

NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS -
BATTLE MOUNTAIN SANITARIUM, TREASURER'S QUARTERS
(Hot Springs Veterans Administration Medical Center, Building No.
25)
(VA Black Hills Health Care System - Hot Springs Campus, Building
No. 25)
500 North Fifth Street
Hot Springs
Fall River County
South Dakota

HABS SD-24-W
HABS SD-24-W

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

NATIONAL HOME FOR DISABLED VOLUNTEER SOLDIERS –
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HABS No. SD-24-W

Location: 500 North 5th Street, Hot Springs, Fall River County, South Dakota

The coordinates for the Treasurer's Quarters/Building No. 25 are 43.435156, -103.478014, and they were obtained through Google Earth in December 2014 with, it is assumed, NAD 1983. There is no restriction on the release of the locational data to the public.

Present Owner: Department of Veterans Affairs, Black Hills Health Care System

Present Use: Staff Residence

Significance: Built between 1903 and 1907, Battle Mountain Sanitarium of the National Home for Disabled Volunteer Soldiers (NHDVS) included a grouping of residential structures to house its staff. The NHDVS was a federal institution authorized by Congress in 1865 and charged with caring for Civil War veterans disabled by their military service. By 1930 the system had eleven branches and became part of the new Veterans Administration. The Battle Mountain Sanitarium was the tenth NHDVS facility and the only one built exclusively for medical care. Like military installations in this period, the NHDVS branches each had officers' quarters which resembled fashionable suburban architecture and were assigned according to the hierarchy of rank among the leadership.

Well-known Omaha architect Thomas Rogers Kimball designed the Mission Revival hospital complex as well as the staff quarters. The Treasurer's Quarters, intended for the chief financial officer of the Sanitarium, was the second largest house after the Governor's Quarters. The Queen Anne-style Treasurer's Quarters were located with the smaller Engineer's and Quartermaster's Quarters along the residential loop road southeast of the main hospital. The Treasurer's Quarters was converted into a duplex during fiscal year 1929 in order to accommodate the growing number of medical professionals working on site.

Historian: Lisa Pfueller Davidson, Ph.D., HABS Staff Historian

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1906-07
2. Architect: Thomas Rogers Kimball, Omaha, Nebraska
3. Original and subsequent uses: The Treasurer's Quarters was built as and continues to be used for staff housing. From 1907-1929 it was a single family dwelling. It was converted into a duplex in 1929, with one unit on the lower floors and another upstairs.
4. Builder: Reynard and Oak, Omaha, Nebraska
5. Original plans and construction: Original drawings by Thomas Rogers Kimball are available in the Hot Springs Campus Maintenance Office files. They indicated that the house retains many character defining features.
6. Alterations and additions: The Treasurer's Quarters was converted into a duplex during fiscal year 1929. A doorway for the upstairs unit (second and third floors) was created at the side porch. The downstairs unit includes the first floor and basement. Additional interior changes to fixtures and finishes have been executed in the late 20th century.

B. Historical Context: See overview historical context HABS No. SD-24 for additional information on the Battle Mountain Sanitarium and the NHDVS. For photographs of Building No. 25 see HABS No. SD-24-S, East Campus Residential.

For individual building reports see:

HABS No. SD-24-A NHDVS-Battle Mountain Sanitarium, Administration Building
HABS No. SD-24-F NHDVS-Battle Mountain Sanitarium, Mess Hall
HABS No. SD-24-T NHDVS-Battle Mountain Sanitarium, Ward 4
HABS No. SD-24-O NHDVS-Battle Mountain Sanitarium, Plunge Bath/Protestant Chapel
HABS No. SD-24-P NHDVS-Battle Mountain Sanitarium, Laundry/Catholic Chapel
HABS No. SD-24-B NHDVS-Battle Mountain Sanitarium, Governor's Quarters
HABS No. SD-24-H NHDVS-Battle Mountain Sanitarium, Conservatory
HABS No. SD-24-X NHDVS-Battle Mountain Sanitarium, Engineer's Quarters
HABS No. SD-24-Y NHDVS-Battle Mountain Sanitarium, Duplex Quarters
HABS No. SD-24-K NHDVS-Battle Mountain Sanitarium, Bandstand
HABS No. SD-24-Z NHDVS-Battle Mountain Sanitarium, Grand Staircase
HABS No. SD-24-J NHDVS-Battle Mountain Sanitarium, Tuberculosis Hospital

Battle Mountain Sanitarium, the tenth expansion of the National Home for Disabled Volunteer Soldiers, was built between 1903 and 1907 in Hot Springs, South Dakota. Hot Springs was a mineral springs resort located in the Black Hills of South Dakota. A territorial

soldiers' home was established there in 1889. Local politicians and Hot Springs residents started promoting their location for a new NHDVS branch in the 1890s. Unlike many earlier Branches of the NHDVS, which saw gradual expansion and additions to their physical plants, Battle Mountain Sanitarium was constructed in one, multi-year construction campaign. Omaha-based architect Thomas Rogers Kimball designed a striking Mission Revival hospital of local red sandstone which included the Administration Building with a dramatic dome, six wards arranged in a spoke-like fashion around a courtyard encircled with hallways, and a matching Mess Hall/Service Building attached at the rear.

Kimball also designed a set of four officer's quarters in addition to other support structures such as the powerhouse and conservatory. Like military installations in this period, the NHDVS branches each had officers' quarters which resembled fashionable suburban architecture and assigned according to the hierarchy of rank among the leadership. The Governor's Quarters, intended for the chief administrative officer and head surgeon of the Sanitarium and his family, were the largest and most elaborate of the residential structures. The other three quarters were arranged in a row along a loop road just east of the Governor's Quarters (Figure 1). The largest of these three, and placed in the middle, was the Treasurer's Quarters. Executed in a Queen Anne-style like the other houses, this dwelling was intended for the chief financial officer of the Sanitarium and his family (Figures 2-5 elevations). It was flanked by the Engineer's and Quartermaster's Quarters, smaller houses nearly identical to each other.

The Sanitarium officially opened in May 1907 but construction of the Treasurer's Quarters and the two adjacent quarters was still in progress. By September construction of the quarters was nearly complete, as well as the conservatory and improvements to the grounds. A souvenir booklet of the Battle Mountain Sanitarium published in 1909 indicates that Major William A. Tucker, a young Spanish American War veteran, currently served as Treasurer and resided in this quarters. During 1910 two additional structures were added along the residential loop. A boarding house for the nurses was built facing the original quarters row along the U-shaped drive. The final single family residence in the loop was the Chaplain's Quarters (Building No. 27) placed next to the Quartermaster's Quarters (Building No. 26). The *Hot Springs Weekly Star* noted that the "[Chaplain's Quarters] will rank with the rest of the residences on the Hill and they are commodious and put up in elegant shape."¹ As built, the Treasurer's Quarters had two side porches in addition to a small front entrance porch, and an unusual asymmetrical floor plan with a kitchen and pantry ell extending from one rear corner (Figure 6). The first floor included a center hall flanked by a dining room and parlor, a library, living room, and a second pantry. The partially finished basement housed a laundry, coal bin, and cook's storeroom (Figure 7). The attic level had one finished bedroom and two storerooms while the while the second floor included three bedrooms and a bath (Figure 8).

¹ Battle Mountain transcribed newspaper articles, November 1910, Hot Springs Public Library.

Designating Battle Mountain a sanitarium rather than another branch residential home indicated the growing emphasis on medical care by the NHDVS.² The aging of the member population and the steady decrease of their numbers presented a particular challenge to the NHDVS. More costly medical care was needed, increasing per capita costs. This situation persisted and grew more urgent with the advent of World War I. Now rather than slowly becoming obsolete through age and deferred maintenance, the Homes would need to serve a new generation of disabled veterans, many with tuberculosis caused by trench warfare conditions. The new conflict would create unprecedented veteran demand for medical care and an expansion of the medical facilities and staff at Battle Mountain. In 1925-26 the Veterans Bureau built a tuberculosis hospital at Battle Mountain just northeast of the original hospital complex.

The new hospital and the growth of medical specialties created a need for more staff housing. Two duplexes (from standard plans - one built in 1920 and the other in 1927) and additional nurses' quarters (1926) were placed around the residential loop road with the three original officer's quarters. Building No. 25 was converted from a single family dwelling into a duplex during fiscal year 1929. The work cost \$2,187.35 and was assessed by the Inspector General's department to be "well and economically done." The change mainly involved blocking off the stairway at the first floor and creating direct access to the second floor from the side service porch (Figure 9). The large bedroom at the rear of the second floor was divided into a smaller bedroom and dining room (Figure 10). A second floor was added to the kitchen ell for an upstairs unit kitchen. A bathroom was added for the lower unit and the east side porch converted into a bedroom. The *Inspection Report* also noted that this conversion partly relieved the need for new quarters at the Sanitarium. It was estimated that two sets of quarters for married officers, and four sets of quarters for married noncommissioned officers were still needed. The increase in staff during the 1920s, due to the demand for new in-house specialties as well as the new tuberculosis hospital drove this on-site housing shortage.³ The report also noted that further expansion of Sanitarium was not advised due to the remoteness of the location and high operating expenses due to transport of supplies.

In 1930, NHDVS was reorganized into the new Veterans Administration. The NHDVS was no longer an autonomous agency; now their primarily domiciliary services were just one of many offered by the Veterans Administration. At this time the 1925-26 tuberculosis hospital began to be used for general medical care. The original hospital now functioned as a 548-bed domiciliary, while the 1920s hospital was a 255-bed medical/surgical facility. Now designated Building No. 25, Unit A (downstairs) of this house continues to be occupied while Unit B (upstairs) is currently vacant.

² Suzanne Julin, "National Home for Disabled Volunteer Soldiers – Assessment of Significance and National Historic Landmark Recommendations." (2008), 32-33. U.S. Department of the Interior, National Park Service, Washington, DC.

³ Inspector-General's Office, *Inspection Report – National Home for Disabled Volunteer Soldiers* (Washington, DC: GPO, 1929), 71.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: Building No. 25 is a two-and-a half story wood frame dwelling with Queen Anne decorative details such as exterior wall shingles and multiple porches.
2. Condition of fabric: Good/Fair.

B. Description of Exterior:

1. Overall dimensions: 43 feet, 9 inches by 63 feet, 4 inches
2. Foundations: Building No. 25 has low sandstone foundations laid in a random ashlar coursing.
3. Walls: The walls have a textured appearance. Clapboard siding is located on the first floor. This section is topped by a belt course that is a flat board with a section of molding at the top. Wood shake shingles are used on the second floor; this section of wall flares near the bottom edge at the belt course and includes pairs of shingled brackets at each side of the upper corner. A pent eave projects at the side gables. The gables have two courses of scalloped shingles at the bottom edge and wood shake on the rest. Exposed posts at the corners add a vertical element to the composition.
4. Structural system, framing: Building No. 25 is wood frame with a common rafter roof with ridge board and wood beams in the basement.
5. Porches: Building No. 25 has three extant porches. The front porch is a one-story flat roof porch, one bay wide at the center entrance. It has replacement concrete pad and steps and metal handrails. It includes gutters. The porch roof is supported by square posts with blocky brackets. The roof of this porch serves as a small balcony for the second floor. The porch ceiling is plywood with molding around the edges.

The west side service porch was turned into the main entrance for the Unit B upstairs. It is a rectangular one story shed roof porch tucked into the side of the kitchen ell which sits at a 45 degree angle from the rest of the house. It sits on sandstone piers with wood lattice between. It is accessed via two wood steps from the north (front) or four wood steps from the rear. The original square post balustrade is located at the center but replacement metal handrails are used at the steps. This porch has the same square posts and blocky brackets as the front porch. The gable end at the rear has half timber decoration. The porch roof has gutters, exposed decorative rafter ends and cyma reversa molding at the cornice. The porch ceiling is a wide beadboard. The wood floor is covered with outdoor carpet.

The rear porch is a shed roof one story porch on tall wood posts. The posts have lattice in between. It is accessed via 5 open wood steps from the east to an exterior of the porch with a corrugated plastic roof. This porch has a plain wood hand rail and wood floor.

The side porch (or piazza) at the east elevation was converted into a bedroom for Unit A during the duplex conversion (Figure 9). The sandstone piers are still visible and a solid wall was created with concrete fill.

6. Chimneys: Building No. 25 originally had two chimneys, but only one remains. The remaining east chimney is an internal sandstone chimney with rusticated blocks and regular coursing. It has a plain concrete cap that replaced the original stone cap with brackets. The west chimney was probably removed during the duplex conversion.

7. Openings:

- a. Doorways and doors: Unit A (first floor) has two first floor and one basement exterior doorways. The openings are all rectangular. The first floor doors have glazing in the top half and recessed panels below, with wide trim. The doors have twelve vertical lights in the top half, arranged four across by three down. There are four unequal recesses in the bottom half. The basement door is located in the rear of the house down a stairwell with 9 concrete steps. The wood door is divided into two vertical lights in the top half and panels below. This opening also has a modern screen door.

Unit B has an exterior door at the side porch. It has a plain flat surround and two over two divided light in the top half. There are three trimmed recessed below, one horizontal and two vertical. There are two exterior doors at the second floor. One accesses the front porch roof and the other at the kitchen went to an exterior wood stair that is no longer extant.

- b. Windows: The typical window is a rectangular double hung wood sash with six over one lights. The windows are set nearly flush with the wall surface, with a small projecting hood and sill with molding at the first floor. The second floor windows just have the small molding under the sill. The converted porch bedroom has one over one windows. There is a more elaborate shared classical surround for the three part window at the second floor rear elevation.

8. Roof:

- a. Shape, covering: The main roof is a side gable with pent eaves. There is also a cross hip to the rear and the ells with hipped/pyramidal roofs. The roofs are sheathed with brown composite shingles of recent vintage.

- b. Eaves: The gable section has box eaves with a plain fascia and beadboard soffits. The cross hip areas have open rafter ends with a notched and curved profile.
- c. Dormers: There are two front gable dormers on the front elevation and one at the rear. These dormers have exposed decorative rafter ends. The dormer walls have been covered with modern composite shingles, as have the paired decorative brackets.

C. Description of Interior:

1. Floor plans: The house was originally a single family dwelling with rooms arranged around a stair hall at the center of the plan. In fiscal year 1929 the house was turned into a duplex. Unit A used the original first floor and basement, with the east porch converted into a bedroom. Unit B used the second and attic floors, with a new entrance created through the west side porch. A wall was placed across the bottom of the original stair and the first flight reoriented to the side door. The rest of the stair appears to be original. A second floor room was divided into a small bedroom and dining, and the kitchen was placed over the one below. The sections of the basement marked unexcavated on the original plan were later excavated. The attic bedroom appears to be original.
2. Stairways: Building No. 25 has three stairways. The former main stair goes from the first floor to the attic and is accessed via the Unit B entrance on the side elevation. This half-turn open well stair is now carpeted, but has hardwood treads with trim under the nosing and stair return. There are two landings between the first and second floors, but one between the second floor and attic. The bottom step has a curtail. The turned balustrade has square newels with plain caps and one recessed panel. The stair has molded handrails and rounded newel drops but no additional decoration on the string.

Another stairway is the former service stair accessed through a door in the first floor kitchen. This enclosed quarter turn stair had wood treads and a handrail, but was closed off at the second floor during the duplex conversion. The space is now used for storage.

The third stair is a quarter turn winder stair going from the first floor to the basement. The treads are covered with linoleum. There is a small section of square balusters and a plain square newel at the bottom.

3. Flooring: The original wood floors are now covered with wall to wall carpet or vinyl flooring. Wood floors are visible in the unfinished sections of the attic. The basement floors are concrete.

4. Wall and ceiling finish: The walls and ceilings are plaster on wood lathe throughout. Many areas have a tall wood baseboard with trim on the top edge. The ceilings on the first floor have applied square ceiling tiles.
5. Openings:
 - a. Doorways and Doors: The typical interior door is a wood door with five recessed panels. These panels are arranged as two tall vertical panels in the top half, and a horizontal and two shorter vertical panels below the center rail. There are also wood doors with five horizontal panels in some areas altered on the second floor. The first floor has some solid wood veneer doors from c. 1950s. Most doorways have wide wood trim with flat and tapered sections. The trim is flat and plain inside the bathrooms, kitchens, and attic bedroom. The exterior doors added to the second floor have glazing in the top half. Some interior doorways on the first floor are just plastered without casing or doors.
 - b. Windows: The typical window openings are rectangular with a six over one double hung wood sash. Some windows have sash drops on both sashes, others just one. Smaller versions of these windows appear in some areas. The second floor bathroom window has privacy glass in the lower sash. The typical window trim on the first floor is a wide wood molding with a stepped apron below the slightly projecting sill and tapered/stepped profile for the rest of the trim. Bathrooms, kitchens, and the attic bedroom have plain window trim.
6. Decorative features and trim: The fireplaces have been removed and all the kitchen cabinets appear to date to the late 20th century. A butler's pantry cabinet from the 1929-30 renovation is still extant in the second floor kitchen.
7. Hardware: The typical door hardware is a round brass knob with a keyed escutcheon and rounded corners. The inside of the second floor bathroom has nickel finish door hardware. The windows have sash locks and recessed finger plates.
8. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The house has plain cast iron radiators (c. 1920s) served by the central boiler. There is a Nutone fan, c. 1930s, mounted into the second floor bathroom ceiling.
 - b. Lighting: The lighting is a mixture of recent fluorescent and incandescent ceiling fixtures.

- c. Plumbing: There is a c. 1920s porcelain coated cast iron tub in the second floor bathroom. All the rest of the bathroom fixtures are later replacements.

PART III. SOURCES OF INFORMATION

A. Architectural drawings: Copies of Thomas Rogers Kimball's drawings for many of the original buildings are located in the Maintenance/Engineering Office at the Hot Springs campus. The Department of Veterans Affairs Washington, D.C. central office (VACO) microfilm drawings collection (PLIARS) was not available for this project but many of the originals accessed at Hot Springs appeared to have been scanned for PLIARS, including drawings reflecting later changes executed by the VA. Additional original drawings, including presentation watercolors, are located in RG3607 Thomas Rogers Kimball Papers at the Nebraska State Historical Society, Lincoln, Nebraska. Some original drawings, including site plans, have not been located. See footnotes and figures for specific drawings of the Treasurer's Quarters useful to this report.

B. Early Views: The best sources of early views are the published souvenir books from 1909 and 1919. The Battle Mountain Sanitarium Museum located on site has copies of these publications as well as many original historic photographs. The Nebraska State Historical Society and the Helen Magee Heritage Room at the Hot Springs Public Library are other good sources for early photographs. See citations in the figure captions and in the footnotes.

C. Selected Bibliography:

Collections and Archives –

Hot Springs, SD -

Battle Mountain Sanitarium Museum (includes an informal archive), Hot Springs Campus, VA Black Hills Medical System.

Maintenance/Engineering Department, Hot Springs Campus, VA Black Hills Health Care System.

Helen Magee Heritage Room, Hot Springs Public Library.

Lincoln, Nebraska -

RG 3607 - Thomas Rogers Kimball Papers, Nebraska State Historical Society.

Washington, DC-

Department of Veterans Affairs Central Office [VACO] Library [NHDVS Annual Reports and Inspection Reports].

Battle Mountain Sanitarium files, Federal Preservation Officer, Office of Construction and Facilities Management, VACO.

Published Sources and Reports –

Battle Mountain Sanitarium, Hot Springs, South Dakota. c. 1909.

Battle Mountain Sanitarium: Branch National Home for Disabled Volunteer Soldiers. Omaha: Douglas Printing Company, c. 1919.

Battle Mountain Sanitarium: A Branch of the National Soldiers Home Veterans Administration, c. 1930.

Board of Managers – National Home for Disabled Volunteer Soldiers, *Annual Reports*, various years; many volumes include *Proceedings* of the Board of Managers meetings.

Inspector General's Office. *Annual Report of Inspection - National Home for Disabled Volunteer Soldiers*. Washington, DC: GPO, 1894- . [author name and exact title vary]

Julin, Suzanne. “National Home for Disabled Volunteer Soldiers – Assessment of Significance and National Historic Landmark Recommendations.” 2008. U.S. Department of the Interior, National Park Service, Washington, D.C..

Julin, Suzanne. “Battle Mountain Sanitarium, National Home for Disabled Volunteer Soldiers,” Hot Springs, Fall River County, South Dakota. National Historic Landmark Registration Form, 2008. U.S. Department of the Interior, National Park Service, Washington, D.C.

PART IV. PROJECT INFORMATION

Documentation of the Treasurer's Quarters/Building No. 25 at the Battle Mountain Sanitarium of the National Home for Disabled Volunteer Soldiers was undertaken in 2013-14 by the Historic American Buildings Survey (HABS) of the Heritage Documentation Programs division of the National Park Service, Richard O'Connor, Chief. The project was sponsored by the Department of Veterans Affairs (DVA), Office of Construction and Facilities Management, Kathleen Schamel, Federal Preservation Officer. Project planning was coordinated by Catherine Lavoie, Chief, HABS; and by Douglas Pulak, Deputy Federal Preservation Officer, DVA. The field work was undertaken and the measured drawings were produced by Project Supervisor Mark Schara, AIA, HABS Architect, HABS Architects Paul Davidson, Daniel De Sousa, and Ryan Pierce, Jobie Hill (University of Oregon) and Emma Greenberg (Louisiana State University). The historical report was written by HABS Historian Lisa P. Davidson. The large format photography was undertaken in 2008 by HABS Photographer James W. Rosenthal and in 2013 by HABS Contract Photography Renee Bieretz. Vital assistance was provided by Dena Sanford at the Midwest Regional Office, National Park Service, and by Patrick Lyke, Douglas Sprinkle, and other VA staff members at the Hot Springs Campus.

PART V. ILLUSTRATIONS

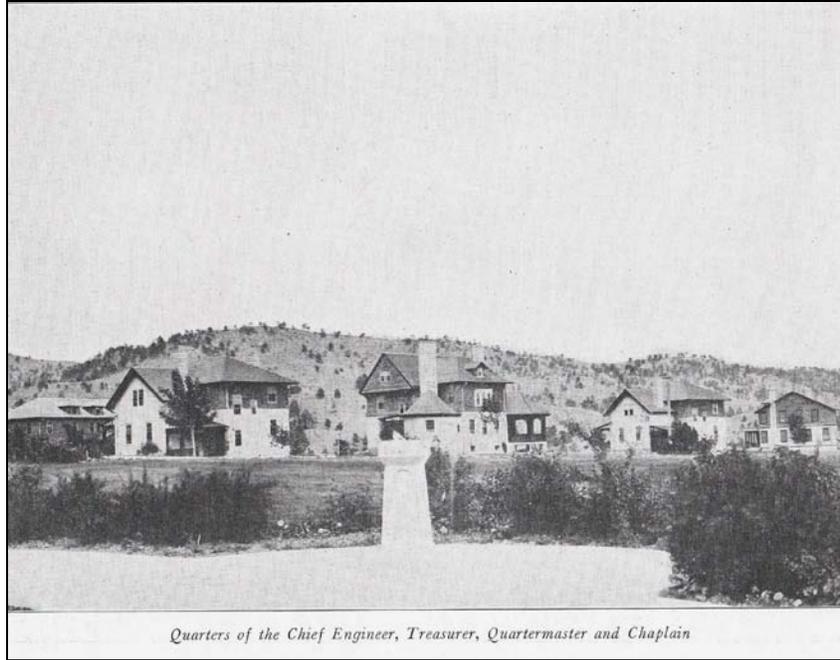


Figure 1: Officer's Quarters from Rear (Treasurer's Quarters second from left), c. 1919
Source: *Battle Mountain Sanitarium: Branch National Home for Disabled Volunteer Soldiers.*

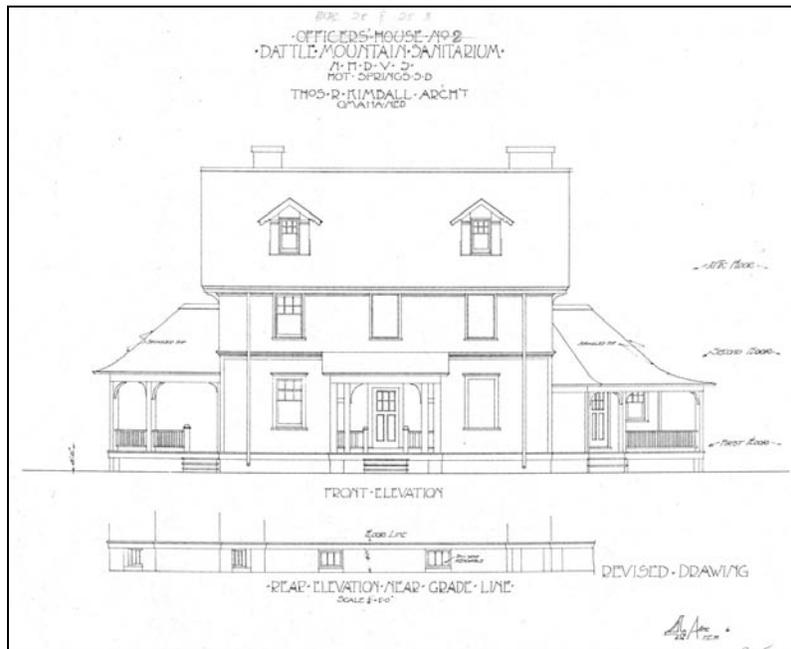


Figure 2: Thomas Rogers Kimball, Front Elevation, "Officer's House No. 2," (April 1906)
Source: Hot Springs Campus Drawing Files

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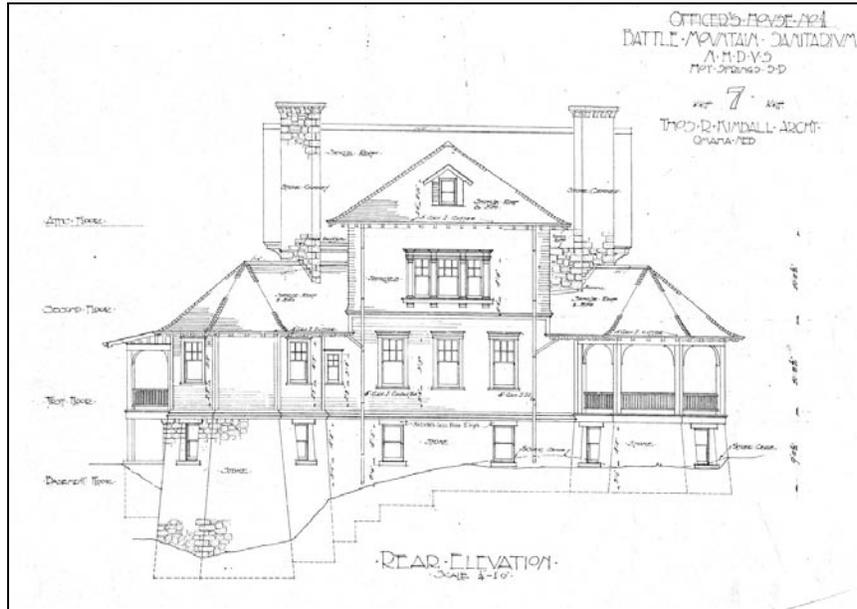


Figure 3: Thomas Rogers Kimball, Rear Elevation, "Officer's House No. 1."
Source: Hot Springs Campus Drawing Files

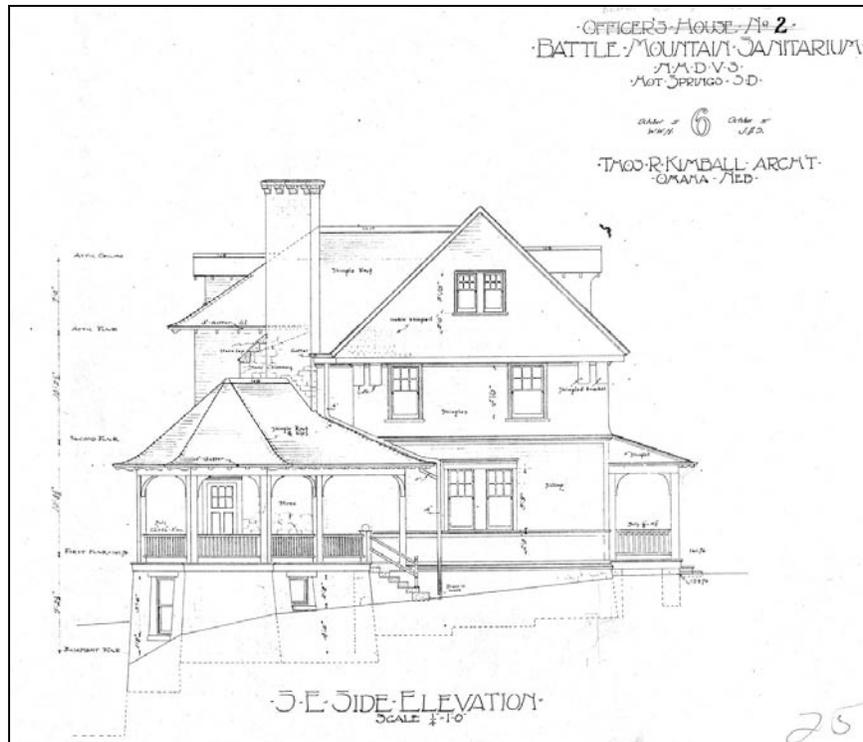


Figure 4: Thomas Rogers Kimball, SE Side Elevation, "Officer's House No. 2," (October 1905)
Source: Hot Springs Campus Drawing Files

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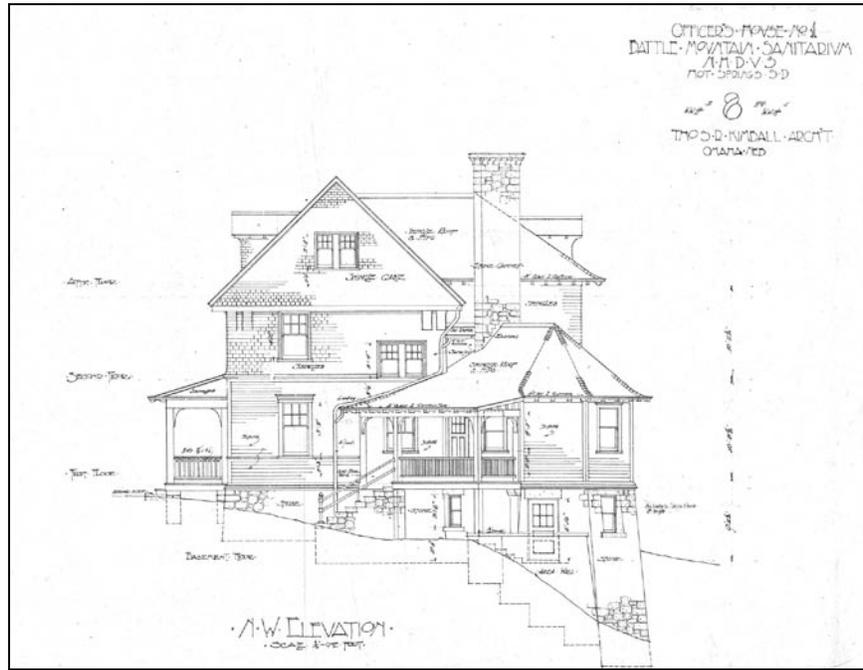


Figure 5: Thomas Rogers Kimball, NW Side Elevation, "Officer's House No. 2," (November 1905)
 Source: Hot Springs Campus Drawing Files

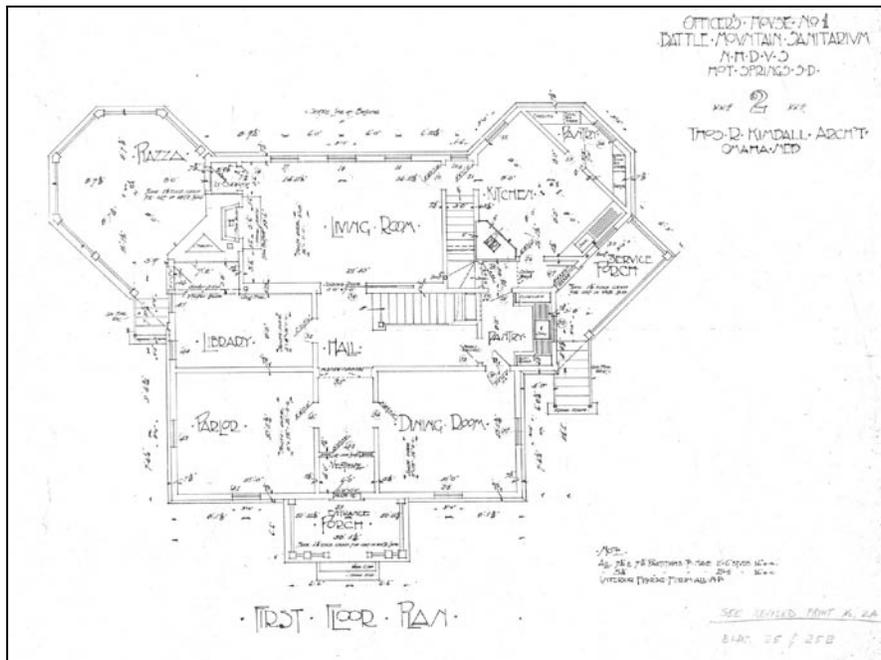


Figure 6: Thomas Rogers Kimball, First Floor Plan, "Officer's House No. 1."
 Source: Hot Springs Campus Drawing Files

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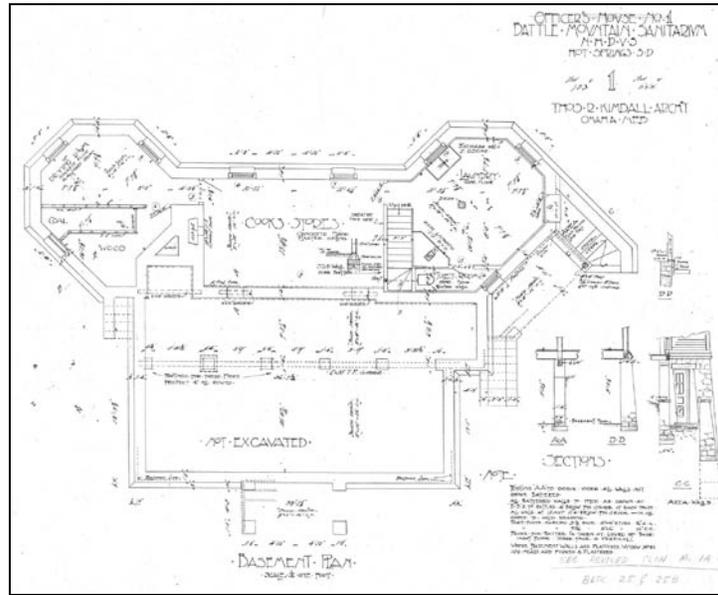


Figure 7: Thomas Rogers Kimball, Basement Floor Plan, "Officer's House No. 1," (November 1905)
 Source: Hot Springs Campus Drawing Files

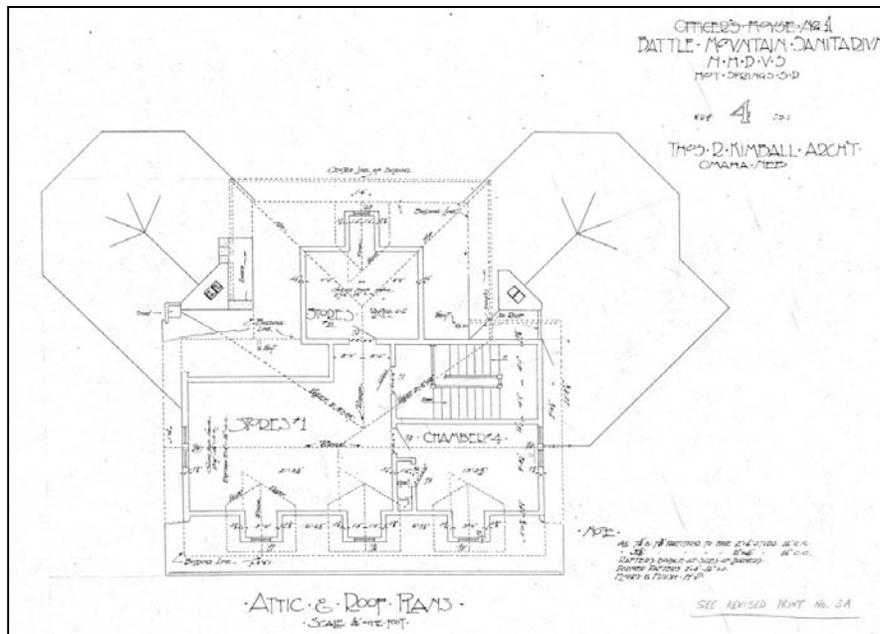


Figure 8: Thomas Rogers Kimball, Attic Floor Plan, "Officer's House No. 1."
 Source: Hot Springs Campus Drawing Files

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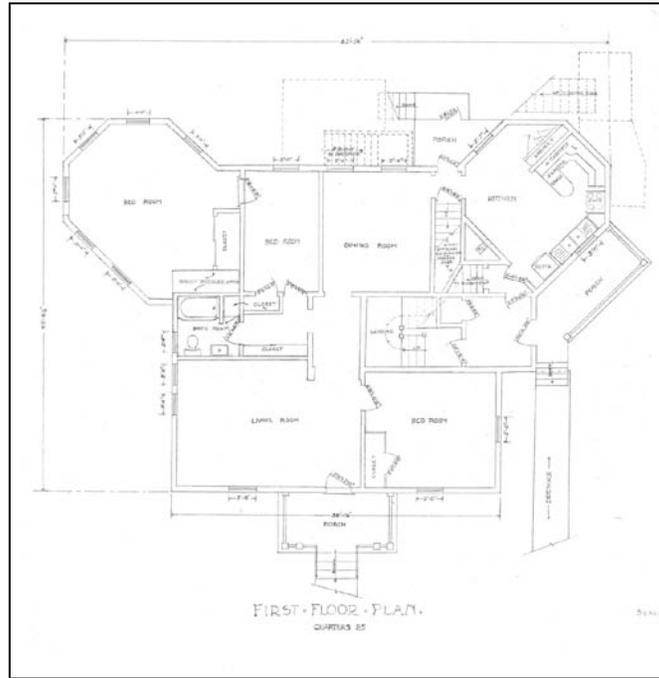


Figure 9: Building No. 25, First Floor Plan after Duplex Conversion
 Source: Hot Springs Campus Drawing Files

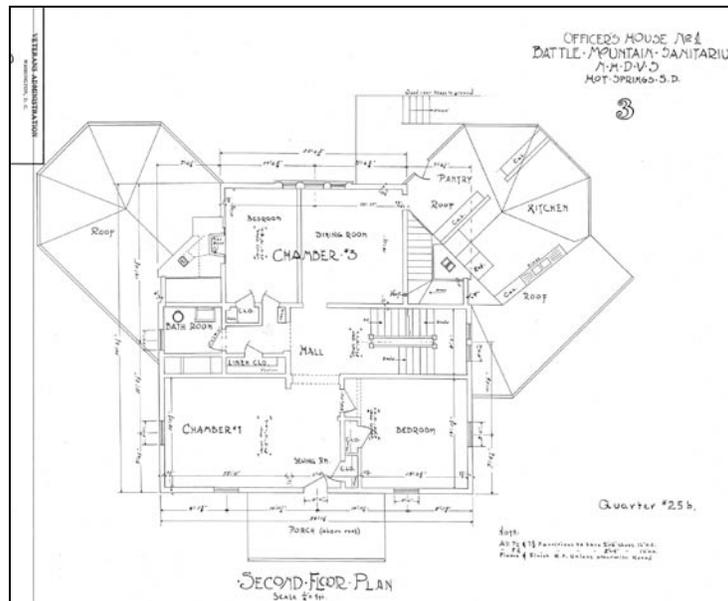


Figure 10: Second Floor Plan, "Officer's House No. 1/Quarter 25B"
 Note c. 1929 changes indicated on original plan.
 Source: Hot Springs Campus Drawing Files