diet, rest, and exercise, facilitated the treatment of TB. Some of Colorado Springs' population of TB patients were the less well to do, as the rich patients sought their cure in more luxurious health resorts.

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The condition of the children of these patients was often precarious. Tuberculosis was highly contagious and children who are undernourished are particularly susceptible to the disease. Children of TB patients often were malnourished because, owing to their parents' illness, there were often financial difficulties as well. The Nursery Association sought to "assist working women in the care and education of their children and to procure employment for such women." In addition the founders wanted to provide a "wholly non-sectarian" home for children whose families were unable to care for them and to prevent permanent separation of these families. The children were cared for using the conventional wisdom of the day. The nursery encouraged sun baths and attention to diet because both were thought to be preventative measures against tuberculosis. The third floor, with its infirmary and isolation wards, is a reminder of the original function of the building.

The period of significance for Social History under Criterion A was arbitrarily ended in 1939 in order to comply with the 50 year criterion.

The Colorado Springs Day Nursery has architectural significance as an important example of Tudor Revival style architecture. This style was also utilized in the Neighborhood House, another early day nursery, which was built in 1926 in Lincoln Park in Denver. The building was built with careful attention to detail and was designed with an unusual amount of consideration for the children for whom the nursery was built. The style is fanciful and comforting rather than institutional. Often the scale of the building's interior features, like the bathrooms and the oak tables were built for the children. The motifs of animals and flowers and the Mother Goose murals were selected for their appeal to children. The building also displays a high degree of craftsmanship, not only in the murals, but also in the hand carved fireplace, the bronze bas relief, and the overall construction.

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The architect, William White Stickney, was born in Pueblo, Colorado, the son of Charles H. Stickney a significant pioneer Pueblo investment banker. The Charles Stickney family home is listed on the National Register. William Stickney was the architect for the Woodcroft Hospital which was designed and constructed in Pueblo in 1924 and is also listed on the National Register. William Stickney was considered a prominent Pueblo resident and a significant local architect who was widely known for his design of institutional buildings. Some of the major buildings designed by Stickney were the Keating Junior High School, the C.F. & I's Steelworks, and the YMCA (demolished in March 1964). According to newspaper articles in 1946 and 1947, William Stickney and his family had moved from Pueblo and were then living in the Los Angeles, California area. There is no record of his ever returning to Pueblo, so it is assumed that he died in California.

Laura Gilpin, a well known regional photographer, known mostly for her photographs of the Navajos, took photographs of the Colorado Springs Day Nursery. She collected these into a book, Colorado Springs Day Nursery, and published them with the proceeds going to purchase books for the nursery's library.

The period of significance for architecture was given as 1921, the year that construction on the nursery began. The building was completed a year later and dedicated on Christmas day, 1922. The building is basically unaltered, with the exception of new roof material and interior alterations required to keep it up to code and functioning as a day nursery, and therefore has the architectural integrity required for nomination to the National Register of Historic Places. The Colorado Springs Day Nursery is significant under criterion C for Art also. The nursery is decorated with murals, bronze reliefs, carved stone panels over fireplaces, and carved wood plaques. These elements are all significant for their craftsmanship and aesthetic appeal. In addition, the "Mother Goose" murals are representative of the Arts and Crafts movement. The muralist, Allen Tupper True, is also known for his murals in both the Wyoming and the Missouri State Capitals, and his work in Denver which includes murals at the Denver Public Library, the Greek Theater in the Civic Center and the Voorhees Memorial (both listed on the National Register in 1974 as part of the Civic Center District), and the U.S. National Bank Building in Denver. Allen Tupper True is found in the Dictionary of American Painters, Sculptors and Engravers.

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Colorado Springs Day Nursery

Also significant in the area of art is the outdoor sculpture of the Triton by Benjamin Franklin Hawkins. This bronze piece exhibits the curvilinear shaping associated with the Art Deco style. Hawkins, a pupil of Victor Holm, Leo Lentelli, and Lee Lawrie, won the Avery award for small sculpture for this particular piece of work which was presented to him in New York by the Architecture League of New York. Other work by Hawkins includes "Minerva" located at the University of Michigan in Ann Arbor and the sculptural detail on Washington Hall at the United States Military Academy at West Point. Benjamin F. Hawkins is found in both the Dictionary of American Painters, Sculptors and Engravers and the 1953 edition of Who's Who in American Art.

The significant dates for art are 1922, because the art material incorporated in the nursery's interior was in place by this date, and 1933, the year the Triton sculpture was acquired and placed in the wading pool on the nursery's grounds.

9. Major Bibliographical References

The Colorado Springs Day Nursery, a Memorial Building, Given on Christmas Day, 1923.

Colorado Springs Planning Department, Downtown Intensive Survey Report, 30 September 1983 and January, 1985.

Dictionary of American Painters, Sculptors and Engravers. ed. Genn B. Opitz. Poughkeepsie, N.Y.: Apollo Book, 1987.

(x) See continuation sheet

Previous documentation on file (NPS):

- | | |
|---|---|
| () preliminary determination of individual listing (36 CFR 67) has been requested | Primary location of additional data:
() State Historic Preservation Office
() Other State agency
() Federal agency
() Local government
() University
(x) Other |
| () previously listed in the National Register | Specify Repository:
<u>Colorado Springs Day Nursery</u> |
| () previously determined eligible by the National Register | |
| () designated a National Historic Landmark | |
| () recorded by Historic American Buildings Survey # _____ | |
| () recorded by Historic American Engineering Record # _____ | |

10. Geographical Data

Acreeage of property: (.65436) less than one acre

UTM References

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

() See continuation sheet

Verbal Boundary Description

The Colorado Springs Day Nursery is located at 104 East Rio Grande; Lot 007, Block 27, Colorado Springs, Colorado. To the north is the location of the former

(x) See continuation sheet

Boundary Justification

The Verbal Boundary Description refers to the property historically associated with the Colorado Springs Day Nursery.

() See continuation sheet

11. Form Prepared By

Name/Title: <u>Mrs. Joan B. Frederick, Chairman, Historic Preservation Committee</u>	Date: <u>September 1, 1989</u>
Organization: <u>Colo. Spgs. Child Nursery Centers</u>	Telephone: <u>(719) 632-1754</u>
Street & Number: <u>104 East Rio Grande Street</u>	State: <u>CO</u> Zip Code: <u>80903</u>
City or Town: <u>Colorado Springs</u>	

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Bibliographical References continued

Callow, Alexander B., Jr., editor. American Urban History: An Interpretive Reader with Commentaries. New York: Oxford University Press, 1982.

Gilpin, Laura. Colorado Springs Day Nursery. Denver, Colorado: Denton Printing, 1929

Hawkins, Benjamin F., Sculptor, General Specifications for Wading Pool at Grounds of Day Nursery, Colorado Springs, Colorado, June 22, 1928.

Ormes, Manly Dayton and Eleanor R., The Book of Colorado Springs, Colorado, 1933, pp. 236, 237, 352.

Penrose Public Library, Local History Department and newspaper files.

Tutt, Mrs. Charles L. Alice Bemis Taylor, speech, 2 November 1956, pp 5, 6.

Who's Who in American Art. ed. Dorothy B. Gilbert. New York: R.R. Bowker Company, 1953.

NPS Form 10-900a
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Boy's Club building. To the south, it is bounded by East Rio Grande Street, To the west, it is bounded by South Tejon Street. To the east it is bounded by an alley. It comprises 28,500 Sq. Ft. in the county of El Paso, Township 14S; Range 66W; NW 1/4 of NE 1/4 of Section 19; P.M. 6th.

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Colorado Springs Day Nursery

Name of Property Colorado Springs Day Nursery
Colorado Springs, Colorado
Name of Photographer Mrs. Trudy Gregory
Date August 1989
Location of original negative Colorado Springs Day Nursery
(The above information is the same for all photos.)

Description of photo views

Exterior:

1. Front south facade, View N
2. Angled view south facade and west side, View NE
3. Front south facade, dining room alcove,
playground, wrought iron fencing, View N
4. Main door, front south facade, View N
5. Drain spout, hand-hewn solid oak half-timbering,
front south facade, View N
6. West side entrance, View E
7. Angled view West and North sides, View SE
8. Angled view North side including playground, View SE
9. Front view of Triton Riding A Dolphin bronze sculpture, View E
10. Right side view of Triton Riding A
Dolphin bronze sculpture, View NE
11. Left side view of Tribon Riding A
Dolphin bronze sculpture, View NE
12. Angled view, right side of wading pool, View SE
13. Front view wading pool, View E
14. Angled view South and East side, View NW

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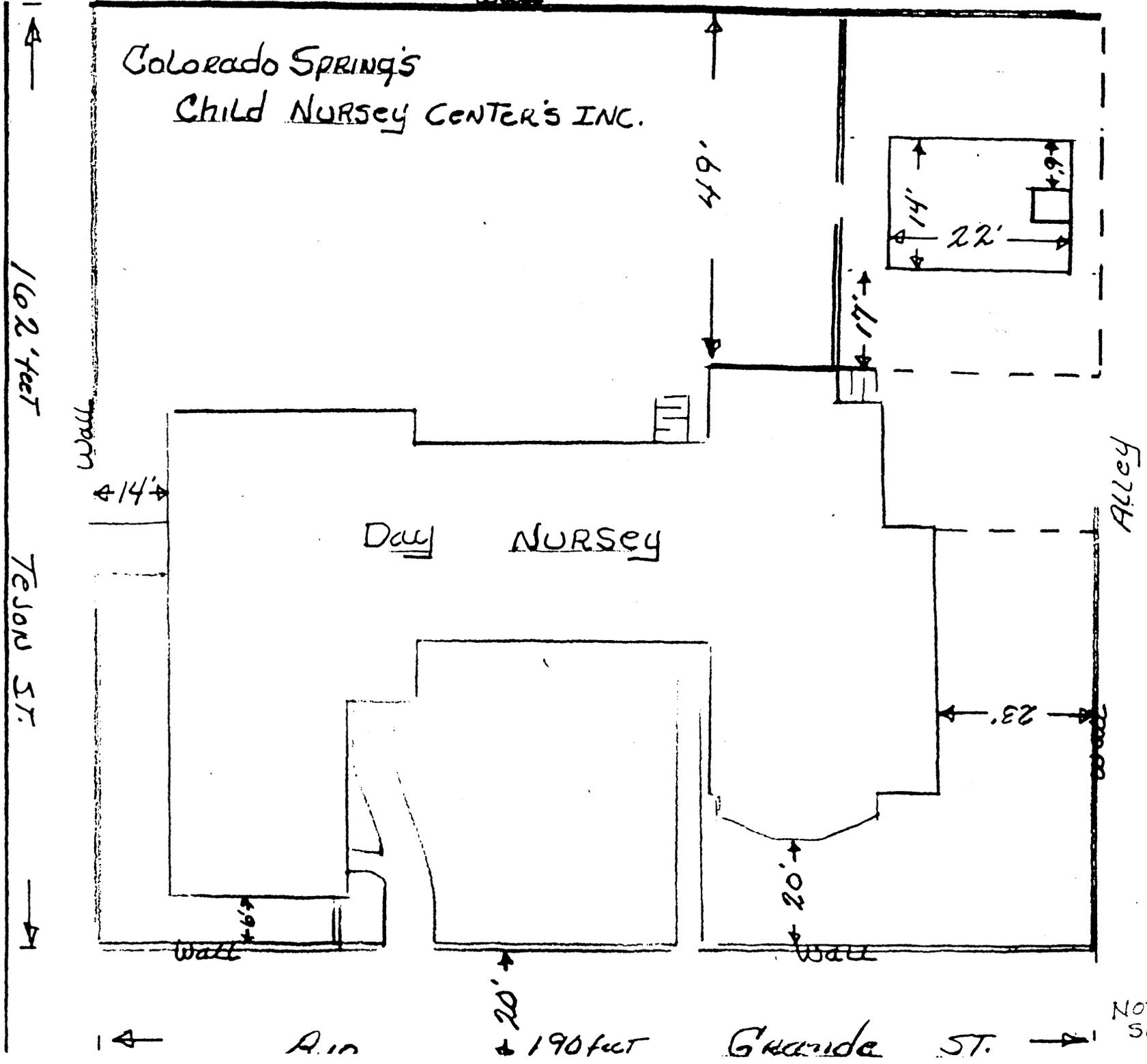
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Photo Log continued

Interior:

- A. Balustrades, wrought-iron work, colored stained glass vignettes, stair rise, View S
- B. Balcony, stair rise, balustrades, wrought- iron work, colored stained glass window, screw hole buttons, View S
- C. Main hall, quarry tile floor, wood paneling, carved crowning details, east end, View E
- D. Bas-relief, library, east wall, View E
- E. Stained glass vignettes, library, south window, View S
- F. Wood paneling, carved, crowning details, colored stained glass windows, library north wall, View N
- G. Hand hewn oak half-timbering, drinking fountain, screw hole buttons, dining room north wall, View N
- H. Child sized table and chairs, wood beams, stained glass vignettes, dining room alcove, View S
- I. Hand carved wood fireplace panel, playroom, west wall, View W
- J. Story Book murals and quotations, stained glass vignettes, playroom, west and north upper wall, View NW



NOT TO SCALE