

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

CONDITION ASSESSMENT:

Assessment date: 05/25/2017

Assessor: KSHS/Anderson, Rick.

County: Ford

Site: Fort Dodge – Officers House

Alternate site name: Fort Dodge Post Office

KHRI: 057-1821-00005

Address: 702 Sheridan Street; Fort Dodge, Kansas 67843

Sequence number: FO_003

Attachments: Sketches; photographs; research

Coordinates: [See notes.]

Coordinates 1*: 37.731650 -99.935460

Coordinates 2*: 14S 417569 4176453

Coordinates 3*: 14S 417558 4176445

Assessment date: 05/25/2017

Area assessed: Exterior

Type of resource: Building

Occupied: Yes

Ruins: No

Historic use: Domestic/Single Dwelling

Present use: Government; Post Office – Fort Dodge Post Office

Date of construction: 1867 **Verified:** **Reported:** **Estimated:**

Number of stories: 1

Plan: T-Shaped

Architectural style: Gothic Revival

Roof type: Cross-gable

Roof material: Asphalt shingles

Exterior wall material: Limestone

Chimney: There are no extant original chimneys. There is a galvanized metal flue-pipe on the northeast side of the roof.

Window type: 2/2, double-hung (7); with limestone lintels and sills. The south and west elevation windows have storms. The T-wing's north elevation window and the main building's northeast corner window have been replaced with a 1/1, double-hung windows. The addition's windows (5) are also 1/1, double-hung. A portable AC window unit is fitted into the north elevation window.

Foundation: Limestone; with a crawlspace under the east elevation.

Landscape features: The ground on the north, east and south sides of the building (approximately ten-feet out from the walls) is covered with landscaping gravel and railroad ties serving as an edging. A concrete sidewalk parallels Sheridan Street in front of the building. A sidewalk extends from the front entrance porch to the main sidewalk and then to the edge of the street so that people can park their cars. From there they can walk up a concrete sidewalk ramp to the building. One honeysuckle bush/vine is growing at the southeast corner of the porch addition. A replica covered wagon (less the top) is displayed on a poured concrete pad under a galvanized tin covered porch roof constructed upon four poles southwest of the building. Two concrete park benches are along the sidewalk in front of the building with a flagpole behind the north bench.

Historic designation: No

Is there a sign or plaque: No

*** Evaluation of the building ***

Collapsed or off foundation: No

Leaning, other structural damage: None evident; see “Exterior wall damage” below.

Damage to windows, doors: Minor/none

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

Roof damage: None evident; shingles appear to be fairly new

Foundation damage: Moderate; south elevation has a crack extending from the foundation upwards through a window sill. See “Images and Documents” for photo.

Exterior wall damage: Severe; the north, east and south elevation limestone blocks below the windows have suffered severe deterioration; possibly from water intrusion and inappropriate repairs.

South elevation: has a crack extending upwards from the foundation through the window sill to the window. The window sill is broken in half. Concrete has been poured to replace the damaged wall stones below the window. A similar condition has occurred to the lower stones towards the front, southwest corner of the building on this elevation.

East elevation: same deterioration of the wall stones and sill below the window at ground level up to the window. The face of a stone has completely spalled off at the foundation level south of the damaged window sill and stones. This has also occurred towards the northeast corner of the building. This damage is above the concrete applied to the foundation.

North elevation: similar deterioration as the south and east elevations. The original limestone window sill has been replaced with a concrete sill.

West (front) elevation: the stones below the windows are missing mortar and are gapped a little wider than normal. There appears to be no spalling of the stones at this time. This may be due to the protection given by the porch roof along the west (front) elevation.

Wood-framed addition: wood is bare, paint has peeled, all surfaces of the addition need scraped and repainted.

Other notes: the original gables with “fish-scale” siding has been recently painted and appear to be in good condition along with the asphalt shingles on the roof.

Exterior structural cracks: See “Exterior wall damage” above.

Interior wall damage: Not evaluated

Interior structural cracks: Not evaluated

Damaging vegetation (trees, shrubs, etc.): Minor/none; one honeysuckle bush/vine is planted close to the southeast corner of the wood-framed porch addition.

Insect/rodent/bird damage: None evident

Moisture damage/accumulation: Severe; see “Exterior wall damage” above.

Inappropriate repairs/additions: Severe; see south and north elevation comments in “Exterior wall damage” above. The inappropriate application of concrete to the walls have caused problems.

Estimated Building Damage:

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

Intervention level: Action should be taken to prevent further deterioration of the wall stones below the windows. In some cases, it would be recommended to find like material to replace the damaged stones. The building appears to have a good roof. The exterior walls require attention.

Association with the Santa Fe Trail: The Fort Dodge – Officers House is located 430 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 *: On the trail

NPS ARC-GIS *: 430 ft. (0.08 miles)

Ancillary structures/buildings: Small wood-framed storage shed. 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 – Old Fort Dodge Hospital; ca. 1867 (KHRI: 057-1821-00004)

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

Fort Dodge – Junior Officers’ Quarters; ca. 1872 (KHRI: 057-1426)

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.