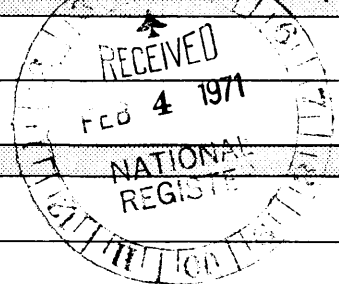


PH 001 2777

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

| | |
|----------------------------|-----------------|
| STATE: GEORGIA | |
| COUNTY: Chattahoochee | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER 71513.0012 | DATE 5/27/71 |



1. NAME

COMMON:
"RIVERSIDE"

AND/OR HISTORIC:
Quarters No. 1, Fort Benning, Georgia

2. LOCATION

STREET AND NUMBER:
100 Vibbert Avenue

CITY OR TOWN:
Fort Benning

STATE: Georgia CODE: 13 COUNTY: Chattahoochee CODE: 053

3. CLASSIFICATION

| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
|--|---|--|---|
| District <input type="checkbox"/> Building <input checked="" type="checkbox"/> | Public <input checked="" type="checkbox"/> | Occupied <input checked="" type="checkbox"/> | Yes: Restricted <input checked="" type="checkbox"/> |
| Site <input type="checkbox"/> Structure <input type="checkbox"/> | Private <input checked="" type="checkbox"/> | Unoccupied <input type="checkbox"/> | Unrestricted <input type="checkbox"/> |
| Object <input type="checkbox"/> | Both <input type="checkbox"/> | Preservation work in progress <input type="checkbox"/> | No: <input type="checkbox"/> |

PRESENT USE (Check One or More as Appropriate)

| | | | | |
|--|--|---|--|-----------------------------------|
| Agricultural <input type="checkbox"/> | Government <input type="checkbox"/> | Park <input type="checkbox"/> | Transportation <input type="checkbox"/> | Comments <input type="checkbox"/> |
| Commercial <input type="checkbox"/> | Industrial <input type="checkbox"/> | Private Residence <input checked="" type="checkbox"/> | Other (Specify) <input type="checkbox"/> | |
| Educational <input type="checkbox"/> | Military <input checked="" type="checkbox"/> | Religious <input type="checkbox"/> | | |
| Entertainment <input type="checkbox"/> | Museum <input type="checkbox"/> | Scientific <input type="checkbox"/> | | |

4. OWNER OF PROPERTY

OWNERS NAME:
U. S. Government

STREET AND NUMBER:
100 Vibbert Avenue

CITY OR TOWN: Fort Benning STATE: Georgia CODE: 13

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Real Estate Branch, DFAE

STREET AND NUMBER:

CITY OR TOWN: Fort Benning STATE: Georgia CODE: 13

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 5 in plot; 1 in house

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Army Map Service, Columbus Sheet 4040 IV

DATE OF SURVEY: 1955 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Army Map Service, Corps of Engineers

STREET AND NUMBER:

CITY OR TOWN: Washington, STATE: D.C. CODE: 08

SEE INSTRUCTIONS

STATE: GEORGIA
COUNTY: Chattahoochee
ENTRY NUMBER: 71513.0012
DATE: 5/27/71
FOR NPS USE ONLY

7. DESCRIPTION

| | | | | | |
|-----------|---|---|-------------------------------|---------------------------------------|---|
| CONDITION | (Check One) | | | | |
| | Excellent <input checked="" type="checkbox"/> | Good <input type="checkbox"/> | Fair <input type="checkbox"/> | Deteriorated <input type="checkbox"/> | Ruins <input type="checkbox"/> |
| INTEGRITY | (Check One) | | | (Check One) | |
| | Altered <input type="checkbox"/> | Unaltered <input checked="" type="checkbox"/> | | Moved <input type="checkbox"/> | Original Site <input checked="" type="checkbox"/> |

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The first lands which were later incorporated in the plantation were purchased in 1827 and 1828 (the latter is the year Columbus became a town) by Gen. Sowell Woolfolk. The Creek Indians had moved to Alabama by treaty in 1825, so their lands were opened up by land lotteries. Families were able to purchase lands of plantation size by combining the lotteries and buying extra land nearby. Gen. Woolfolk called his land Cusseta Plantation, and he deeded these lands in 1828 to his uncle, Col. John Woolfolk, who was living in Augusta, Ga.

John Woolfolk bought other adjacent land lots of 202 $\frac{1}{2}$ acres each and was granted others by the governor of Georgia, which formed a considerable tract on the Chattahoochee River both north and south of Upatoie Creek.

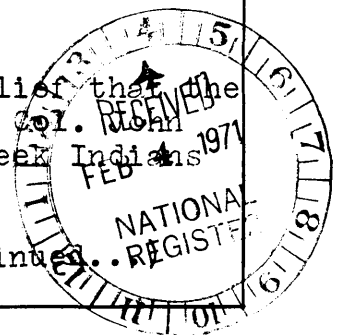
Following the death of John Woolfolk in April, 1861, his lands were divided between his sons, William G. Woolfolk (who inherited the land south of Upatoie Creek) and Joseph Washington Woolfolk, (who inherited lands north of Upatoie Creek).

Following the War Between the States, the estate was broken up and sold. Long years of stagnation lasted until 1883 when Martha J. Hatcher, wife of Benjamin Hatcher of Columbus, purchased approximately 1,782 acres of the river land. In 1909 Arthur Bussey, a Columbus businessman who loved farming, bought the estate from the Hatcher family and named it the "Riverside Plantation."

After purchasing the land, Mr. Bussey moved an old meeting house (located about 300 yards distant on Lumpkin Road) to make the nucleus of the house now located on Vibbert Avenue. He planned to use it as a summer home. The moving of the structure was quite an engineering feat for its time; the house was lowered onto log rollers and towed into place with mules.

Mr. Bussey's addition to the meeting house was 2 kitchens, a half bath and 3 upstairs bedrooms. The main part had a large dining room, 2 sitting rooms, a side hall, the large porch all the way around, 4 bedrooms and a large bath the size of one of the bedrooms. The meeting house had no chimneys, only flues for stoves, but after it was added to, it had 3, one in the living room, one in the dining room, and one between the two kitchens. These additions were made by Mr. Bussey from c 1910 until its acquisition by the U. S. Government in 1918.

(An interesting sidelight of history is the local belief that the northeast corner of the building covers the grave of Col. John Tate who died in 1780 while preparing to lead 400 Creek Indians against the British Colonials at Augusta, Georgia.)



(continued)

SEE INSTRUCTIONS

9. SIGNIFICANCE

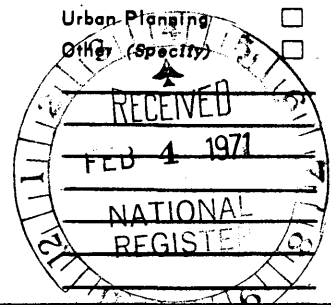
PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) C. 1910, 1919

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

| | | | |
|--|--------------|---------------------|-----------------|
| Aboriginal | Education | Political | Urban Planning |
| Prehistoric <input type="checkbox"/> | Engineering | Religion/Philosophy | Other (Specify) |
| Historic <input type="checkbox"/> | Industry | Science | |
| Agriculture <input type="checkbox"/> | Invention | Sculpture | |
| Art <input type="checkbox"/> | Landscape | Social/Humanitarian | |
| Commerce <input type="checkbox"/> | Architecture | Theater | |
| Communications <input type="checkbox"/> | Literature | Transportation | |
| Conservation <input checked="" type="checkbox"/> | Military | | |
| | Music | | |



STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

According to Mr. Bussey's daughter, Mrs. L. Neill Bickerstaff, the family assumes that Mr. Bussey paid \$50,000 or more for the plantation because of references from old family papers. Mr. Bussey insured the big, livable summer house for \$1,500 and following improvements, for \$12,500. This was probably increased later after additional improvements.

"Riverside Plantation" was one of the last great self-supporting agricultural projects of the plantation system in this area. ~~When the plantation was built,~~ Cotton, corn and sugar cane were raised on the place. There was a completely renovated housing development of Negro quarters, and Mr. Bussey retained a man for several years solely to repair and preserve the beautiful old trees, which are still on the grounds. Peacocks were also on the lawn.

Camp Benning was founded October 7, 1918, to meet the manpower needs of Gen. "Black Jack" Pershing's expeditionary forces, and was located where Macon Road meets South Dixon Drive in Columbus. Twelve days later troops arrived up the winding sandy road that crossed the Upatoie Creek to "Riverside." W. C. Woodall, special columnist for the Columbus Ledger in October 30, 1936, wrote how improbable for the Infantry School of the U. S. Army, destined to be the largest infantry school in the world, to be located on the plantation. Townspeople could not "visualize a reservation of 97,000 acres." Mr. Bussey asked the government for \$878,000. but he received \$439,000.

The home, "Riverside," has been occupied since the inception of Fort Benning by twenty-seven general officers including Brig. Gen. Omar N. Bradley, Maj. Gen. Withers & Burress, a former commandant of Virginia Military Academy, and today by the family of Maj. Gen. Orwin C. Talbott. The following is a complete listing of commandants:

| | |
|--------------------------|------------------------------|
| MG Charles S. Farnsworth | April 23, 1919-July 31, 1920 |
| MG Walter H. Gordon | Sep 11, 1920-Nov 1, 1923 |
| BG Brian H. Wells | Nov 9, 1923-Mar 8, 1926 |
| BG Edgar T. Collins | Mar 9, 1926-May 1, 1929 |
| MG Campbell King | May 4, 1929-May 31, 1933 |

(continued...)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Columbus on the Chattahoochee- Worsley, Ella Blanchard
2. White Columns in Georgia - Perkinson, Medora Field
3. Ledger Enquirer; Nov. 22, 1970, Article - Woodall, W. C.
4. Interview by Helena Zimmerman with Mrs. L. Neill Bickerstaff
5. Ft. Benning Herald, Fall Issue, 1958 on 2 Dec 1970
6. History of Chattahoochee County, Ga.; 1933 - Rogers, N. K.
7. Ft. Benning Herald, 26 Nov 1962, Article - McBurney, George
8. Georgia, Leckie, G. G.
9. New York Times, 3 July 1970, Article - Nemy, Enid
10. Ledger Enquirer; Dec. 6, 1970, Article - Zimmerman, Helena

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE | | |
|--|-------------------------|-------------------------|--------|--|-----------|---------------|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| | Degrees Minutes Seconds | Degrees Minutes Seconds | | Degrees | Minutes | Seconds |
| NW | ° ' " | ° ' " | | 32 ° | 22 ' 04 " | 84 ° 57' 42 " |
| NE | ° ' " | ° ' " | | | | |
| SE | ° ' " | ° ' " | | | | |
| SW | ° ' " | ° ' " | | | | |

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| | | | |
| | | | |
| | | | |
| | | | |

NO UTM
CX

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
R. O. Baldwin, Architect

ORGANIZATION: **Directorate of Facilities Engineering** DATE: **6 January 1971**

STREET AND NUMBER:
(Submitted by the Historic Columbus Foundation P.O. Box 5312

CITY OR TOWN: **Fort Benning** STATE: **Georgia** CODE: **13**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Mary Gregory Jurth

Title: State Liaison Officer

Date: Jan 27, 1971

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Ernest A. Connally
Chief, Office of Archeology and Historic Preservation
MAY 27 1971

Date: _____

ATTEST:

William M. Mudgett
Keeper of The National Register
MAR 29 1971

Date: _____

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

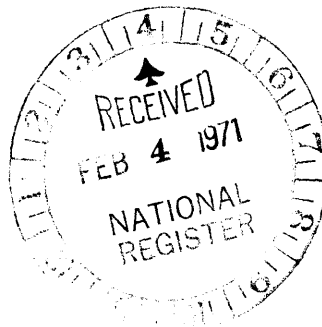
| | |
|-----------------------------|-----------------|
| STATE GEORGIA | |
| COUNTY Chattahoochee | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER 715.13.0012 | DATE 5/27/71 |

(Number all entries)

STATEMENT OF SIGNIFICANCE - continued
"Riverside"

| | |
|-------------------------|---------------------------|
| BG George H. Estes | Sep 25, 1933-Sep 30, 1936 |
| BG Asa L. Singleton | Oct 1, 1936-Aug 31, 1940 |
| BG Omar N. Bradley | Sep 30, 1941-Feb 17, 1942 |
| MG Leven C. Allen | Feb 17, 1942-Oct 15, 1943 |
| MG Charles H. Bonesteel | Oct 20, 1943-Jul 27, 1944 |
| MG Fred L. Walker | Sep 1, 1944-Jul 24, 1945 |
| MG John W. O'Daniel | Jul 25, 1945-May 31, 1948 |
| MG Withers A. Burress | Jun 2, 1948-Jan 31, 1951 |
| MG John H. Church | Mar 3, 1951-Apr 29, 1952 |
| MG Robert N. Young | Jun 6, 1952-Jan 5, 1953 |
| MG Guy S. Meloy, Jr. | Jan 12, 1953-Jun 1, 1954 |
| MG Joseph H. Harper | Jun 14, 1954-May 24, 1956 |
| MG Herbert B. Powell | Aug 20, 1956-Apr 10, 1958 |
| MG Paul Freeman, Jr. | May 1, 1958-Apr 18, 1960 |
| MG Hugh P. Harris | Apr 19, 1960-Jul 31, 1961 |
| MG Ben Harrell | Aug 1, 1961-Feb 15, 1963 |
| MG C. W. G. Rich | Feb 25, 1963-Jul 28, 1964 |
| MG J. A. Heintges | Aug 1, 1964-Jul 14, 1965 |
| MG Robert H. York | Jul 15, 1965-Jul 14, 1967 |
| MG John M. Wright, Jr. | Jul 15, 1967-May 10, 1969 |
| MG George I. Forsythe | Jun 1, 1969-Aug 27, 1969 |
| MG Orwin C. Talbott | Sep 10, 1969-Present |

As the Commandant's Home, it is known on Post as Building No. 1, and has served as quarters for many famous military commanders. Over the years the building has formed a landmark for both the military and civilian population of the community. Tens of thousands of soldiers have received their first impression of the U. S. Army and Fort Benning by the sight of this gracious old mansion as they arrive on post. The building assumes an ever increasing posture as a growing part of our history and is deserving of entry in the National Register.



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

| | |
|------------------------------|-----------------|
| STATE GEORGIA | |
| COUNTY Chattahoochee | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER 71.5.13.0012 | DATE 5/27/71 |

(Number all entries)

PRESENT AND ORIGINAL PHYSICAL APPEARANCE - continued
"Riverside"

The building is irregular in shape being approximately 120'x50' overall excluding a 12' wide porch that adjoins the building on two sides. The only external alteration consists of screen porch panels and awnings to create more shade. The interior of the house has had only minor alterations consisting mostly of several additional closets and partitions. It is fair to say that the structure now stands substantially as originally completed. The high ceilinged first floor rooms open out on the porch. The interior walls were made of tongue and groove wood-work and the ceilings supported by heavy crossing beams. The downstairs consists of a spacious hall (9'0"x21'6") surrounded by 5 large rooms (living room, 18'0"x21'6"; study, 10'6"x23'0"; parlor, 17'3"x21'0"; music room, 17'3"x18'0"; and dining room, 17'0"x27'0") with a large kitchen (10'0"x32'0") and breakfast room (12'0"x13'4"). A separate service porch is adjacent to the kitchen.

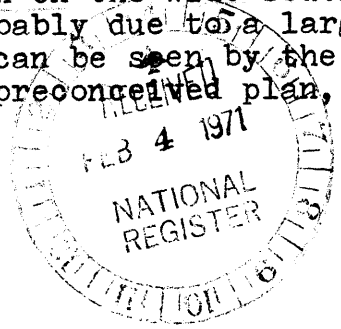
The upstairs contained 6 large and airy bedrooms that opened onto a veranda which encircles almost all of the second floor. Originally the master bedroom extended the width of the house, but a master bath was added in the space, breaking the original area into 2 separate rooms (master bedroom, 19'0"x21'0"; master bath, 7'6"x14'6"). By modifications, the home now has 5 bedrooms (one 13'0"x19'0"; another 15'0"x20'0"; another 11'0"x15'0"; and finally 15'0"x15'0" plus the master bedroom) and 3 baths on the second floor.

Two large brick fireplaces are located at either end of the house. A third fireplace was built between the two kitchens.

Mr. Bussey provided a running water system, the water being pumped with a ram from a pond about a mile away into a water tower and thence into the house. The second floor and kitchen refinements were built c 1911.

It is interesting to note that the actual front facade is on the narrow east end of the building rather than on the wide south elevation as it would appear. This is probably due to a large extent upon its meeting house origin. It can be seen by the physical description that the home had no preconceived plan, as such.

The floors are of polished pine plank.



NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

| | |
|------------------------------|-----------------|
| STATE Georgia | |
| COUNTY Chattahoochee | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER 71.5.13.0012 | DATE 5/27/71 |

SEE INSTRUCTIONS

1. NAME

COMMON: "Riverside"
 AND/OR HISTORIC: Quarters No. 1, Fort Benning

2. LOCATION

STREET AND NUMBER:
 100 Vibbert Avenue

CITY OR TOWN:
 Fort Benning

| | | | |
|-------------------|------------|--------------------------|-------------|
| STATE: Georgia | CODE 13 | COUNTY: Chattahoochee | CODE 053 |
|-------------------|------------|--------------------------|-------------|

3. MAP REFERENCE

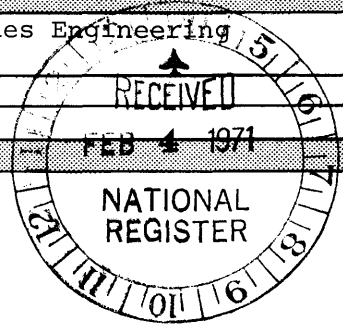
SOURCE: Directorate of Preliminary Facilities Engineering
 Fort Benning, Georgia

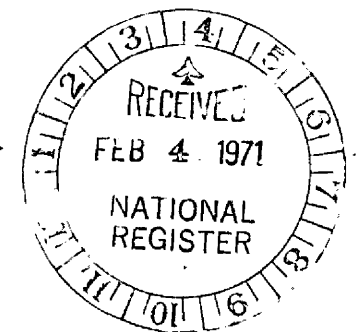
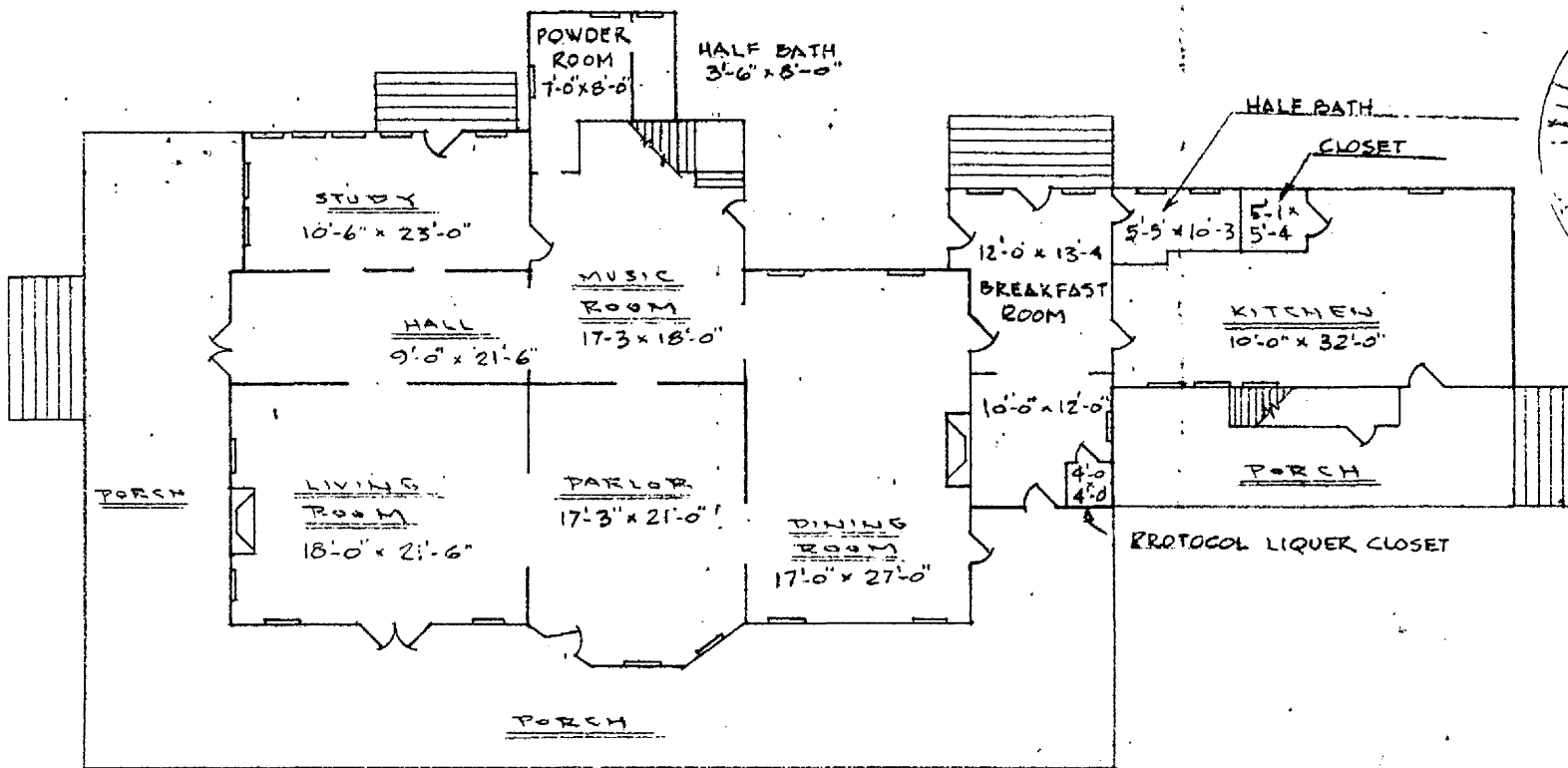
SCALE: 1/4 inch = 1 foot

DATE: April 18, 1961

4. REQUIREMENTS

- TO BE INCLUDED ON ALL MAPS
1. Property boundaries where required.
 2. North arrow.
 3. Latitude and longitude reference.



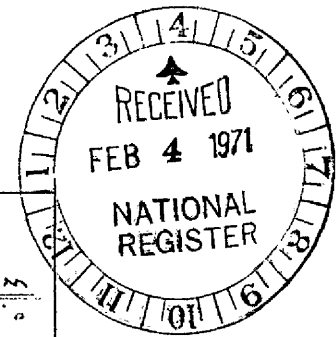
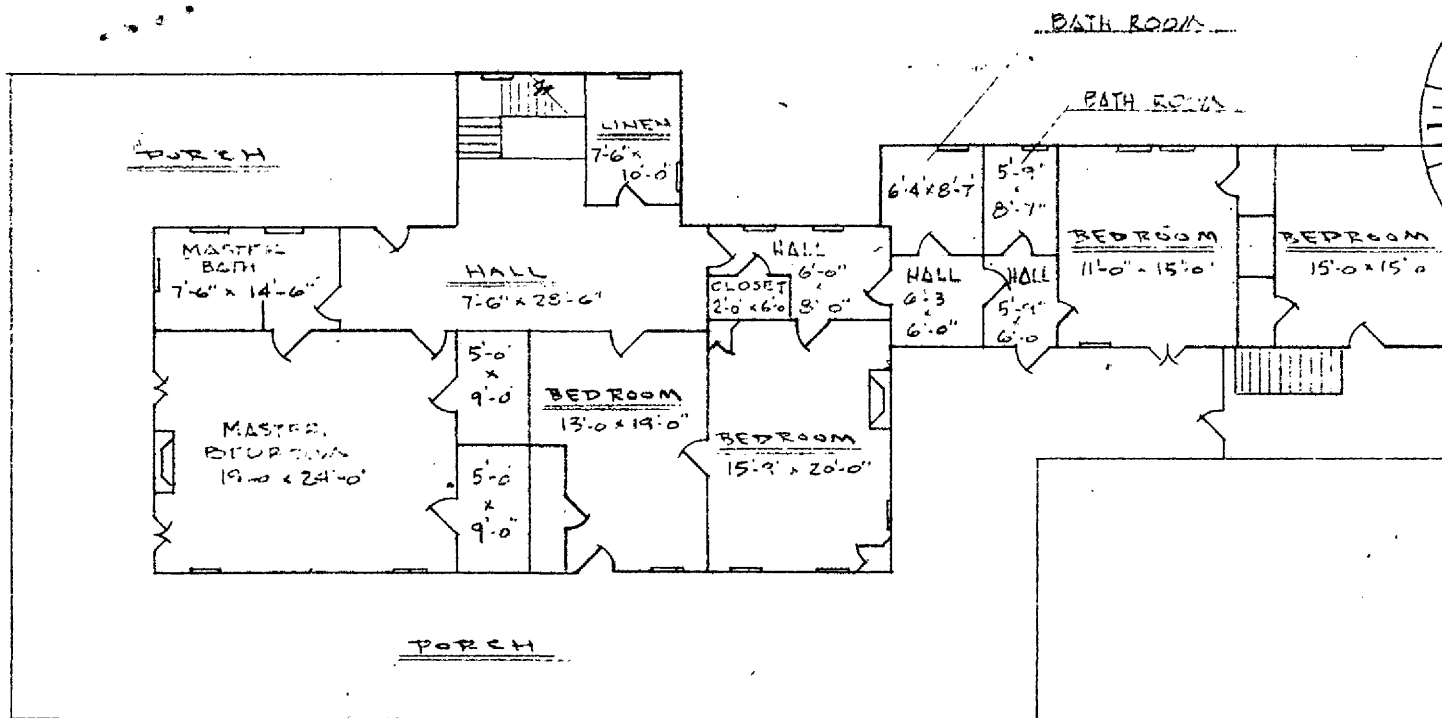


State of GEORGIA
County of Muscogee

PORTEROCHEERE

"RIVERSIDE"
Quarters No. 1, Fort Benning, Georgia
100 Vibbert Avenue
Fort Benning, Georgia
Credit: Directorate of Facilities Engineering
6 January 1971
Fort Benning, Georgia
R. O. Baldwin, Architect

BUILDING 1
FIRST FLOOR PLAN
SCALE - 1/8" = 1'-0"



BUILDING 1
SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"