

Project: Kansas – Santa Fe Trail Buildings Survey (2016-2017)

CONDITION ASSESSMENT:

Assessment date: 05/25/2017; 08/16/2017

Assessor: KSHS/Anderson, Rick.

County: Ford

Site: Fort Dodge – Junior Officers Quarters

KHRI: 057-1426

Address: 226 Custer Street; Fort Dodge, Kansas 67843

Sequence number: FO_006

Attachments: Sketches; photographs; research

Coordinates: [See notes.]

Coordinates 1*: 37.732070 -99.935730

Coordinates 2*: 14S 417546 4176500

Coordinates 3*: 14S 417543 4176507

Assessment date: 05/25/2017; 08/16/2017

Area assessed: Interior and exterior

Type of resource: Building

Occupied: No

Ruins: No; slated for demolition

Historic use: Quarters for junior officers. This building is the only remaining officers' quarters at Fort Dodge. There had been a similar building east of the Commanding Officer's Quarters. This wood-framed building is separated in the interior by a common north/south wall in the center of both floors creating two separate units. Both sides have identical rooms, features, staircases, etc. downstairs and upstairs alike. See photos in "Images and Documents".

Present use: Vacant; storage [Owners are planning to demolish this building.]

Date of construction: 1870 **Verified:** **Reported:** **Estimated:**

Number of stories: 2

Plan: Rectangle

Architectural style: Federal/Vernacular

Roof type: Side-Gable; with dormers

Roof material: Asphalt shingles

Chimney: No extant original nor later chimneys. There is evidence of an original brick chimney in the north room of the east side of the building. (See photo # 041 for a view of a chimney base.)

Exterior wall material: Wood-framed construction with lap-siding; asphalt shingles.

Window type: multiple configurations of the windows:

West elevation: 2/2; double-hung with screens on both levels.

South (front) elevation: first-floor – two east windows are 2/2; double-hung. Two west windows are 1/1; double hung. None of the first-floor windows have screens. Dormer windows – center and west dormers have 2/2; double-hung with screens. The east dormer has a 6/6; double-hung window with a screen.

East elevation: 2/2; double-hung with screens on both levels.

North elevation: all windows except one on the north have 2/2; double-hung windows with screens. The difference is in the west side of the north gable whereas the window is a 1/1; side-by-side window. On the interior this window does not look an original installation. (See photo # 28.)

Doors: The south (front) primary entrances have identical doors with 5-lite top transoms and 3-lite side transoms.

Foundation: Limestone; crawlspace access in southwest corner foundation. There may be a basement although one was not mentioned. A boiler for the building's steam heat would have to have been installed somewhere; like a basement.

Foundation notes: The limestone foundation has been covered with concrete and painted the same color as the rest of the building. Concrete and other similar methods have been used to cover the foundation of other buildings at Fort Dodge. See for more information about the other foundations: Fort Dodge – Enlisted Men's Barracks; ca. 1867 (KHRI: 057-1821-00003); Fort Dodge – Officers' House; ca. 1867 (KHRI: 057-1821-00005); Fort Dodge – Old Fort Dodge Hospital; ca. 1867 (KHRI: 057-1821-00004); and the Fort Dodge – Army Quartermaster Building; ca. 1867 (KHRI: 057-1399).

Landscape features: The building is located on a corner lot at the northwest corner of Custer and Sheridan Streets. A concrete sidewalk parallels both streets on the building's south (front) and east elevations. A sidewalk leads from Custer Street, adjoins the main sidewalk, and extends to the porch steps near the primary entrances on the south. A wood privacy fence separates the back yard (north) from an adjoining lot and partially runs the length of the east sidewalk along Sheridan Street. The yards have been kept mowed around the building. There is no other vegetation (trees, bushes, etc.) growing on the west, south or east elevations. Close to the north elevation there was a walnut growing between the building's original north elevation wall and the steps to east side of the shed addition. This small tree could cause problems and may have been removed since the August 16, 2017 survey.

Other notes: Most of the interior doors have original glass door knobs, latches/locks and hinges. The cabinets and hardware are identical in both sides and both floors of the building and generally are in good condition. The hardwood floors upstairs have not been covered and still appear to have a natural varnish type finish. The staircases and bannisters on both sides appear original and in good condition. Years of use can be seen in the photos of the east side staircase by looking at the leading edges of the steps having been worn down. (See photos #44-46 in "Images and Documents".) Both sides of the building have steam heat registers still in place. Access to the attic was noted to be possible on the west side.

Historic designation: No; not assessed

Is there a sign or plaque: No

*** Evaluation of the building ***

Collapsed or off foundation: Not evident by inspecting the exterior of the foundation.

Leaning, other structural damage: Minor/none; north elevation may have concerns below the windows behind the original siding. (See "Other Evaluation" notes below.)

Damage to windows, doors: Minor/none. (See "Other Evaluation" notes below.)

Chimney, parapet, or other falling hazard: There are no extant chimneys (original or later).

Roof damage: Minor/none: asphalt shingles are turning up on the edges of the roof's southeast side.

Foundation damage: Moderate; (See "Other Evaluation" notes below.)

Exterior wall damage: Moderate; (See "Other Evaluation" notes below.)

Interior wall damage: Moderate; (See “Other Evaluation” notes below.)

Interior structural cracks: Floor in the northeast corner of the northeast room is settling lower than the wall. (See “Other Evaluation” notes below.)

Damaging vegetation (trees, shrubs, etc.): Minor/none; close to the north elevation there was a volunteer walnut tree growing between the building’s original north elevation wall and the steps to east side of the shed addition. This small tree may have been removed since the survey conducted August 16, 2017.

Insect/rodent/bird damage: Minor/none

Moisture damage/accumulation: Moderate; (See “Other Evaluation” notes below.)

Inappropriate repairs/additions: Moderate; application of paint and concrete to the face of the limestone foundation. (See “Foundation notes” above.)

Other evaluation notes: Summary of the buildings’ concerns:

- Exterior/paint and siding -

West elevation: of the four elevations, paint is flaking off in large patches on the east elevation. The lower row of siding is missing in two places. There is a gap in the siding approximately five-feet up near the center window. The interior studs and lathe are exposed to the elements.

South (front) elevation: paint and siding are OK as they are protected by the porch.

East elevation: siding is intact but bowing out below the first-story windows due to probable water intrusion. Paint had been flaking. The building was repainted without first scraping the surfaces of the old paint. The siding is still intact although some of it had split before the most recent application of paint.

North elevation: At the northeast corner of the building, the lower three rows of siding are sagging and one row is missing.

- Exterior views of foundation, steps -

West elevation: a hole has been cut in the limestone foundation giving access to a crawls space. A wood door covers the opening.

South (front) elevation: the concrete steps in front of the porch are cracked midway. The west end of the steps has dropped approximately four inches.

East elevation: concrete has been applied to the face of the limestone foundation. Some of the concrete has fallen off at the south corner of the building. The foundation has been painted the same color as the building after part of the concrete came loose. See also “Foundation notes” above for more information of other Fort Dodge buildings with inappropriate methods of applications to other buildings’ exterior surfaces.

North elevation: The shed addition along the north elevation was constructed on a concrete block foundation. Both entrances (east and west) have a concrete pad and steps for access.

- Interior -

West; downstairs: water has leaked through the plaster and lathe towards the back corner of the exterior wall (See photo #022) and from the ceiling of the bathroom, also near an exterior wall (See photo # 024).

West; upstairs: Wood window sill and trim have fallen off below the window in the northwest room. (See photo #033.) Water has been leaking in from outside the window and frame.

East; downstairs: northeast room has plaster cracking and loosening from the lathe on both sides of the

window; most likely due to water intrusion. Note: this area matches the exterior area where the siding is bowing near the windows. The ceiling in this same interior area shows the same concern from water above the window in this case. (See photo # 041.) The plaster over the doorway between the east rooms is cracking in the same manner on both sides of the doorway. This may indicate a shift in the interior wall or floor. (See photos #'s 041 & 042.)

The floor in the northeast corner of the east room has settled/dropped down next to the exterior wall in the same area as the wall's water intrusion. (See photo # 049.)

East, downstairs: southeast room: the inside wall is exhibiting the same concern as the outside wall as did the northeast room from probable water intrusion. (See photo # 043 for view of the cracked plaster around the window area.)

East, upstairs: Several layers of wallpaper are beginning to loosen and beginning to fall off. Note: this might be a good opportunity to "see" the transitions of the room and/or building over the years by looking at the different layers of wallpaper and paint. This method was used to determine the first color of paint applied to the inside of the Last Chance Store in Council Grove, Morris Co. Kansas. (KHRI 127-1180-00004).

- Other notes of observation and conversations -

The building was slated by the owners to be demolished sometime during the fiscal year 2017. Comparing the exterior photos from the 2015 survey to those taken the past August 2017, there was not a noticeable increase in the building's overall deterioration. The west side of the building had been used into possibly the 1990s. The east side had only been for storage.

Estimated Building Damage:

None: 1-10%: 10-30%: X 30-60%: 60-90%: 90-100%:

Intervention level: Noted items should be kept under observation.

Association with the Santa Fe Trail: Documented: the Fort Dodge – Junior Officers' Quarters is located 350 feet south of the trail. The north side of Fort Dodge is located on the Santa Fe Trail.

Proximity to SFT: *[See notes.]*

KHRI-GLO *: 75 ft. (0.01 miles [north])

NPS ARC-GIS *: 350 ft. (0.07 miles [south])

Ancillary structures/buildings: Other Santa Fe Trail related ancillary buildings are as follows.

Fort Dodge – Commanding Officer's Quarters; ca. 1867 (KHRI: 057-1821-00002)

Fort Dodge – Enlisted Men's Barracks; ca. 1867 (KHRI: 057-1821-00003)

Fort Dodge – Officers' House; ca. 1867 (KHRI: 057-1821-00005)

Fort Dodge – Old Fort Dodge Hospital; ca. 1867 (KHRI: 057-1821-00004)

Fort Dodge – Army Quartermaster Building; ca. 1867 (KHRI: 057-1399)

Fort Dodge – Dead House (Relocated); ca. 1867 (KHRI: 057-1427)

*** NOTES ***

Coordinates:

Coordinates 1 - ACME Mapper Google coordinates [*default setting: NS d.ddd EW d.ddd*]

Coordinates 2 - ACME Mapper Google coordinates [*UTM*]

Coordinates 3 - Handheld GPS [*WGS84 datum*]

A difference between UTM readings for 'ACME Mapper Google' and 'Handheld' coordinates would be the placement of the GPS unit outside center front of the buildings when possible.

Proximity to the SFT: Two readings may be recorded per NPS's advice whenever there are possible discrepancies in the distance from the trail to the resource when comparing the KHRI map measurements and the NPS ARC-GIS map measurements.