

Fort Riley,
Building # 73
73 Holbrook Avenue
Fort Riley
Riley County
Kansas

HABS No. KS-54-F

HABS
KANS,
81-FDRIL,
2-F-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

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HISTORIC AMERICAN BUILDINGS SURVEY HABS No. 54-F

FORT RILEY, BUILDING # 73

Location: 73 Holbrook Avenue., Fort Riley, Riley County, Kansas.

USGS Junction City Quadrangle, Universal Transverse Mercator
Coordinates: 14.693840.4326140

Present Owner: The Department of the Army

Present Occupant: Lt. Russell H. Williams and family

Present Use: Family Officers Quarters

Significance: Building # 73 is the only nineteenth century, single family brick residence at Fort Riley. It does, however, somewhat resemble in scale, materials, and design Buildings # 117, # 119 and # 121 on Lower Brick Row, also built in 1889. These, however, are duplexes. Thus, Building # 73 was the only one of its type built, and stands out on its site as the only residence and brick structure in an area where limestone predominates. Building # 73 was built specifically to house the post's steam heat engineer. Later it was used to house non-commissioned officers.

PART I: HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1889. This is the date given on the Real Property Cards and the Engineer's Historical Record Book, Directorate of Engineering and Housing (DEH), Fort Riley, Kansas. Undated plans of Building # 73 bear the name of the Quartermaster, George E. Pond, who served at Fort Riley from 1885 until 1891. Also, W.F. Pride cites 1889 as the year the steam heating plant and engineer's quarters were built (p. 203).
2. Architect: Capt. Pond is known to have designed other buildings erected in the late 1880's and may have designed Building # 73, though no direct evidence of his authorship has been found. (Junction City Union, March 3, 1888, p. 3).
3. Original and subsequent owners: Quarters # 73 has been owned by the U.S. Department of War, since 1947 known as the Department of the Army.
4. Builder, contractor, suppliers: Building # 73 was constructed under the direction of the Quartermaster at Fort Riley, Capt. George E. Pond. The builder and contractor was D.C. Hulse and George C. Moses comprising the firm of Hulse and Moses.

As the contractors they were required to supply all materials and labor and build according to plans and specifications provided by the quartermaster at Fort Riley ("Article of Agreement", October 21, 1889, National Archives, RG 92 Box 918, Washington, D.C.). Included in the photo collection at the U.S. Cavalry Museum, Fort Riley, Kansas is a photograph of Building # 73 while under construction. Also according to Pride, two Junction City brick yards supplied practically all the brick used at Fort Riley. These were, first, John Stein's (a former Sergeant at Fort Riley) located "north of the Junction City and Fort Kearney track near the old salt well in the vicinity located "just west of Washington Street and opposite the water works" (p. 195). The second brickyard was probably that mentioned in the Davis and Geary County, clippings, at the Kansas State Historical Society (KSHS), "Enterprising citizens, Hon. J.K. Wright, Captain J.R. McCure and others have established a brick-works; at which pressed bricks are made. The assurance is given that brick making and the manufacture of tiles, as well, will become great and profitable industries here. . .The clay is here in abundance . . .a machine is turning out 25,000 pressed bricks daily . . . The government has contracted for a million bricks to be used at Fort Riley." (Vol. 2, 1883-1896, p. 165).

5. Original plans and construction: The original plans and drawings produced out of the Quartermaster General's Office may be in Record Group 92 at the National Archives in Washington, D.C. Copies of the original plans for Building # 73 are located among the Plans and Drawings of the Directorate of Engineering and Housing, Fort Riley (see Supplemental Materials # 1 - # 5). The plans show a rectangular main block with two rooms on each floor and a kitchen and storage wing to the rear. The exterior remains intact with the exception of a different front entry porch and a small frame, single-story shed addition. The original cost according to the Engineer's Historical Record Book was \$2,179.00.
6. Alterations and additions: Some changes have been made to the original floor plan of Building # 73. Formerly the doorway to the south side of the entry hall led directly into the living room (now the dining room). Since then (date unknown) closets have been added, one here at this entry so that the room is now entered from the back. There is another closet behind it to serve the current dining room (See HABS photo # KS-54-F-6). The fireplace mantel in the living room has been removed and the opening completely closed over. The basement was added later and a stairway down to it was put in under the main stairway where, formerly, there had been a closet. On the second story, the small bedroom over the front hall was converted into two

large closets and the rear bath and storage area was subdivided. These changes were probably made ca. 1940, the year that the plans for the "proposed remodeling" of Building # 73 were made.

B. Historical Context:

Building # 73 was built in 1889, the single largest year of construction at Fort Riley, according to W.F. Pride in 1926. The erection of this quarters coincides with the establishment of the Cavalry and Light Artillery School and the appropriation by Congress of \$40,000 for substantial improvements to the fort. In the spring of 1889, Capt. George E. Pond, Quartermaster at Fort Riley, met with the Quartermaster General in Washington regarding construction at the post. He later began making additional improvements to the fort, including the building of numerous officer's quarters. As a result of this new building phase, steam heat replaced the outdated wood and coal burning fireplaces. The fort acquired a Steam Heat Engineer, E.M. Wiest, and a plant and residence were constructed. The steam-heating plant (Building # 72 across Holbrook Avenue from Building # 73), consisted of a battery of seven boilers and a pump-room. It serviced eighty-three buildings from November until April with a fuel consumption of approximately sixteen to twenty-five tons of coal per day (Journal of the U.S. Cavalry Association, Vol. 13, 1902-1903, p. 118). At some later date, Building # 73 was used to house non-commissioned officers and their families.

PART II: ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Building # 73 was the only single family quarters built of brick at Fort Riley during the nineteenth century. This house, built specifically for the Steam Heat Engineer, was the only quarters erected at the fort from this design.
2. Condition of the fabric: The basic structure, including the roof, appears to be in good condition and to have maintained its exterior architectural integrity according to plans and photographs. The interior has seen some changes, most notably the closing off of the chimney block and the removal of the mantelpiece and the top portion of the chimney above the roof.

B. Description of Exterior:

1. Overall dimensions: Building # 73 is a symmetrical, two story, rectangular, small house with a one and a half story rear kitchen wing and a cellar under the main block. The main block measures 29' 5" x 18' 8" with a central facade pavilion 9' 9" x 2'. The rear wing is 18' x 11' x 9". At the rear door there is a single story, frame, one bay by one bay shed roof entry addition with a door to the southeast side. It rests on a concrete floor and has a limestone foundation.
2. Foundations: The rock-faced limestone cellar walls are eighteen inches thick. The house sits on a rise that slopes down to the west. Thus, the foundation is approximately five feet high in the front. The top course of the limestone foundation projects slightly to form a water table. The masonry is regularly coursed ashlar.
3. Wall construction: The walls were constructed of red brick, produced locally and laid in running bond.
4. Structural system, framing: The walls are load bearing masonry, eighteen inches thick. The floors and partition walls rest on a wooden floor structure composed of joists and beams.
5. Porches: The front entry porch is centrally located with steps to the northwest side. It is of frame construction. The shed roof porch is supported by two beveled wood posts, with two pilasters flanking the entrance. There is a plain balustrade with squared balusters. Vertical boards are laid in the half gable ends of the porch roof. The porch has been enclosed in screening and rests on two rock-faced footings with frame lattices placed between them (See HABS photo # KS-54-F-1).
6. Chimneys: Building # 73 has two chimneys. The first is located at the northwest side elevation of the main block at the gable end. The upper courses of this brick, exterior end chimney have been removed. It formerly served the old dining room fireplace but the opening has been closed. The second chimney is located to the south slope of the rear wing where it meets with the main block. This small, brick, interior chimney serves the kitchen cooking facilities.
7. Openings:
 - a. Doorways and doors: The front doorway is centrally located with a three-light transom and a segmental brick arch of

headers above. The door is wood panel with six rectangular lights in the top portion. The same doorway and door appear to the center of the rear kitchen wing. A basement door was later added to the southwest, side elevation of the main block. It is the same as the front door with a nine stone rock-faced limestone arch above.

- b. Windows: The typical window on Building # 73 is a double hung, wood sash with six over six lights with a frame arch below the segmental brick arch, and a rock-faced limestone sill. The second story windows go to the eaves with no lintels. This same window appears in the gable end of the rear wing with a segmental brick lintel and rock-faced limestone sill. The windows that appear in the second story side elevations are the same but, slightly smaller, as are those in the rear wing (except for the southeast rear wing window which is the regular or typical window size (See HABS photos # KS-54-F-2 & 5). The windows on the second floor facade are half story windows, three over three sash, with rock-faced limestone sills. In the gable end of the facade pavilion is a fixed, deep set, round window, surrounded with segmental brick and with approximately sixteen square panes.

8. Roof:

- a. Shape, covering: Building # 73 has a gable roof, with center gable, facade pavilion and a cross gable rear wing. The roof, formerly covered with raised seam tin, is now covered with composition shingles.
- b. Cornice and eaves: The house has a wooden, returned box cornice with simple molding. It has slightly overhanging eaves with metal gutters and downspouts.
- c. Pavilion: The house has a central facade pavilion, two and a half stories high with a front facing gable roof (See HABS photo # KS-54-F-2).

C. Description of Interior:

1. Floor plans: Quarters # 73 has a centrally located pavilion entry hall. Straight ahead of the entrance is the enclosed, single flight stairway. At angles to either side of the hall are doorways. To the east is a closet with the dining room behind it, formerly the living room. To the west is the living room, formerly the dining room (See HABS photos # KS-54-F-6 & 7). The kitchen wing is to the rear, eastern side of the house,

entered from a small hall between the living and dining rooms. The stairway to the basement is also located off this hall, under the main stairway. Upstairs, there is a bedroom to each side (over the living and dining rooms) with the closets, formerly a bedroom over the entry hall (See HABS photo # KS-54-F-8) To the rear, above the kitchen, is a bathroom and closet space. The basement is one, large, unfinished room with the same dimensions as the main block.

2. Stairways: The main, center stairway, approximately three feet wide, is closed with a plain, wooden banister mounted on two metal brackets. It has plain baseboards (See HABS photo # KS-54-F-6).
3. Flooring: The floors are narrow, yellow pine boards with a clear varnish, which appear to be post-World War II .
4. Wall and ceiling finish: The walls throughout are plaster, painted white. The baseboards are plain with a simple strip of narrow rounded molding near the floor.
5. Openings:
 - a. Doorways and doors: The interior doors throughout are wooden, four panel doors, painted white. The doorways are plain, wide boards with squared corner boards (See HABS photo # KS-54-F-6). The doors on the upstairs bathroom and adjoining closet are new.
 - b. Windows: The windows have the same moldings as the doorways. A transom above the front entry lights the hall.
6. Hardware: Old, though probably not original, door hardware exists throughout the house (except where the doors are new). Most have plain, brass knobs with a simply decorated plate. The knob on the door to the old living room (now a closet) has a decorative scroll pattern (probably original).
7. Mechanical equipment: The house has steam heating with radiators throughout, originally part of the steam heating system described earlier. In the early 20th century this system was replaced by individual heating plants in each building. The raditors are all unornmented with the exception of the one in the entry hall which was cast in a decorative floral pattern.

D. Site:

1. General setting and orientation: Quarters # 73 faces southwest, onto Holbrook Avenue. The house occupies a

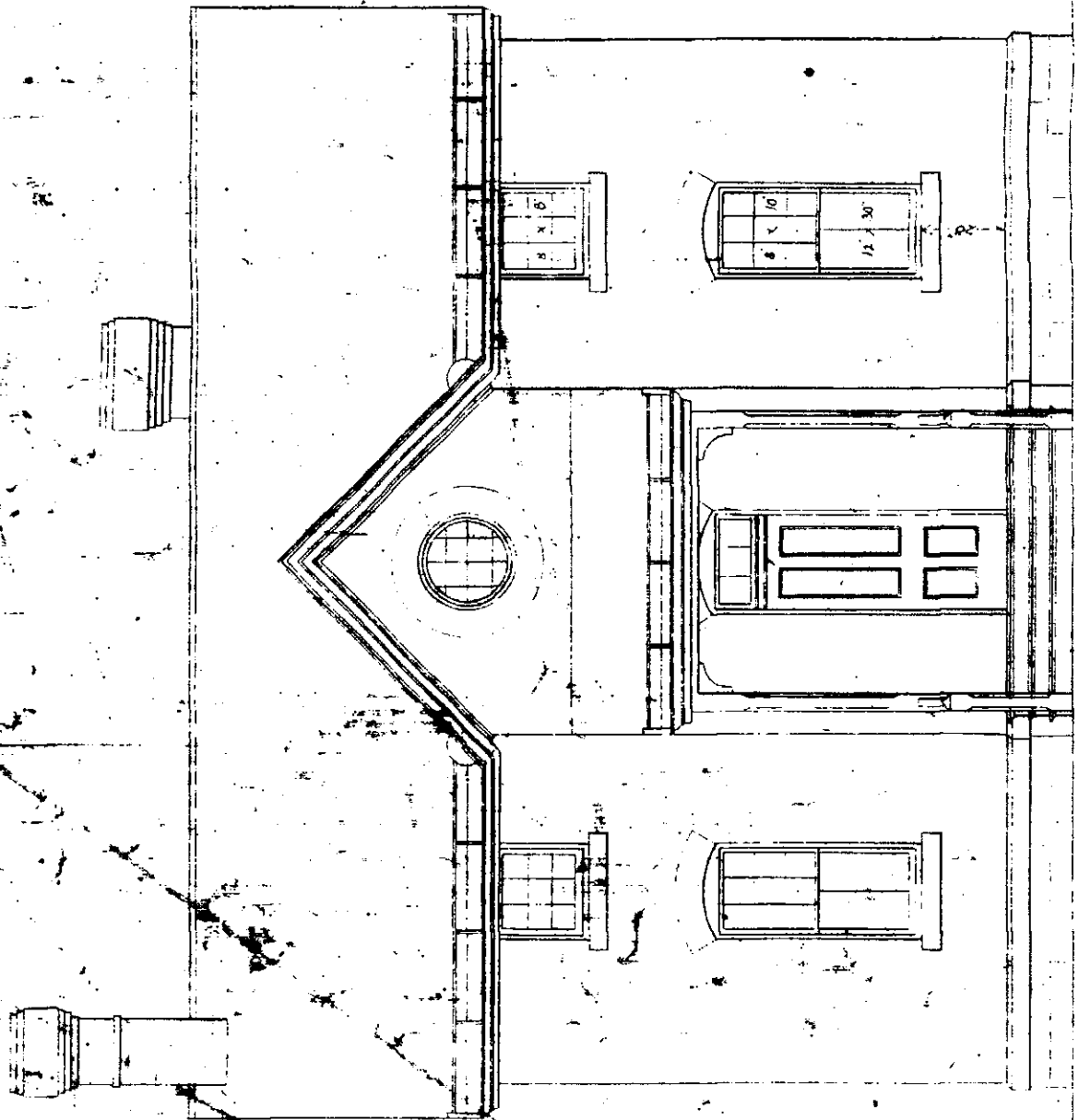
non-residential section of the base with administrative buildings around it (see Supplemental Material # 6). The house sits atop an eroding downward slope. There is a concentration of trees to the northwest front and side. Also to this side is a concrete walkway. This house was built across Holbrook Avenue from the heating plant so as to be a convenient location for its original occupant, the Steam Heat Engineer.

PART III: SOURCES OF INFORMATION

- A. Architectural Drawings: Copies of original drawings are located at the Directorate of Engineering and Housing Office, Fort Riley. No date is given but included in the drawings is the name of Quartermaster, Capt. George E. Pond and the title, "Quarters for Steam Heating Engineer." The drawings include exterior elevations, floor plans and some structural detailing. Drawings for proposed changes are also available, most notably, "Revised Plans, N.C.O. Quarters, November 18, 1940," which shows changes made.
- B. Early Views: A photograph is located among the photograph collection at the U.S. Cavalry Museum, Fort Riley, which shows the house while under construction. The main structure is standing awaiting fittings. There is a circa. 1930 photograph in the Engineer's Historical Record Book, DEH. Also, included in the Pennell Collection at the Spencer Library, University of Kansas are 1898 and 1899 photographs of the "Eastern Star Picnic" which shows Quarters # 73 in the backround.
- C. Bibliography:
 1. Primary and unpublished sources:
 - a. Fort Riley, Clippings, Vol. 1, 1855-1941, Kansas State Historical Society (KSHS), Topeka, Kansas.
 - b. Real Property Cards and the Engineer's Historical Record Book, DEH.
 2. Secondary and published sources:
 - a. "The Cavalry Post at Fort Riley," Journal of the United States Cavalry Association, Vol. 13, (1902-03), pp. 118-128.
 - b. W.F. Pride, The History of Fort Riley, (1926).

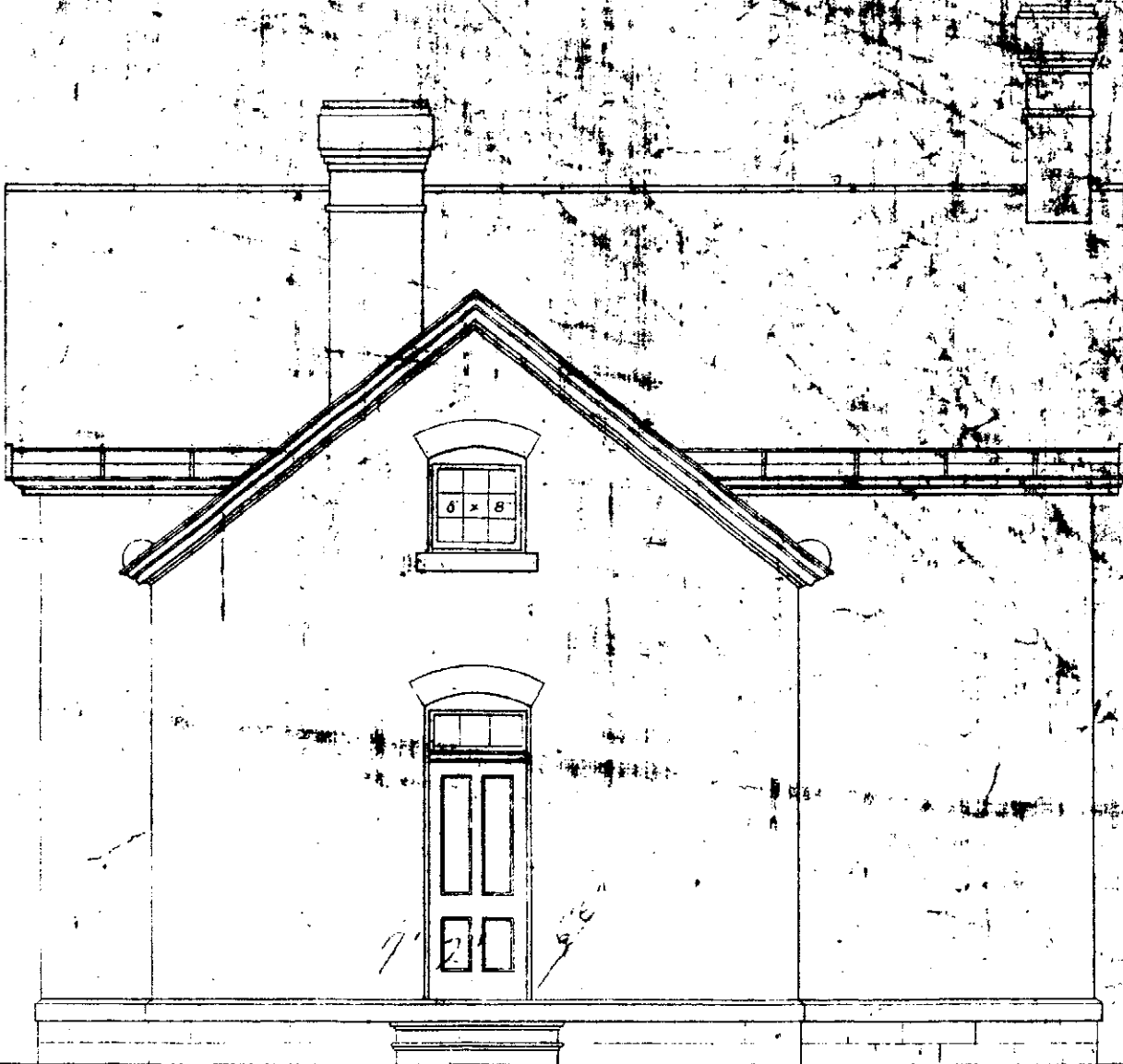
Prepared by:
Catherine Crawford & Joseph Rodriguez
Project Historians
Historic American Buildings Survey
Summer 1985

D. Supplemental Material
1. Front Elevation



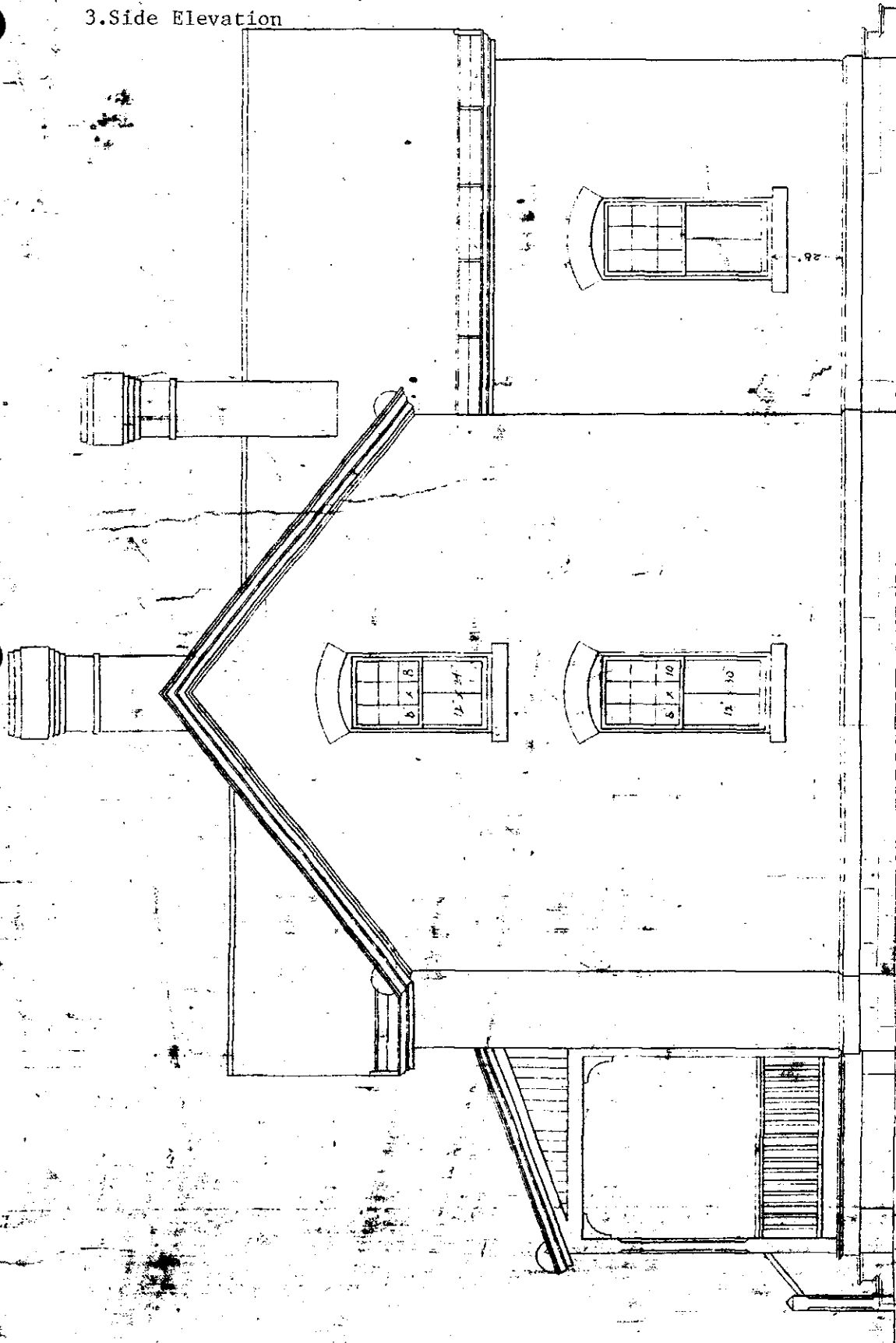
front elevation

2. Rear Elevation



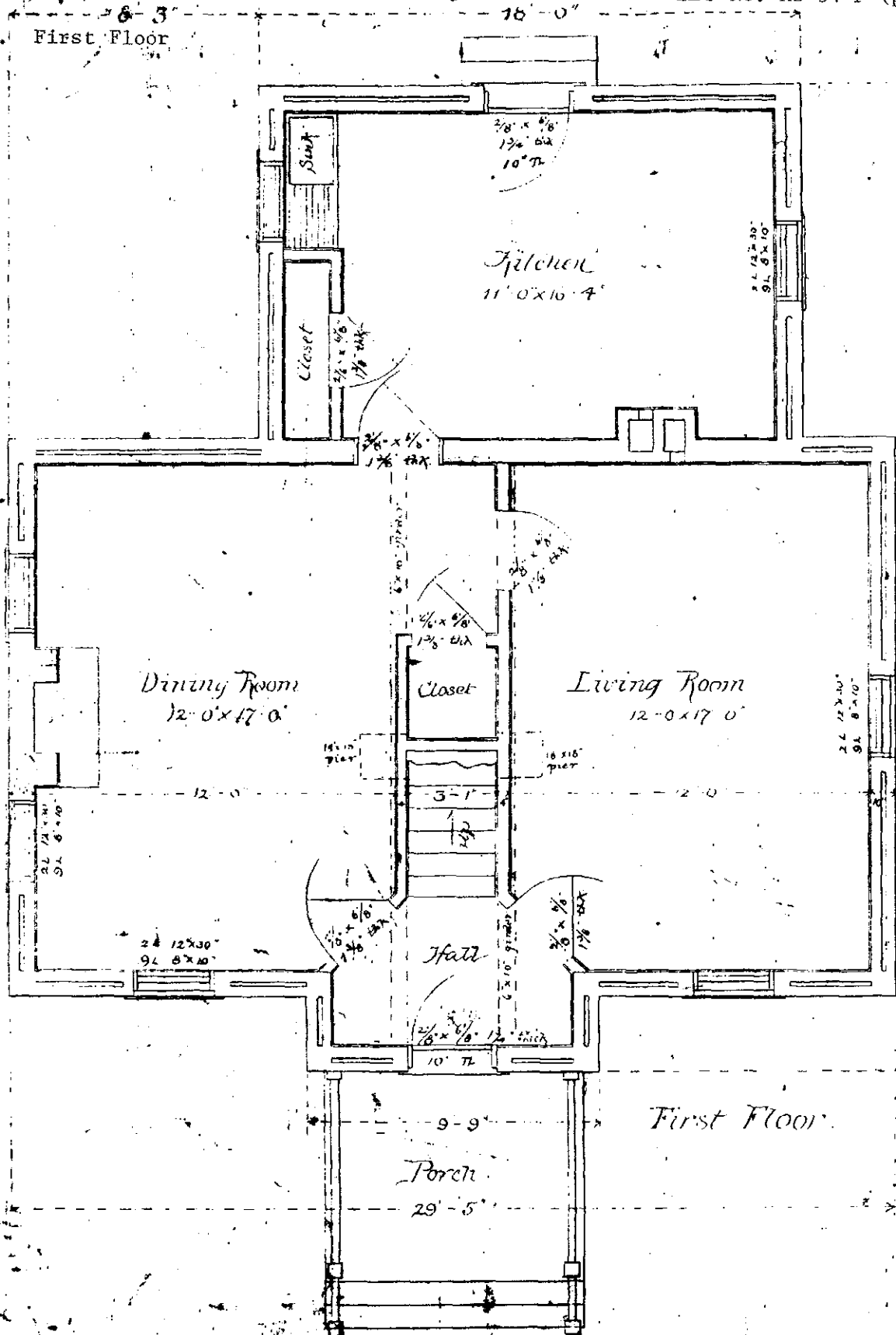
Rear Elevation

3. Side Elevation



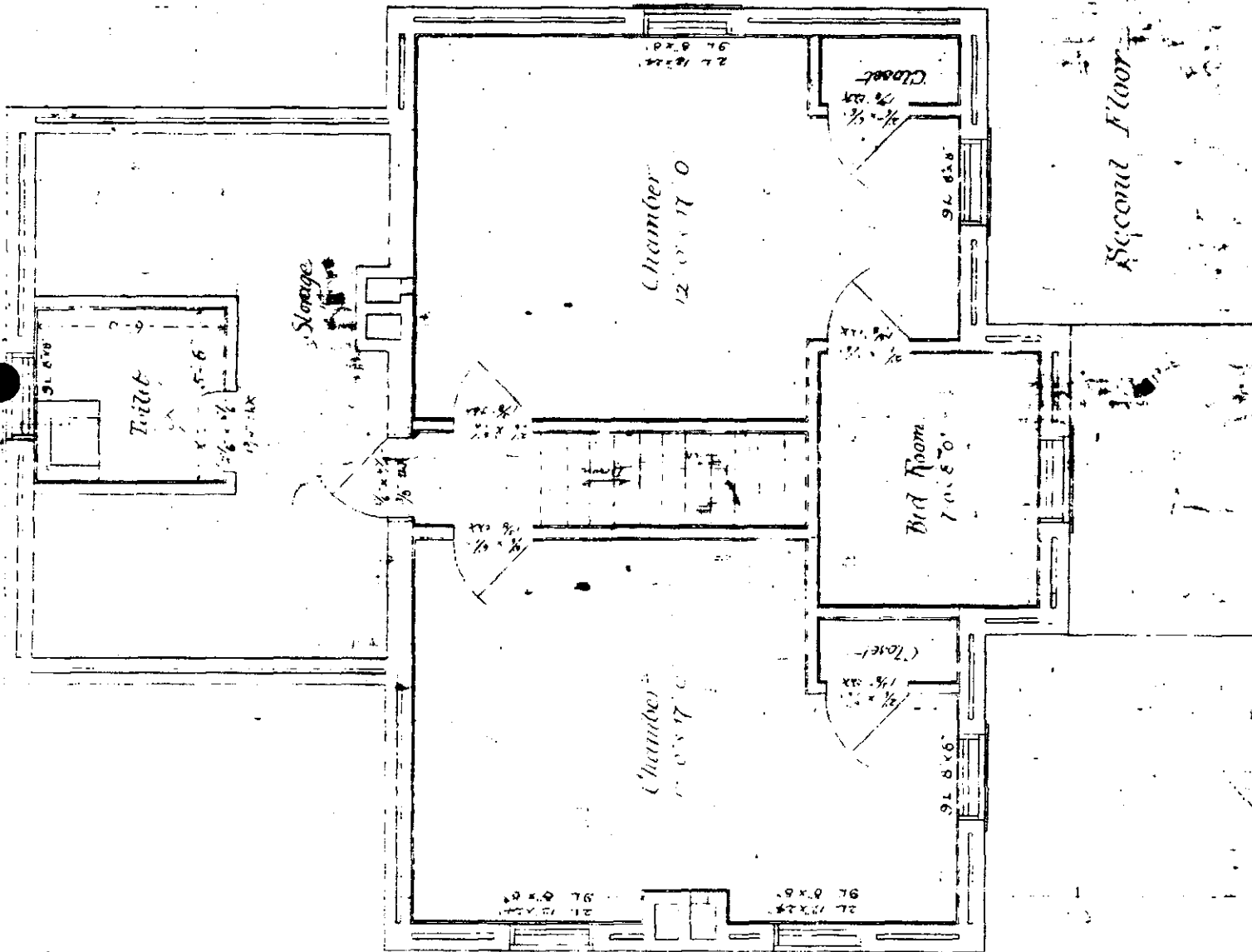
Side Elevation

4. First Floor



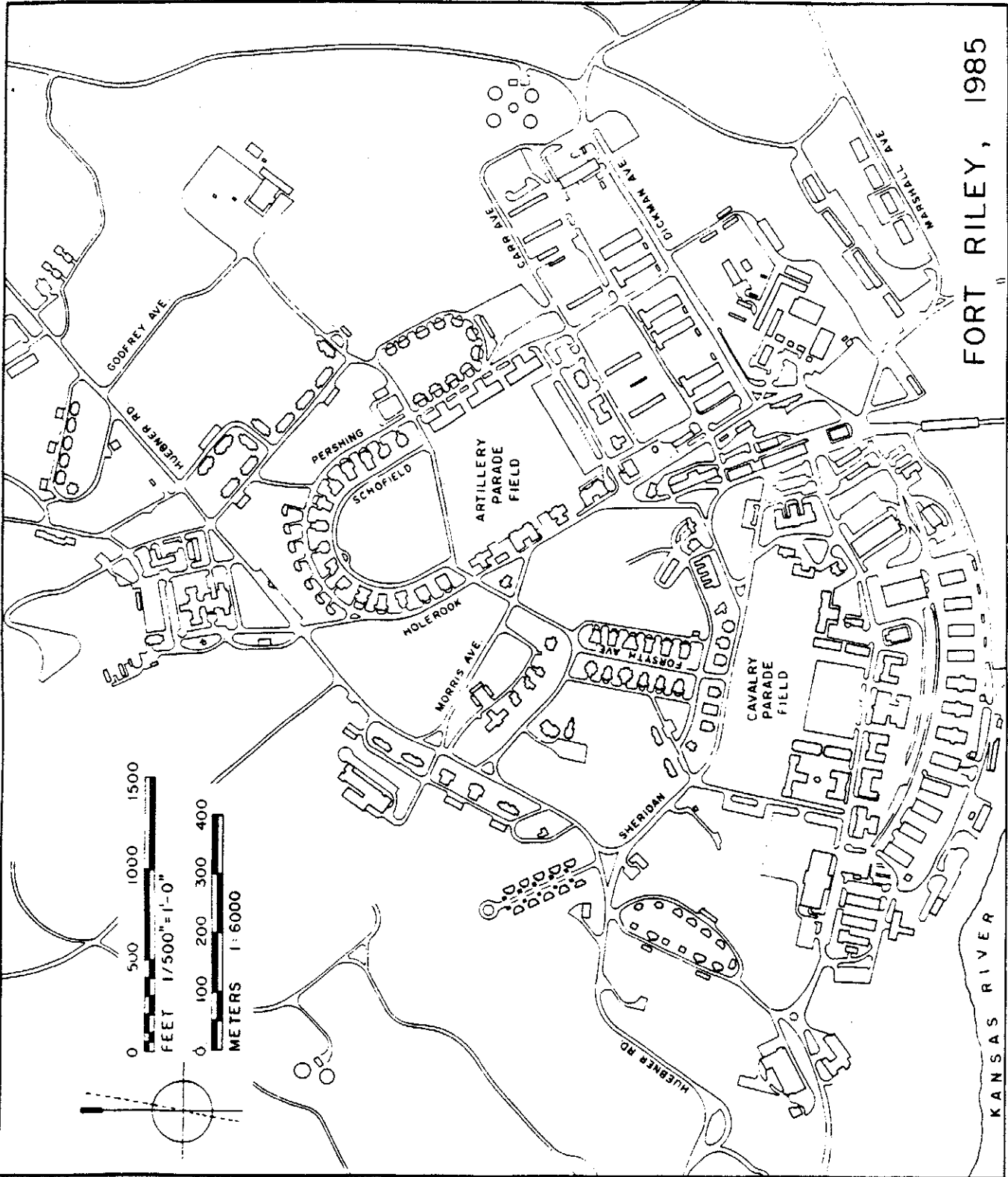
First Floor

5. Second Floor



Second Floor

6. Fort Riley, 1985



BASED ON FORT RILEY GENERAL SITE PLAN PREPARED BY HIGGINBOTHAM AND ASSOCIATES, ARCHITECTS AND PLANNERS AND THE U.S. ARMY CORPS OF ENGINEERS, 1977

PART IV: PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the National Park Service in agreement with the post commander of Fort Riley, Kansas, and the headquarters of the United States Army Corps of Engineers, Washington, D.C. The project was completed under the general supervision of Robert J. Kapsch, Chief of the HABS/HAER Division. Sally Kress Tompkins served as Program Coordinator and Robie S. Lange as Project Leader. The Field Supervisor was James A. Glass (historian, Cornell University). The project historians were Catherine Crawford (University of Maryland) and Joseph Rodriguez (University of California). Large format photography was conducted by Mike Whye. Documentation was prepared for transmittal to the Library of Congress by Catherine Crawford.