

# Fort Dodge

## JUNIOR OFFICERS' QUARTERS FEASIBILITY STUDY



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## METHODOLOGY

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It was 1953 and in the dead of night, a band of masked marauders galloped east toward Fort Dodge, surrounded a 5' X 8' log structure, and stole it. At its new location, ten miles to the west, the building was a century removed from its original construction; and its historic identity, as a jail at one of the nation's most important frontier forts, had nearly been forgotten.

In the years immediately following the Civil War, Fort Dodge had been a beacon of Manifest Destiny on the Kansas Frontier. By the early 1870s, it was a symbol for the government's protection of white settlement of the southwest. But the theft of the Fort Dodge jail, carried out by local Jaycees dressed as bandits on November 1, 1953, marked a new era. The staged crime was a symbol for a shift in

the nation's collective memory – when big-screen cowboys eclipsed a period of Indian removal that paved the way for the cattle trails, the railroad, and the irrigation schemes that attracted eastern investment and white settlers to the southwest.

In the decades that followed the jail's move from Fort Dodge to Boot Hill, the Jaycees' museum dedicated to the rowdy cattle trail days, the legend of Dodge City played out for a national audience on the long-running television series *Guns smoke* (1955-1975).

Soon, the myth and the truth of Dodge City were blurred – and in its wake, much of the history of Fort Dodge was lost.

By the time of *Guns smoke*'s final season, Americans were beginning to recognize the role of the frontier forts in a history



Dodge City Jaycees (dressed as bandits) stealing the Fort Dodge Jail to take it to the Boot Hill Museum.



exceedingly more complex than could be tackled in thirty-minute episodes. When Mexico gained Independence from Spain – long before the railroad reached the southwest, enterprising young Americans saw economic opportunities for trade. Before treaties with Plains tribes were settled, Euro-Americans were encroaching on tribal hunting grounds. And in the years immediately following the Civil War, freed slaves guarded the front lines of the West. In the 1960s and 1970s, other frontier forts – Fort Scott, Fort Leavenworth and Fort Larned – were all designated National Historic Landmarks. Federal agencies invested millions in restoring Fort Scott and Fort Larned as National Historic Sites.

Although Fort Dodge was a part of the series of frontier forts that made settlement of the west possible, its historic significance has never been comprehensively evaluated. Properties

with similar histories – like Forts Scott, Larned, and Leavenworth – are subject to federal preservation laws which require that buildings be evaluated for national register eligibility, and that projects be reviewed to determine their impacts on historic properties. But for various reasons, the historic preservation movement left this significant frontier fort behind.

For this report, the Ford County Historical Society, with Federal Historic Preservation Funds from the Kansas State Historic Preservation Office, hired consultants to evaluate the feasibility of preserving one of the fort's original buildings, the Junior Officers' Quarters. In order to evaluate the feasibility of historic preservation, we believe it is necessary to evaluate the significance of the building within the context of the historic fort complex. To that end, in this report, we aim to provide a succinct history of Fort Dodge within



Ca. 1870 photo showing the backs of the officers' quarters.

the context of other frontier forts, explain the development of the fort over time, document the history and evaluate the physical condition of the Junior Officers' Quarters, identify prospective uses for the building, and explore the feasibility of possible reuses.

Because of timeline constraints, the historic context provided in this report focuses on the early history of Fort Dodge (1865-1882), the period in which the Junior Officers' Quarters were constructed. When later periods of the property's history related to its use as the Kansas Soldiers Home (1889-present) impacted the evolution of the Junior Officers' Quarters, these instances are noted. The authors have conducted a great deal of primary document research at the Kansas Historical Society, Kansas Heritage Center, National Archives, and newspaper accounts, we are indebted to the scholars who come before us, in particular Leo Oliva, who has dedicated his career to documenting the state's historic frontier forts and trails.



1868 photo of men and boys at Fort Dodge. The boys are the children of commanding officer Henry Douglass.

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## HISTORICAL SUMMARY

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Dodge City was made by the Santa Fe Railroad; Fort Dodge was made by the Santa Fe Trail. In 1821, a series of historical forces converged to establish trade between the southwest and the westward-moving Euro-American throng. Just fifteen years after the Louis and Clark expedition, Mexico gained independence from Spain and Missouri became a state. Under the Indian Removal Act of 1830, the western border of the nation's newest state had been declared a "Permanent Indian Frontier." But for a generation of restless young men in the midst of the nation's first peacetime financial crisis, the Indian frontier was the only obstacle that stood between a life of poverty and obscurity to one of fame and fortune. And so, in the years following the Civil War, Fort Dodge was on the front lines of the commercial frontier.

Among those with a rags to riches story to tell was William Becknell, an indebted 31-year-old saltmaker. Having served on the Western frontier during the War of 1812, Captain Becknell tried his hand at farming, horse trading and freighting. With a growing family to support and an uncertain financial future, Becknell left his central Missouri home with a load of freight to sell in the newly opened market of Santa Fe. The trail he blazed in 1821 came to be known as the Santa Fe Trail.

Stories like Becknell's captured the imaginations of a new breed of populists. With Andrew Jackson as their drum major, these rugged frontiersmen weren't deterred by what or, more importantly, who stood in their way. In order to protect commerce along the trail, the U. S Army established Fort Leavenworth in 1827. With enhanced federal protection, business boomed. In 1846 alone, freighters carried



Santa Fe Trail.

nearly \$2 million in goods in 414 wagons to Santa Fe.

Traffic increased exponentially during the Mexican-American War (1846-1848). But with no place to make repairs along the 800 miles past Council Grove, the trail was becoming littered with abandoned wagons. In order to facilitate military traffic, Captain William M. D. McKissack, assistant quartermaster to the Army of the West, proposed the construction of a quartermaster's station halfway between Leavenworth and Santa Fe. Located near present-day Dodge City, Fort Mann, a post staffed by wheelwrights and blacksmiths, soon gained a reputation as an "abomination of desolation ... from November to June it is not visited by friend or foe, beast or bird." With its staff of teamsters versus fighting men, Fort Mann was an easy target for Indian invaders. The Army was forced to abandon it in 1849.

But the region didn't go without military protection for long. Recognizing a need for an enhanced presence in Indian Territory, the U. S. Army established Fort Atkinson in 1850. Near present-day Dodge City, Fort Atkinson was abandoned in 1854 when the Army decided to focus its





Arapaho camp near Fort Dodge - with buffalo meat drying on lines.

resources at the newly established Fort Riley. With the Kansas Territory engulfed in border conflict and the nation gripped by the Civil War, further efforts to establish a military presence in Southwest Kansas would have to wait.

The Kansas-Nebraska Act (1854) had effectively abolished the Permanent Indian Frontier and opened Kansas up for white settlement before Indian treaties were negotiated. Soon whites were consuming native resources – from grass and bison to scarce wood. “A long time ago,” noted Kiowa Chief Satanta, “this land belonged to our fathers, but when I go up to the river I see camps of soldiers on its banks. These soldiers cut down my timber, they kill my buffalo and when I see that, my heart feels like bursting.” The Kiowas were among many whose homelands were affected by the Santa Fe Trail. Others were the Shawnee, Kansa, Osage, Pawnee, Cheyenne, Arapaho, and Comanche.

After decades of encroachment on their homelands, Plains Indians began to fight back. In light of an increasing number of unopposed Indian attacks, commerce

slowed in the 1850s and 1860s. Despite reduced traffic on the trail, it is reported that Indian attacks in 1864 alone left 200 white Kansas pioneers – not to mention countless Indians – dead.

The end of the Civil War brought a new round of threats to Plains Indians. The Army was tasked with resuming treaty negotiations, protecting wagonloads of commercial goods on the Santa Fe Trail, and clearing the way for transcontinental railroads. On March 18, 1865, Major General Grenville M. Dodge, the commanding officer of the Department of the Missouri, ordered Brigadier General James H. Ford, Commanding Officer of the Upper Arkansas, to establish a post near the former location of Fort Atkinson. The Fort was named after General Grenville M. Dodge, who later explained the circumstances: “The Colonel of the regiment was very much incensed at my sending them out there without the proper preparations and he said the place was so unpleasant and uninviting that they named it Camp Dodge ... so you see even though it was named after me it was not with any honor.”



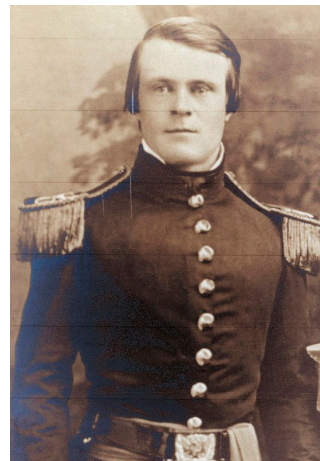
The prairie landscape at Fort Dodge before trees were planted.

Within a few weeks of General Dodge's orders, troops were occupying dugouts on the north banks of the Arkansas River. The first two companies to occupy Fort Dodge were so-called "Galvanized Yankees," Confederate prisoners who had been held at Rock Island Arsenal in Illinois. Before the war's end, Dodge had mustered ten thousand troops at Fort Leavenworth for service on the plains. But after the war, he was forced to recruit fresh troops to serve at frontier forts. Five thousand of them were former Confederates; and four thousand were black troops, dubbed by the Indians as "Buffalo Soldiers."

Without timber, efficient transportation, and nearby quarries, converting Fort Dodge from an encampment of dugouts to a permanent installation posed a strategic challenge for the U. S. Army. The Army was willing to pay a premium for skilled carpenters. But when they found that local timber was not suitable for construction, they were forced to rely on the principal native building material of the Southwest: adobe or sod. Isadore Douglass, wife of commanding officer Henry Douglas, described the men's quarters as "holes burrowed in the bank of the river." Officers' Quarters were little better. When they first arrived at Fort Dodge in December 1866,

the Douglass's had "no house to go into." Within a few days, Isadore, her husband, and three children, including a nursing baby, moved into a "mud" house with "three rooms and a kitchen."

Isadore reported of her husband's plans to build "very fine" stone buildings within a year. But in 1867, there were many obstacles standing in the way. Quarrying the stone miles from the fort left workmen exposed to Indian attack; and the skilled labor needed to construct permanent stone buildings was expensive – as much as \$100/month, or three times that of an average laborer. It is no accident that



Commanding Officer  
Henry Douglass in 1852.



Isadore Bowman Douglass,  
wife of Henry Douglass  
who died in the cholera  
outbreak.





THE CHOLERA WEST.—At Harker and Ellsworth the cholera seems really to have abated. At forts beyond cases are still reported. A letter written on the 8th at Fort Dodge says:

"We have had fifty-six cases, of which twenty-five proved fatal. The epidemic has, however, expended its strength, and for four days no new cases have appeared."

The White Cloud Chief evidently

(left) Cholera medicine bottle from Fort Dodge. From the collections of the Kansas Historical Society.

(center) Report about the 1867 cholera epidemic. *Kansas Radical*, 17 August 1867.

the first stone structures, built in 1867, were the Headquarters/Commanding Officers' Quarters (Custer House), Hospital (Pershing Barracks), and Quartermaster Storage Building (Museum). Unfortunately, by the time the Commanding Officers' Quarters were completed, Isadore Douglass had perished in a cholera outbreak that wreaked havoc on the Plains. Because the stone hospital would not be completed until 1867, the sick and dying, including Mrs. Douglas, were forced to suffer in damp dugouts. The risk, or inevitability, of prairie fires and Indian raids necessitated that the Quartermaster's building also be built of fire-proof stone. Goods, including corn and other foodstuffs, were freighted from hundreds of miles away, making them commodities that merited the kind of protection only stone could provide.

Following the completion of the above-mentioned buildings, construction stalled. Although Major Douglass had moved into his new stone quarters, other officers remained in dugouts. In his inspection of Fort Dodge, General Pope expressed great dissatisfaction with the housing conditions of officers in a report filed in 1870:



1869 Harper's Weekly image of the sod homes used by officers before the construction of officers' quarters.



A group of Southern Cheyenne women standing in front of the officers' quarters. The Custer House is at the left.

*The conditions of some of the officers at Fort Dodge is deplorable, living in holes dug in the ground, and covered with poles and mud. The quarters herein specified are absolutely needed and I hope and believe there will be no delay in giving the necessary authority to put up these quarters. I have just returned from Fort Dodge and will, I hope, be excused for expressing myself with such warmth after seeing officers and their families living in holes not fit to be dog kennels.*

By the time General Pope filed his report, the Army brass had decided that quarrying limestone in contested territory was too dangerous – and the skilled labor needed for stone construction was too expensive. So, they had turned to another source for building materials: private contractors. In an advertisement that first appeared in the Leavenworth Daily Commercial on September 20, 1868, the Quartermaster

General solicited bids for construction supplies to include wood timbers, lumber, planks, and sheathing, doors, hardware and nails to be delivered to Fort Dodge. Included in the order were 100 pairs of 9/9 and 6/6 window sashes. Although the quartermaster sought bids in the Leavenworth paper, it is likely that the materials came from Santa Fe, which could supply a thousand board feet of lumber to Fort Dodge for thirty dollars.

Once proper building materials finally arrived, construction resumed in earnest:

*Between 1870 and 1875 ten 'sets' of quarters were constructed with a capacity to accommodate twenty officers and their families. Four of these sets or duplex structures were erected for captains. Each unit was considered to be a story and a half, as the attics were reserved for sleeping rooms. The dimensions of the quarters were forty-four by forty feet, thereby providing each family with eight hundred eighty square feet of living space on the ground floor. A dining*

*room, parlor, kitchen and one bedroom were included on the ground floor. The buildings were laid up with adobe and then covered with pine siding ... Common cedar shingles for roofing completed the shell of the quarters. Each unit was provided with a latrine and water barrel and enclosed in a picket fence. The remaining six sets of quarters were added for lieutenants, with the same one and one-half story planning; however, the dimensions of these buildings were only thirty-five by thirty-two feet, thus leaving slightly more than five hundred square feet for each family. The lieutenants' quarters also included four rooms on the ground level, although they were necessarily somewhat smaller than those provided for captains. (**Sentinel Cimarron**, 93)*

In 1870, the growing fort complex, the only white settlement in Ford County, was home to 427 people. The vast majority were single enlisted men, including nearly 100 "colored" men living in segregated barracks. In 1872, General John Pope, who had bemoaned the fort's dire living



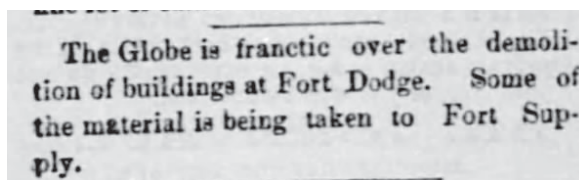
Fort Dodge Officers, by William Soule, western photographer who was at Fort Dodge in 1867.

conditions in 1870, reported that "Forts Larned, Dodge and Lyon are substantial well-built posts, and will last a long time." Based on Pope's observations and the timing of the materials order, we can postulate that the Junior Officer's Quarters were built between 1870 and 1872.

Creating a well-built post would have been a high priority as the transcontinental railroad made its way through Kansas. The railroad crews, cattle drovers, buffalo hunters, and ultimately settlers, would require protection. By 1876, Dodge City was the state's only major shipping point for Texas cattle. For the following decade, the rowdy town boasted the moniker "Cowboy Capital of the World." Ironically, however, the arrival of the Atchison, Topeka and Santa Fe Railroad to Southwest Kansas in 1872 permanently shifted the county's economic center away from Fort Dodge - a fragmentation of resources that would spell the beginning of the end for the region's only government institution.

By 1875, the Army had halted capital improvements at Fort Dodge. When Fort Larned was abandoned in 1878, the War Department ordered that all material be transferred to Fort Dodge, leaving only the stone structures at Fort Larned. In 1880, the federal government sold approximately 30,000 acres of Fort Dodge's 40,000 acres, providing land to a growing number of Ford County settlers, which by then had reached 3125.

In late 1881, General Sheridan recommended the closing of abandonment



Dodge City residents were concerned about the dismantling of Fort Dodge. *Dodge City Times*, 22 June 1882.

of Forts Dodge and Wallace: "They are of no earthly use now. The supplies for Forts Supply and Elliot go via Dodge City, so that Fort Dodge is not now even on a line of supply ..." General Sheridan supported the recommendation: "It is only twelve years since Forts Dodge and Wallace were in the heart of the buffalo and Indian region. They have fulfilled their work and must be abandoned. Each year presents a new problem, and it is the special office of the division commander to study the best means of defense so as to protect new interests."

Although Dodge City had replaced Fort Dodge as a "line of supply," many of the cowtown's leaders were concerned about its abandonment. The *Dodge City Globe* bemoaned that "the leaving, unprotected, of all the southwestern part of the State, will have a bad effect upon the immigration which would naturally come into that part of Kansas, as the settlers would have no protection whatever against Indian raids from the Territory."

Unable to prevent the post's closing, the people of Southwest Kansas focused their energy on advocating for reuse of the buildings: "If it must be abandoned," argued the *Globe*, "let us keep it intact and prevent its destruction and have it put to other uses - - if not by the general government, let it be turned over to the State as she can utilize it in many ways." Although the Army had already begun disposing of the materials and buildings, the fight escalated. On May 5, 1882, President Chester Arthur asked Congress to amend the original act to dispose of Fort Dodge.

With support from President Arthur, U. S. Senator Preston Plumb from Kansas, a member of the Military Committee and Chairman of the Committee on Public Lands, was able to usher through





Artist's interpretation of the Sutler's Store at Fort Dodge.

legislation that forced the Army to leave the buildings at Fort Dodge. In December 1882, Senator Plumb, himself a Union officer in the Civil War, introduced a bill in Congress to establish a state soldiers' home at Fort Dodge. In 1889, Congress finally authorized the Secretary of the Interior to sell part of the Fort Dodge reservation to the State of Kansas for a state soldiers' home. It was the people of Dodge City who donated the money to purchase the property on behalf of the State of Kansas.

When the State of Kansas gained title to Fort Dodge, there were "six large buildings known as officers' quarters, three large buildings known as soldiers' quarters or barracks (stone), a large cut-stone building built for a hospital, two large cut-stone buildings, used formerly as quartermaster and commissary buildings, and some fifteen or twenty smaller wooden buildings..." In the first biennial report of the State Soldiers' Home (1889-1890), the Board of Managers reported that "when turned over to the State [the buildings] were all in a more or less dilapidated condition, consequent from neglect and

non-occupancy, but many of them well built of good material, and capable of being repaired at slight expense and lasting many years."

As soon as the Kansas Legislature appropriated funds in 1889, the Board moved forward with repairs to the abandoned buildings. In 1889, they hired Thomas McMillen of Emporia at a salary of \$60 per month to oversee \$1652.35 in repairs. They moved quickly to complete the work and, according to the board's first report, "The buildings were ready to receive inmates January 1, 1890." By November 1, there were 123 residents at the Soldiers' Home, including veterans and their wives and children. The



Junior Officer's Quarters, ca. 1870s.

initial appropriation allowed for simple repairs. For 1892, the Board requested an additional \$15,000 appropriation from the state for continued capital improvements. But by then, the nation was in the midst of a financial crisis. The Soldiers' Home would have to serve more veterans with less money until the early years of the twentieth century.

Limited research has identified at least three periods of major investment at the Kansas Soldiers' Home. The first was in ca. 1900 when appropriations were used to construct additional housing for veterans. The second was during the 1920s when the original limestone hospital was replaced

with a red brick hospital. And the third was in the 1950s when administration of the facility was transferred to the Kansas Veterans Commission. At that time, a number of Minimal Traditional cottages were constructed to house a growing population of veterans in the years following World War II. Although many of the buildings dating to the property's use as a frontier fort are still extant, at least three of the original cottages have been demolished since 2015 alone. Plans for demolition of additional buildings at Fort Dodge, including the Junior Officers' Quarters, have caused great concern among the historic preservation community.



1961 aerial of Fort Dodge.

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**FORT DODGE TIMELINE**

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- 1821: Mexico gains independence from Spain, establishing commercial opportunities in the Southwest
- Missouri becomes a state
- William Becknell first travels the Santa Fe Trail
- 1827: Fort Leavenworth established to monitor Santa Fe and Oregon Trails
- 1830: President Andrew Jackson signs the Indian Removal Act
- 1846: Fort Mann established as a quartermaster's station on the Santa Fe Trail near the Fort Dodge location
- 1850: Fort Atkinson established as first regular army post along Santa Fe Trail in Indian Country near the Fort Dodge location
- 1854: Kansas becomes a Territory and settlers start streaming in before treaties are established with native peoples
- 1859: Atchison, Topeka, and Santa Fe Railroad chartered
- 1861: Kansas enters the Union as a Free State
- Fort Sumter attacked, ushering in the Civil War
- 1865: Civil War ends
- Fort Dodge established
- 1866: Major Henry Douglass, his wife, and three children arrive at Fort Dodge from West Point
- For the first year, the family lives in a mud house with three rooms and a kitchen
- 1867: A cholera epidemic wreaks havoc on the frontier and kills many, including Isadore Douglass
- Stone Commanding Officers' Quarters completed
- 1868: The U. S. Army requests bids for construction materials for wood buildings at Fort Dodge
- 1870: General Pope visits Fort Dodge and makes a plea for improved officers' quarters
- Pope's visit seems to spur a major period of construction at the Fort
- 1872: General Pope reports that "Forts Larned, Dodge and Lyon are substantial, well-built posts, and will last a long time."
- Atchison, Topeka, and Santa Fe Railroad's Construction gangs reach Dodge City and Fort Dodge is no longer in the "line of supply" for the frontier forts
- 1880: Railroad reaches Santa Fe



1882: Fort Dodge abandoned by the U. S. Army

Senator Preston Plumb and others, with the help of President Arthur, pass legislation ensuring that the buildings will not be demolished or moved to other installations, such as Fort Supply

Senator Plumb introduces legislation to create a state soldiers home at Fort Dodge

1889: State of Kansas receives Fort Dodge and appropriates funds for repairs needed to convert the facility for use as the Kansas Soldiers' Home

1890s: Economic Recession

1900s: State appropriates funds for its first major capital improvements at the Kansas Soldiers' Home

1928: State finishes construction on red brick hospital at Kansas Soldiers' Home

1953: Kansas Soldiers' Home falls under the auspices of the Kansas Veterans' Commission

Kansas Veterans' Commission builds a new group of cottages to house a growing number of veterans

Dodge City Jaycee's "steal" the Fort Dodge Jail and install it as the first historic building on what will become Boot Hill

1990: The National Park Service publishes a Comprehensive Management Plan for properties related to the Santa Fe Trail.

1991: Senator Kassebaum and Representative Roberts introduce a bill in Congress called "Cavalry Forts of the Old West: The Historic Kansas Frontier Forts Study Act of 1991." The bill recommended a study of frontier army forts, including Fort Dodge, with the aim of preserving and interpreting them as a collection of installations versus individual properties.

2015: Kansas SHPO carries out preliminary historic survey of Fort Dodge buildings as part of a statewide study of Santa Fe Trail-related resources

After the survey, several of the surveyed buildings were demolished

2017: Fort Dodge Master Plan (HMN Architects) identifies key goals outlined elsewhere in this report

2019: Ford County Historical Society hires Ben Moore Studio and Davis Preservation to prepare a Feasibility Study for the Fort Dodge Junior Officers' Quarters, which are slated for demolition

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**FORT DODGE JUNIOR OFFICERS' QUARTERS**


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Junior Officer's Quarters, ca. 1870s.

The Fort Dodge Junior Officers' Quarters at 226 Custer Street, was among the first buildings constructed at Fort Dodge. Based upon primary document research, the building was completed in ca. 1870 – between General Pope's 1870 and 1872 inspections of the post. This was one of two buildings that flanked the stone Commanding Officers' Quarters/Headquarters building (1867). The other of these two buildings, according to primary document research, was built of adobe that was finished in weather board. According to accounts and maps from 1875 and 1876, both of the duplexes flanking the Commanding Officers' Quarters housed Captains. A site plan that pre-dates the fort's abandonment (ca. 1880) indicates that the duplex on the opposite side of the Commanding Officers' Quarters was built of adobe in 1868. The wood-framed buildings, according to the site plan's key, were built between 1870 and 1877. Below is a description of all of Fort Dodge's officers' quarters found in an 1875 report by the U. S. Surgeon General. The building now located at 226 Custer Street is listed as "the first":

*Officers' quarters are contained in six one-story buildings, located on the north and west sides of the parade. The first, a cottage building, frame, with an L, is 55 by 40 feet, and divided into two dwellings, consisting of a hall and two rooms, 19 by 18 feet by 10 feet high; two attic-rooms; a kitchen, 8 by 15 feet; a dining-room, 10 by 15 feet in L; with servants' room over them in the front. These are captains' quarters. An adobe cottage, of one story, weather-boarded, and divided into two dwellings, containing each two rooms, 17 by 17 feet, by 9 feet high, a small kitchen and dining-room in L, are also occupied as captains' quarters.*

In an 1876 Site Plan, the building was labeled as "Captain's Quarters." Another early photo (1876) in the collection of the Kansas Historical Society identifies the house as "Quartermaster's Quarters." The National Archives holds quartermasters records for Fort Dodge from 1866-1882. In addition, the National Archives holds a copy of the Department of the Interior's appraisal record for the buildings when they were surplus by the Army in the

1880s. The consultants were unable to obtain copies of these records from the National Archives in the time allotted for this study. However, we recommend that these reports be reviewed as soon as they can be obtained.

The bulk of the materials that remain at the subject building appear to date to its original construction in ca. 1870. These include stone footings, wood trusses, wood doors, trim, cabinets, stair treads/ rails/newels (where extant). Additional character-defining features that also likely remain from the original period of construction include hardwood floors and plaster walls and ceilings. Given the arid conditions in southwest Kansas, it is likely that this building suffered little deterioration of consequence between its abandonment in 1882 and the state's taking the building in 1889. Unfortunately, many original features - including treads, newels, railings, and door hardware - have been removed since 2015 in preparation for the building's proposed demolition. These features are now in storage at Fort Larned National Historic Site.

There are a few features that appear to date to the period immediately following the property's transfer to the State of Kansas in 1889. For instance, we know from historic photos and documents that the original windows in the building - most notably those in the upper-story dormers - were 6/6 double hung. The majority of the extant windows, which are 2/2 double-hung, likely date to 1889/90. The 1/1 windows on the lower level of the west half of the south façade may date

to the third major period of investment in the 1920s. The bracketed stoop roof with exposed rafter tails on the north end of the east elevation also likely dates to this 1920s time period. The 1879 photo shows what appears to be an entrance at this location - without an overhang above it. Although the building retains its original window locations in the gable of the east elevation, two additional windows on the lower level were added after 1879. Given that these are 2/2 windows, it is likely they were added in 1889. Another historic photo showing the building's west elevation indicates that at least three of the four windows on the lower level were added after 1879. These were also likely added in 1889.

At some point, significant changes were made to the building's north elevation. An 1879 photograph shows a large lower cross gable projecting to the north. This was likely the 10 X 15 dining room in the "L" mentioned in the above 1875 account. This lower cross gable was likely found at the location of the gabled wall dormer with returns. Further investigation is needed to document the time period of this change. Based on our current knowledge, we hypothesize that the projection was removed in the early 1950s. Based on the finishes of the lean-to addition on the north side, which include a diamond-pattern veneered door, plain fascia, and concrete block foundation, we date this element to the improvements made in the early 1950s. This would have also necessitated the conversion of the back rooms to kitchens where cabinets appear to date to the early 1950s.



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## ARCHITECTURAL ANALYSIS

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### EXTERIOR ENVELOPE

The Junior Officers' Quarters at Fort Dodge is a one-and-a-half-story, side-gabled, wood-framed structure on a limestone crawlspace foundation. In plan, the building is a forty by fifty-five foot rectangle. This plan is divided into two units—east and west—by a wall running from north to south. These units mirror one another almost identically with a few exceptions in the first floor layout of each. The building's primary façade faces south towards Custer Street and is shaded by a lean-to roof covering a wood-framed porch with wood decking. Concrete steps ascend to the two front entry doors at the center of the façade, which provide entry each to their respective units. At the north of the building, a c. mid-20th century addition is extant with concrete block foundation walls and wood-framed walls at the first floor. All exterior doors and windows of the building are wood and each façade is clad in wood siding. Asphalt shingles cover the roof and where these shingles have deteriorated; historic cedar shingles can be seen.

At the south side of the building, seven evenly spaced historic wood Doric piers support the low end of the porch's shed roof. A section of non-historic lattice fencing spans the distance between each pier. The seven piers include a square-profiled base whose top inch tapers to the wood shaft. The shaft extends vertically to approximately nine feet where the pier terminates with a Doric capital. All seven columns exhibit peeling paint and a need for repair with epoxy. The columns sit atop seven stone piers, part of the building's foundation system, which will be discussed

in the section regarding structural observations. These piers were parged with concrete at an unknown date and a wall was built between all piers, inhibiting access to the area beneath the porch. In addition, a portion of the wood decking has fallen in at the west end, where it appears that a wood ledger board has broken away from the stone foundation of the building.

The symmetrical south façade of the building contains two four-panel wood doors and four two-over-two wood windows. Both wood doors are flanked by sidelights which have a solid wood panel lower half and a three-pane glass upper half. A five-light transom crowns the top of the doors. Above the roof of the porch, there are three roof dormers in the primary gabled roof, each with one two-over-two wood window. An 1870s photo shows six-over-six windows. We hypothesize that the windows were replaced with 2/2 windows at the time of the property's conversion for reuse as a soldiers' home (ca. 1889). The three dormers are clad in historic wood siding.

Walking to the east side of the building, a stone foundation wall with concrete parging can be seen more clearly. Looking north in a line parallel to the east wall, outward heaving of the foundation wall is observed, which will be discussed later. This wall supports a wood balloon-framed wall that terminates in a gable. There are two first floor wood windows and a wood door to the north of the east façade. Historic documentation suggests that the door location is original; and the window openings were cut after the

building's original construction, perhaps when it was converted to use as part of the soldiers' home in ca. 1889. The wood door is covered by a gabled wood-framed, asphalt-shingled overhang with wood diagonal supporting members. This canopy is characterized by the Craftsman style. Two wood windows in their original locations pierce the gable, providing light to the attic rooms. A portion of the east wood siding should be removed and replaced, due to warping of the siding pieces. This warping has been caused by the heaving of the foundation wall along with likely water infiltration due to the balloon framing breaking away from the primary structure of the house. To the north, the small non-historic addition can be seen extending approximately seven feet outside of the primary rectangle of the house. A tree that has sprouted from inside the foundation system is also visible.

The north façade includes two wood windows from the original construction of the building at either end of the wall. At the center of the north side of the building, the length of the small addition can be seen. A wood-framed wall sits atop the concrete block foundation with two wood windows. The addition has a shed roof that terminates just under the eave of the main roof. Above the addition, a cross gable is visible beginning at the eave of the roof. Within the wall of the cross gable is a small, square-shaped window off-centered from the gable. Footprints of the building seen on early Fort Dodge site plans show that this cross gable had originally extended further north into another wing of the building.

Though the two units in the building largely mirror one another, a difference in first floor layout results in a west façade that is different from the east. The same stone foundation with concrete parging

is visible with wood balloon framing atop it. Wood siding at this façade is in slightly better condition than the east, though it still requires some repair and re-painting. At the first floor, there are four wood windows, three of the same size and a smaller window at the north end of the façade. Two windows lie towards the peak of the gable just as they lie at the east façade. From the west, the settling of the stone porch piers can also be noted by the sagging line of the lean-to roof from north to south. Like the east elevation, the west elevation has also changed over time. A historic photo showing the building's west elevation indicates that at least three of the four windows on the lower level were added after 1879, likely in 1889.

With the exception of the stone foundation system in poor condition, overall exterior envelope conditions and repair are quite simple. Much of the wood siding is only in need of repair and re-painting, rather than replacement. All windows are repairable, with a few requiring re-fabrication of wood profiles. Although, the roof is in need of patches in places where asphalt shingles have peeled away or fallen off, it is in fair condition. It is likely to require replacement within ten years.

A detailed cost estimate including anticipated exterior envelope repairs and maintenance can be found in the appendices of this report.

## **FOUNDATION AND STRUCTURAL**

The structural system of the building is comprised of three bays, a balloon-framed skeleton that is supported by a limestone rubble foundation. A stick-built roof system is framed by two-by-fours and sheathed with cedar shakes. At the perimeter of the building is approximately a six-foot limestone wall that supports the exterior

framing. This foundation wall system encloses a crawlspace with dirt floor that varies from approximately two to four feet beneath the house.

The center structural bay consists of heavy timber beams spanning limestone piers from north to south, which support two interior wood-framed walls (see Structural Building Section). Two-by-ten wood members span between each structural bay providing the floor framing for the interior of the building. The second floor is also supported by two-by-ten wood joists. Wood joists also span approximately eight feet from a ledger board at the south façade out to the seven limestone porch piers that are visible from Custer Street. All limestone visible from the exterior of the building has been parged with concrete on its outer side, likely for aesthetic reasons, but perhaps to stabilize a rubble foundation subject to crumbling after decades of weather, wear and tear.

As mentioned before, the sinking of the seven porch piers into the ground can be noticed upon first glance at the building. A sagging porch roof pronounces the settlement of these piers. In addition, the sloping of the interior floor in four different directions indicates that each foundation wall has also settled over time and most noticeably, the east foundation wall. Upon initial observation, this is most likely due to a combination of poor soil conditions and the low compressive strength of limestone rubble. Remediation of these issues would require excavation to expose the stone foundation wall. The wall should then be underpinned with a concrete grade beam supported by concrete piers every six to eight feet.

The worst of the foundation damage exists at the east wall, where the wall has heaved to the east out of plumb. Where the

balloon-framed wall meets the foundation wall, the connection has buckled out the east, causing the wood framing to break away from the floor structure approximately four inches. In addition to excavation and underpinning as mentioned above, foundation repairs at this area would also include hydraulic jacking of the foundation wall and wood framing back to plumb before underpinning takes place. As the jacking of the wall would likely damage the balloon framing, wood studs should be laterally reinforced to prevent buckling.

Repairs to the foundation should be made first before any other construction work undertaken. A detailed cost estimate located in the appendices of this report provides estimates for this construction work.

## **INTERIOR**

The interior layouts of the two units—east and west—are nearly the same with a few differences in the first floors. Interior finishes in the east unit appear to be historic for the most part on both first and second floors. In the west unit, the first floor underwent updates and remodeling around the 1950s and these finishes remain in place, including carpet and linoleum flooring.

Upon entering both units from the south, a stair in the foyer immediately leads up to the finished attic. Both stairs were partially demolished for salvage material after 2015. The newel posts, balustrades, spindles and many of the wood treads were salvaged and stored at Fort Larned for possible reuse there. In the west unit, there are three rooms to the exterior side of the unit and one bathroom with tie-ins for modern plumbing fixtures at the rear of the unit. The south room of the three appears to have been a living room, the central room a bedroom and the third room at the north



a kitchen after the original north-projecting kitchen bay was removed. A doorway at the northeast corner of the kitchen provides access to the small addition at the north of the building. This unit contains more storage on the first floor and a closet in what is likely a bedroom, indicating that the first floor may have undergone a layout re-configuration at some point in time. The attic, identified in an 1875 account as servants' quarters, is finished in the center part of the gable with short attic walls at either end of the two bedrooms. To the south, two gabled dormers provide more space and daylight for the attic. To the north, the cross gable provides a window and more space in a long, narrow closet. To the west of the cross gable is a small closet with shelves.

In the east unit, the layout from original construction, with the exception of the original north-projecting bay, remains. To the exterior wall of the unit, there are two large rooms, the south a living room and the north a kitchen. This unit contains storage beneath both units' stairs and has a washroom directly north of the stairs.

The long hallway that is the foyer leads to the small addition to the north. In this unit, a chimney can be seen in the kitchen. At the time of this observation, it was noted that the west unit did not contain evidence of a former chimney, further supporting the idea of a re-configuration of the west layout. The attic of the east unit is largely the same as the west. This unit only has one of the three gables and therefore has less square footage. The long, narrow closet of this unit in the cross gable does not have a window, allowing less daylight into the attic of the east unit.

It is recommended that all remaining historic finishes—hardwood floors, plaster and wood trim—be repaired and restored where still existing, while removing non-historic flooring and wallpaper and replacing it with updated finishes. The building should be re-wired, re-plumbed and fitted with modern HVAC systems for optimal modern use.

A detailed cost estimate located in the appendices of this report provides estimates for this construction work.



Foundation.



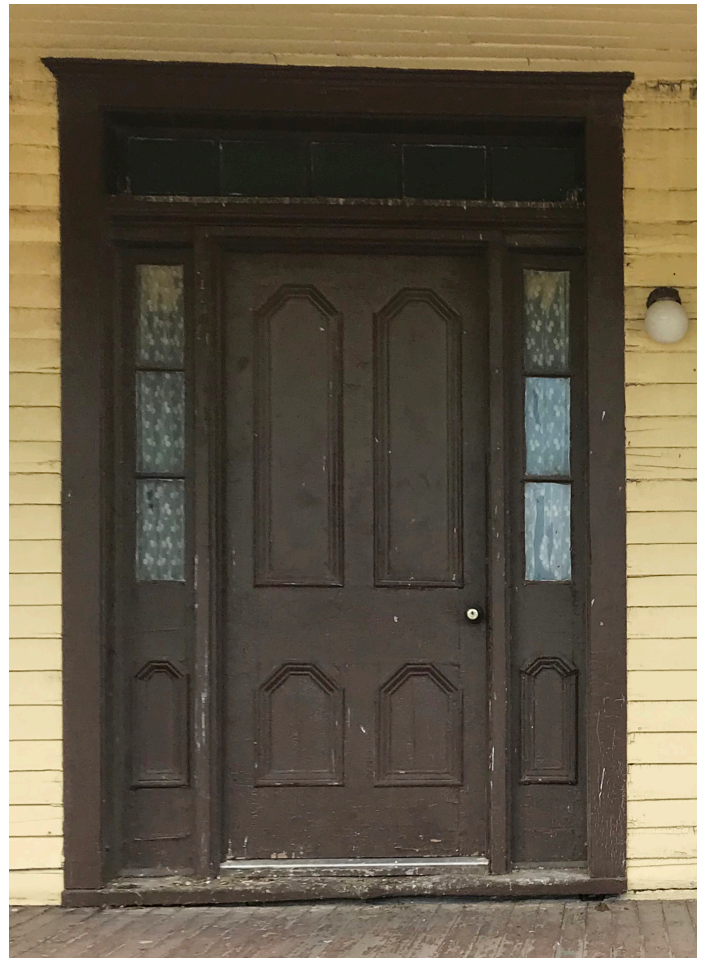
Front Stairs.



Interior East Living Room.



Interior West Bedroom.



Front Door.





Northeast Corner.



Southeast Corner.



Northwest Corner.



Southwest Corner.



Northwest Corner.





Tree Close up - Foundation Northeast Corner.



West Siding Condition.

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## THE CASE FOR PRESERVATION

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As the building has been well-preserved by the dry climate of southwestern Kansas, it is in a manageable condition to repair considering its age and its long-term vacancy. Along with its historical context and significance, the case for preservation becomes clear. Preserving the building preserves Kansas history related to the Frontier, Santa Fe Trail and the post-Civil War era in the west. In the following pages, use options for the building are proposed that offer feasible and sustainable utilization of the building. All options include seeking historic designation of the building in some capacity as discussed earlier in the report.

### OPTION 1: MISSION-RELATED USE (PREFERRED OPTION)

#### Summary:

Ideally, the Junior Officers' Quarters at Fort Dodge could be rehabilitated for a use that aligns with the Soldier's Home's Mission to "Improve the quality of life for veterans and their families in this region and provide for a continuum of care for veterans of all levels of physical ability and health." The following is an annotated list of priorities identified in the 2017 Master Plan:

Improve the quality of life for veterans and their families in this region and provide for a continuum of care for veterans of all levels of physical ability and health.

*We understand that there are many physically able veterans in need of housing. Although it is not feasible to use the Junior Officers' Quarters as housing for those with physical limitations, we believe the building would work well for those without physical barriers.*

Adapt to changing veterans' needs for housing and lifestyle by improving the quality of the existing housing stock and providing new housing options that meet the needs and preferences of current and future veterans.

*Fort Leavenworth and Fort Riley are great examples of installations where historic housing is premier housing. Rehabilitated, the Junior Officers' Quarters could provide quality housing stock that meets the preference of future veterans.*

Strengthen veteran and community connections by redefining the image of the Kansas Soldiers' Home at Fort Dodge as a desirable place to visit and live.

*Just as historic buildings at Forts Riley and Leavenworth are seen as desirable places to visit and live, so too can those at Fort Dodge.*

Address the daily needs of veterans of all levels of physical activity and health, through the development of meaningful leisure and recreational facilities.

Create a cohesive and organized community plan, providing for the long-term viability of the Fort in its mission.

*We believe any future community plan should explore the incorporation of the Fort's historic buildings for uses that align with its mission.*

Additional master planning may identify other possible mission-related uses that do not fall into housing. These may include smaller clinics for outpatients, offices for related entities, etc.

**Preservation Treatment Approach:  
Rehabilitation**

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The guidelines for preservation treatment approaches can be found online at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>. Once a specific use has been identified, project planning should include consultation with a historic preservation professional who can interpret the standards as they apply to the proposed project.

**Funding:**

In April 2018, the U. S. Department of Veterans Affairs announced \$700 million in funding for construction projects at State Veterans Homes. According to our research, Kansas did not receive any of this funding\*\*\* (see <https://www.va.gov/opa/pressrel/pressrelease.cfm?id=4041> ). The most recent major federal investment at Fort Dodge was in 2007, when Fort Dodge received \$1.2 million for life-safety projects and backup generators. These federal programs require a state match. Additional research is needed – but we hypothesize that the state's ability to receive funding from these critical federal programs is its inability to match the federal funds during the state budget crisis.

Because of the property's ties to the Santa Fe Trail, historic preservation work may

also qualify for transportation funding. The current funding program is Transportation Alternatives. For more information, see <https://www.fhwa.dot.gov/fastact/factsheets/transportationalternativesfs.cfm>.

Rehabilitation of the building for continued use may also qualify for Rural Development funding from USDA. For more information on these programs, see <https://www.rd.usda.gov/programs-services/programs-services-communities-nonprofits> and <https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program/ks>

Nationally significant properties also qualify for federal funding through the Save America's Treasures Program. Projects are selected based upon the following criteria: National Significance, Severity of the Threat to the Historic Property, Effectiveness of the Project's Mitigation of the Threat, and Project Feasibility. Units of state and local governments qualify to apply for this program. However, the property must have already been determined nationally significant. See recommendations for additional projects below. <https://www.nps.gov/preservation-grants/sat/index.html> Save America's Treasures is a sub-fund of Historic Preservation Fund. This is another possible funding source for work on buildings in this complex.



## OPTION 2: LONG-TERM LEASE

### Summary:

One of the principal historic preservation funding programs – the historic rehabilitation tax credit program – is generally not available to properties owned by state or federal government. However, government-owned properties may qualify for tax credits if the project is undertaken by a long-term lessee. In order to accomplish this, the lease period must exceed the period of depreciation for the building.

Perhaps the best use of this approach in Kansas was the rehabilitation of buildings at the Dwight D. Eisenhower VA Medical Center in Leavenworth. A proposal to demolish 38 historic buildings at the VA complex, which was designated a National Historic Landmark, set off a review process under Section 106 of the National Preservation Act. Through what was then a new program, the VA's long-term lease program, the VA was able to partner with private developers who rehabilitated the buildings to serve mission-related needs, including housing for veterans. The program is outlined at <https://www.va.gov/assetmanagement/>. A summary of the project from a historic preservation perspective is outlined at [https://www.kshs.org/resource/ks\\_preservation/kpsepoct05.pdf](https://www.kshs.org/resource/ks_preservation/kpsepoct05.pdf).

### Preservation Treatment Approach: Rehabilitation

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The guidelines for preservation treatment approaches can be found online at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>. Once a specific use has been identified, project planning should include consultation with a historic preservation professional who can interpret the standards as they apply to the proposed project.

### Funding:

A long-term lease would allow rehabilitation work to qualify for both state and federal rehabilitation tax credits. State credits equal 25% of qualified expenditures and are transferable. Federal credits equal 20% of qualified expenditures. For example, a \$500,000 project would garner approximately \$225,000 in historic tax credits used to help leverage financing and defray preservation-related expenses.

**OPTION 3: VISITORS' CENTER/PARTNER  
WITH THE FORD COUNTY HISTORICAL  
SOCIETY****Summary:**

The Kansas Veterans Commission has offered the Junior Officers' Quarters to the Ford County Historical Society, requiring that the organization move the building. Unfortunately, moving the building would disqualify it for historic preservation funding. There has also been some discussion about demolishing the building to construct a new visitors' center at the location. The argument for demolishing

the building has centered around its lack of ADA compliance. It should be noted that there are hundreds of historic buildings at Forts Leavenworth, Riley, and Scott that meet ADA requirements. A vertical lift at the south porch can easily provide access into the building. On the inside, there is ample room to provide maneuvering clearances along with an ADA restroom. Moving the building should be an option of last resort.

<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

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## RECOMMENDATIONS FOR FUTURE WORK

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1. Remove the tree growing out of the north end of the building and enclose openings at the base of the building to prevent further water infiltration or animal infestation.  
Who: Fort Dodge Facilities
2. Identify current and future needs for mission-related activities at Fort Dodge and research availability of VA-related funding.  
Who: State Commission on Veterans Affairs, Fort Dodge Superintendent
3. Mothball the building to maximize future options for reuse.  
Who: Fort Dodge with private and/or historic preservation funding.  
<https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>
4. Clarify ADA requirements as they apply to Fort facilities.  
Who: Fort Dodge Superintendent in coordination with Architects.  
<https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>
5. Clarify Fort Dodge's compliance requirements under federal preservation law.  
Who: Kansas SHPO and Fort Dodge  
<https://www.achp.gov/digital-library-section-106-landing/citizens-guide-section-106-review>
6. Pull additional records from National Archives.  
Who: Ford County Historical Society  
<https://catalog.archives.gov/id/5734805> - appraisal record from Dept of Interior  
<https://catalog.archives.gov/id/10464789> - quartermaster records  
<https://catalog.archives.gov/id/606703> - 10th Cavalry
7. Complete a comprehensive survey and nomination to designate the facility as a National Historic Landmark to qualify it for preservation-related funding, including the Save America's Treasures program. (The historical narrative in this report should be a good start toward a historical context statement for a district nomination.)  
Who: Ford County Historical Society with funding from Kansas SHPO in coordination with Fort Dodge.



## APPENDIX A

The following summary is intended to place Fort Dodge within a historic preservation context. Whereas all of the state's other extant frontier forts have been listed on the National Register of Historic Places and three of the seven extant forts have been designated National Historic Landmarks, Fort Dodge has fallen through the cracks. Fort Dodge is the only one of the seven extant frontier forts in Kansas that has not been identified or protected under Sections 106 and 110 of the National Historic Preservation Act.

<i>Name</i>	<i>Theater</i>	<i>Est</i>	<i>Aban</i>	<i>NR</i>	<i>NHL</i>	<i>SHS</i>	<i>NHS</i>
<b>Fort Dodge</b>	Santa Fe Trail	1865	1882				
<b>Fort Harker</b>	Smoky Hill Trail	1864	1872	1972/74			
<b>Fort Hays</b>	Smoky Hill Trail	1865	1889	1971		X	
<b>Fort Larned</b>	Santa Fe Trail	1859	1878	1966	1961		1964
<b>Fort Leavenworth</b>	Santa Fe Trail	1827		1966	1960		
<b>Fort Riley</b>	Oregon/Calif Trail	1852		1974			
<b>Fort Scott</b>	Perman Indian Fro	1842	1853	1966	1964		1978
<b>Fort Wallace</b>	Smoky Hill Trail	1865	1882	(demo)	(demo)		

### **FORT HARKER**

Fort Harker was one of three frontier military forts garrisoned to guard the route along the Smoky Hill Trail from Leavenworth to Denver. It was established in 1864 as Fort Ellsworth. After being relocated, it was given the name Harker in 1867. The fort was abandoned in 1873. In 1876, the State of Kansas petitioned the federal government to transfer ownership of the military reservation to the state. Instead, it was sold to military officers. By the 1880s, many of the buildings had been dismantled and materials salvaged. The four remaining buildings, which became the foundation for the town of Kanopolis in 1887, include a two-story guardhouse and three officers' quarters. All four buildings were constructed of native sandstone. The buildings are listed on the National Register of Historic Places. The guardhouse was listed in 1972. The officers' quarters were listed in 1974. Fort Hays Like Fort Harker, Fort Hays was founded to protect the

Smoky Hill Trail. Established in 1865, Fort Hays remained active until 1889 when it was turned over to the Department of the Interior. At the time the property was given to the State of Kansas in 1900, thirty-eight buildings remained. By the time the state opened the site as "Frontier Historical Park" in 1929, only two of the original buildings remained – the blockhouse and guardhouse. The rest of the buildings were moved or sold for scrap. In 1964 and 1987, two of the two-story frame officers' quarters were returned to their original locations and restored. The property is now Fort Hays State Historic Site.

### **FORT LARNED**

Fort Larned was established in 1859 to protect commercial interests along the Santa Fe Trail. The installation was abandoned in 1878 and sold at auction to private owners in 1884. For many decades, the buildings were used as part of a farming operation. The property was

opened as a historic site by local advocates in 1957. In 1961, the property was designated a National Historic Landmark. It became a National Historic Site under the auspices of the National Park Service in 1964. The buildings were fully documented by the Historic American Buildings Survey (HABS) in 1965. Nine original buildings remain. All of them are sandstone.  
<https://www.kshs.org/p/the-story-of-fort-larned/13139>

### **FORT LEAVENWORTH**

Established in 1827, Fort Leavenworth was the first permanent army installation in Kansas. Built to protect commercial traffic along the Santa Fe Trail, Leavenworth became the headquarters for defense of the western frontier. Designated a National Historic Landmark in 1960, it remains an active military installation subject to protections under Section 106 of the National Historic Preservation Act.

### **FORT RILEY**

Fort Riley was founded in 1852 to protect traffic along westward trails, including the Oregon-California Trail. After the Civil War, Fort Riley played an instrumental role in protecting the route of the Union Pacific Railroad. Fort Riley was listed on the National Register of Historic Places in 1974. It is an active military installation subject to protections under Section 106 of the National Historic Preservation Act.

### **FORT SCOTT**

Fort Scott was established in 1842 along the so-called Permanent Indian Frontier created through treaties of the Indian Removal Act of 1830. The post was intended to cement a barrier between westward-marching Euro-American farmers and tribes that had been relocated to Indian Territory in present-day Kansas and Oklahoma. The discovery of gold in

California, followed by the establishment of Kansas as a territory and plans for a transcontinental railroad resulted in the government's abandoning the cause of a Permanent Indian Frontier. Fort Scott was closed in 1853, reopened for three years during the Civil War, and became the foundation for the City of Fort Scott. It was designated as a National Historic Landmark in 1964 and became a National Historic Site comprised of twenty structures in 1978.

### **FORT WALLACE**

Along with Fort Hays and Fort Harker, Fort Wallace was established to protect commercial trade along the Smoky Hill Trail. Garrisoned from 1865 to 1882, the fort was abandoned and buildings scavenged and dismantled. No buildings remain.

### **FORT DODGE**

Fort Dodge is one of only three military installations in Kansas established to protect the Santa Fe Trail. As noted above, Fort Leavenworth was established in 1827. It is a National Historic Landmark whose buildings and other cultural resources are protected by Section 106 of the National Historic Preservation Act. Fort Larned, established in 1859, is also a National Historic Landmark and operated by the National Park Service as a National Historic Site. Outside of Kansas, there are two additional fortifications related to the Santa Fe Trail: Fort Union and Bent's Fort. Fort Union was designated a National Monument in 1954. However, the site consists of ruins of the installation established in 1851. Bent's Fort was established as a private enterprise – a trading post that also served as an army base during the Mexican War. The adobe buildings were reconstructed in 1976. The property is now a National Historic Site. Unlike other important posts along the trail,

Fort Dodge has never been recognized through historic designation.

The following original Fort Dodge Buildings survive:

- Sutler's Store (ca. 1870)
- Junior Officers' Quarters Duplex (ca. 1870, 226 Custer, wood frame)
- Headquarters and Commanding Officers' Quarters (1867, Custer House, stone)
- Hospital (1867, Pershing Barracks, stone)
- Quartermaster Storage Building (1867, Library/Museum, stone)

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**APPENDIX B: REGISTRATION REQUIREMENTS FOR SANTA FE TRAIL-RELATED PROPERTIES**

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“Registration requirements of buildings, structures, and building sites: To be eligible under Criterion A, a building or structure must be directly associated with the Santa Fe Trail between 1821 and 1880. These properties also must retain their feeling and original locations. Because many extant buildings are located in urban environments, retention of trail-era setting is important but will not render a resource ineligible if disrupted.” MPDF

“Registration Requirements – Military and Skirmish/Battle Sites In order to be eligible for listing under Criteria A and/or D, the

resource must have hosted a fort, camp, or post directly involved in the Santa Fe Trail or must have been the location of conflict along the trail involving traders, travelers, and Native inhabitants between 1821 and 1880. Retention of a sufficient amount of visual integrity recalling the historic setting is critical, as is the verified integrity of location. Feeling and association are present if integrity of location and setting are respectively verified and retained. In the case of archeological sites, sufficient information must be present to validate the property’s identity and significance.” MPDF



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## APPENDIX C: NATIONAL HISTORIC LANDMARK CRITERIA

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The criteria applied to evaluate properties for possible designation as National Historic Landmarks or possible determination of eligibility for National Historic Landmark designation are listed below. These criteria shall be used by NPS in the preparation, review and evaluation of National Historic Landmark studies. They shall be used by the Advisory Board in reviewing National Historic Landmark studies and preparing recommendations to the Secretary. Properties shall be designated National Historic Landmarks only if they are nationally significant. Although assessments of national significance should reflect both public perceptions and professional judgments, the evaluations of properties being considered for landmark designation are undertaken by professionals, including historians, architectural historians, archeologists and anthropologists familiar with the broad range of the nation's resources and historical themes. The criteria applied by these specialists to potential landmarks do not define significance nor set a rigid standard for quality. Rather, the criteria establish the qualitative framework in which a comparative professional analysis of national significance can occur. The final decision on whether a property possesses national significance is made by the Secretary on the basis of documentation including the comments and recommendations of the public who participate in the designation process.

(a) Specific Criteria of National Significance: The quality of national significance is ascribed to districts, sites, buildings, structures and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture,

archeology, engineering and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (1) That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
- (2) That are associated importantly with the lives of persons nationally significant in the history of the United States; or
- (3) That represent some great idea or ideal of the American people; or
- (4) That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
- (5) That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
- (6) That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting

theories, concepts and ideas to a major degree.

(b) Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance within the past 50 years are not eligible for designation. Such properties, however, will qualify if they fall within the following categories:

(1) A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or

(2) A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or

(3) A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or

(4) A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building or structure directly associated with the productive life of that person exists; or

(5) A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or from an exceptionally significant event; or

(6) A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or

(7) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or

(8) A property achieving national significance within the past 50 years if it is of extraordinary national importance.

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**APPENDIX D: OPINION OF PROBABLE COST**


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Item	Description	Total
1	Mobilization	\$ 5,000.00
2	General Conditions	\$ 47,065.13
<b>Structural Work</b>		
1	East Foundation Wall Repair	
	Hydraulic Jacking - Excavate and Bring Wall Back to Plumb	\$ 15,000.00
	Needle Beam	\$ 12,000.00
	Concrete Grade Beam	\$ 9,953.60
	New Piers along East Foundation Wall	\$ 11,080.00
2	Reinforce Balloon Framing - East Wall	\$ 3,000.00
3	Underpinning at 7 Existing Porch Piers	\$ 8,310.00
4	Concrete Grade Beam Beneath Existing Foundation	\$ 28,520.00
5	New Piers at Locations along Foundation Perimeter	\$ 26,920.00
6	Replace Broken Joist - East Structural Bay	\$ 6,300.00
31	Subtotal	\$ 121,083.60
32	Contingency at 15%	\$ 18,162.54
<b>Exterior Work</b>		
1	Paint Siding	\$ 9,128.00
2	Siding Replacement	\$ 16,875.00
3	North Façade - Historic Windows Repair	\$ 15,875.00
4	South Façade - Historic Windows Repair	\$ 12,700.00
5	East Façade - Historic Windows Repair	\$ 15,875.00
6	West Façade - Historic Windows Repair	\$ 15,875.00
7	Porch Floor Replacement and Framing Repair	\$ 4,669.00
8	Porch Column Repair and Re-paint	\$ 4,275.00
9	New Wood Steps at Front Porch	\$ 3,336.50
10	New Wood Guardrail/Handrail at Front Porch	\$ 5,418.40
11	Roof Repair - Various Locations	\$ 8,750.00

12	Fascia Board Repair at Porch	\$	1,480.50
13	Site Work - Re-grading as required	\$	10,575.00
14	ADA Vertical Chair Lift	\$	11,408.80
15	Subtotal	\$	136,241.20
16	Contingency at 15%	\$	20,436.18

**Interior Remodel**

1	Non-historic Finishes Demolition and Removal	\$	7,700.00
2	Wood Floor Repair / Re-finish	\$	16,000.00
3	New Handrail, Guardrail, Treads Baluster at Existing Stairs Where Missing	\$	7,000.00
4	Plaster Replacement / Repair - Walls and Ceilings	\$	33,000.00
5	Interior Paint	\$	19,840.00
6	Doors & Hardware - Where Missing and Repair Existing	\$	8,000.00
7	Mechanical	\$	44,000.00
8	Electrical	\$	15,000.00
9	Plumbing		20,000.00
10	Subtotal	\$	170,540.00
11	Contingency at 15%	\$	25,581.00

<b>Total - Building Rehabilitation</b>	<b>\$</b>	<b>544,109.65</b>
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**Consultants****Architectural**

1	National Register Nomination (Individual Listing Only)	\$	3,000.00
2	Design Fees	\$	37,315.93
	Architectural	\$	\$20,315.93
	Structural	\$	\$8,500.00
	MEP	\$	\$8,500.00

<b>Subtotal - Historic Preservation Consultant</b>	<b>\$</b>	<b>40,315.93</b>
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<b>Total</b>	<b>\$</b>	<b>584,425.58</b>
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\* This estimate doesn't account for operator equipment, furnishings, supplies etc.

**Disclaimer**

This is an Opinion of Probable Cost. Our design team has no control over the contractors cost of labor, materials, equipment or services furnished by the contractor or the influence of inflation or market conditions. The design team does not control the contractors means and methods of determining prices, the competitive bidding market and does not guarantee that final construction bids or actual construction costs will not vary from this document. This opinion of probable construction cost is made on the basis of the design team experience and represents the best judgement as if construction was starting the date indicated above. It is recommended that a hazardous materials assessment be performed by a third party to confirm or deny the existence of hazardous materials. This estimate does not include the price of hazardous materials testing or remediation if hazardous materials are discovered.