

U.S. Military Academy - Officer's Quarters No. 25
(Family Housing)
West side of Thayer Road, south of intersection with
Kingsley Hill Road
U.S. Military Academy
West Point
Orange County
New York

HABS No. NY-5708-31

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

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U.S.M.A. No. 25

HISTORIC AMERICAN BUILDINGS SURVEY

U.S. MILITARY ACADEMY - OFFICER'S QUARTERS NO. 25
(FAMILY HOUSING)

LOCATION: West side of Thayer Road, south of intersection with Kingsley Hall Road, U.S. Military Academy, West Point, Orange County, New York.

USGS, West Point Quadrangle, Universal Transverse Mercator
Coordinates: 18.587010.4581500.

PRESENT OWNER AND OCCUPANT: U.S. Military Academy, Department of the Army.

PRESENT USE: Family Housing - Colonel.

SIGNIFICANCE: Quarters No. 25 is an example of the highly successful officers' quarters designed for the U.S. Military Academy by the office of Cram, Goodhue and Ferguson. Its character, neo-gothic, reflects the general theme of their work at the Academy with exceptional American Arts and Crafts interiors.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1905-1910.
2. Architect: Cram, Goodhue and Ferguson, Architects, Boston and New York.
3. Original and subsequent owners: U.S. Military Academy, Department of the Army.
4. Builder: Broderick and Wind Engineering and Construction Company. The construction was completed by the U.S. Fidelity and Guaranty Company, a bonding company, after a default and delay. The bonding company contract is dated September 20, 1906. The Mitchell Vance Company supplied the original light fixtures (Annual Report, 1908).
5. Original plans and construction: Quarters No. 25 was part of a group consisting of Quarters 21, 32, 34, 42, 45 and 48. The total cost of these quarters was \$270,292.70.
6. Alterations and additions: There have been no major alterations or additions.

B. Historical Context: Quarters No. 25 was one of the many quarters designed by the firm Cram, Goodhue and Ferguson as part of the early twentieth-century expansion at the Academy. These particular quarters were intended

for captains and lieutenants and approved in 1904. For the historical and architectural context of this building within the overall development of West Point see HABS No. NY-5708, Volume 2: "West Point: An Overview of the History and Physical Development of the United States Military Academy."

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Quarters No. 25 is representative of the work of Cram, Goodhue and Ferguson at the U.S. Military Academy in the first decade of the 20th century. The brick exterior walls with limestone detailing and painted wood trim were designed to create a Tudor Gothic appearance that would be distinctive on a campus that, at that time, was composed of a wide variety of styles. Cram, Goodhue and Ferguson were, without doubt, the most prominent architectural firm at West Point in this century. Their major building campaign at the Academy is a clear reflection of the "medievalist" craftsman philosophy of Ralph Adams Cram. This is seen not only in their other buildings at West Point, but also in their work nationally.
2. Condition of fabric: The building is in good condition.

B. Description of Exterior:

1. Overall dimensions: Quarters No. 25 is essentially a rectangular building with relatively shallow gable projections on all facades. The overall length is 174'-4" and the overall width 45'-8". The numerous two-story gable units and projecting two-story window bays help create a sense of verticality and irregularity appropriate to a "gothic" design. The system of varying vertical bays along the front facade helps disguise the almost symmetrical order applied to the building. Quarters No. 25 has twelve bays on the front facade and three bays on the north and south elevations.
2. Foundations: Concrete was used for the footings while the foundation walls are stone below grade and brick above.
3. Walls: The exterior walls of Quarters No. 25 are red brick laid in a Flemish bond with brick, limestone and bluestone detailing.

Limestone is used for the sills at the windows, while splayed brick lintels composed of both headers and stretchers complete the window opening detailing. Additionally, limestone is used as a trim material on the "buttress" elements on the verandas and chimneys, while bluestone is used to cap the chimneys, the parapets of the center veranda, the gable end parapets, the top of the brick wall flanking the entry stairs and for the entry stair treads.

The only exterior embellishment is the brick segmental arch over the veranda openings.

4. Structural system, framing: The walls are load-bearing brick faced with brick on the exterior and non-load-bearing wood stud partition walls

covered with plaster and/or wood paneling on the interior. Floors are supported by wood joists and the roofing system is composed of wood rafters. Steel beams are used where unusual loading conditions exist, primarily to transfer loads to the exterior walls.

5. Porches, verandas, buttresses, chimneys: Three "L" shaped verandas, measuring approximately 24'-0" on the long side by 13'-4" and 10'-0" on the short side, are located at the northeast and southeast corners and in the center of the front facade. Each is 2 x 1 bays, but while the center veranda is flat roofed, the two end verandas are capped by a cross gable roof, distinguishing them from the rest of the quarters. Brick "buttress" elements frame the veranda openings and add to the medieval character of the building. The verandas have recently been converted to screen porches through the addition of aluminum screens. The floors are of concrete, and the ceilings are 1" x 3" beaded wood tongue-and-groove paneling.

Three rear porches corresponding to the rear entries are raised on brick foundations and have heavy chamfered posts and solid wood brackets supporting a shallow hip metal-covered roof. Square railing and balusters complete the detailing.

There are six brick chimneys along the main gable ridge. All have projecting "buttresses" on their sides with limestone buttress caps.

6. Openings:

- a. Doorways and doors: There are eight doorways: three main entries associated with the verandas; two French doors leading from the two end verandas into the quarters; and three rear entries, one in the center and one at each end of the rear facade.

The main entry doors, measuring 3'-6" x 7'-8" x 2 1/2", are set within a segmentally arched opening. These are oak with three vertical panels below and six lights above and are arched at the top to follow the curve of the doorway.

The French doors, 1'-6" x 8'-0" x 2", are wood with one panel below and three glass panes above.

The rear oak doors, 3'-0" x 7'-2" x 2", have three vertical panels below and three single glazed panels above.

- b. Windows: The vertically arranged windows on the front facade are one-over-one double-hung wood sash on the first and second levels. Exceptions include quarrel casement windows on the second level above the veranda on the southeast corner, and single pane casement windows in the stairway on the north and south and above the veranda on the northeast corner. The windows on the third level are one-over-one double-hung wood sash. The basement has six-light pivoting wood casement windows.

The north and south elevations have a dominating two-story projecting window bay toward the front of the building and paired windows arranged vertically to the rear. One-over-one double-hung wood sash windows are used throughout.

The rear elevation is horizontally arranged and has one-over-one double-hung wood sash throughout with the exception of leaded diamond pane casement windows, associated with the stairway, in the center of the rear elevation. Three leaded diamond pane casement windows occupy the third level of the cross gable projection. There are pivoting wood casements of six lights in the basement.

7. Roof:

- a. Shape, covering: The gable roof is covered with multi-colored slate placed in a random pattern.
- b. Cornice, eaves: The eaves are made of wood. A narrow brick cornice is created by two projecting brick courses below the connection of roof and walls.
- c. Dormers: There are four dormers with gable roofs and slate sides: two on the front cross gables and two between the rear cross gables. The front dormers have casement windows with leaded quarrel glazing (south) and single light glazing (north). The two rear dormers have one-over-one double-hung wood sash windows.

C. Description of Interior:

1. Floor plans: Quarters No. 25 is a triplex with a central unit flanked by two identical units. Quarters No. 25A was surveyed for the purposes of this report. In this unit, Cram, Goodhue and Ferguson created a residence which has four rooms flanking a central hall/stairway. A parlor, library, dining room and kitchen are on the first floor and four bedrooms and two bathrooms are on the second floor. The third level has two bedrooms, a bathroom and a trunk room arranged around three sides of a rectangular hall.

There is a definite flow of open space on the first level. Six-foot wide openings lead from the main hall into the parlor and dining room. The hall extends in an "L" to the library entry. Another doorway leads to the rear hall, providing access to the kitchen, which also connects to the dining room through a swinging door.

The second and third levels, with smaller, well separated doorways, are much more private in plan.

2. Stairways: Two stairways service Quarters No. 25A. The main stairway, connecting the first and second levels only, is a "U" return type stair in a 11'-0" x 6'-6" space. This has a carved newel post, alternating cut out and square balusters, a machined handrail, and oak risers and treads. The rear stairway running from the basement to the third floor, also a "U" return type, is situated in a 7'-2" x 6'-0" space and has plain wood posts, square balusters, rectangular railing and wood risers and treads.
3. Flooring: Flooring is oak on the first floor, heart pine on the second and third floor and concrete and wood in the basement.
4. Walls and ceiling finish: There is a great variety of wall finishes on the first level. The entry vestibule has a wainscoting to 6' and

1" x 4" vertical oak boards every 2' on center. The main hall and dining room have an 8' wainscoting with a 1" x 4" horizontal "rail" at 6', then 1" x 4" vertical oak boards every 2' on center. The parlor has oak paneling to a 6' level. The kitchen has been remodeled. All "exposed" wall surfaces are covered with wallpaper.

The walls on the second and third floors have wallpaper. The basement has plaster, brick and stone walls painted white.

Ceilings are plaster throughout.

5. Openings:

a. Doorways and doors: Quarters No. 25A typically has four-panel wood doors measuring 2'-10" x 7'-0" x 1 3/4". Plain wood trim is used on the first floor, while beaded wood trim is used on the second, third and basement levels.

6. Mechanical equipment:

a. Heating: Steam radiators provide heat for the building.

b. Lighting: Incandescent lighting is used throughout.

D. Site:

1. General setting and orientation: Quarters No. 25 is oriented to the east toward the Hudson River and fronts on Thayer Road. A grass covered terrace has been created to the front by a 7' granite retaining wall. The heavily wooded land drops off sharply to the east of Thayer Road to the Hudson River. To the north, a wooded hill rises sharply across Kinsley Hill Road. To the west the land is level for some distance, providing space for a tennis court, then rises sharply again up a tree covered hillside. To the south the land slopes gently downward toward additional quarters. A few deciduous trees are scattered about the site.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: Original ink-on-linen working drawings are in the Facilities Engineer's Office, Directorate of Engineering and Housing, U.S. Military Academy. Subsequent alteration drawings are also found there.

B. Early Views: Early photographs can be found in the U.S. Military Academy Archives and Special Collections. Some of these are reproduced in the Grashof and Lange volumes of this project.

C. Bibliography:

1. Primary and unpublished sources:

Records, U.S. Military Academy Archives and Special Collections. See bibliographic essay in the Lange volume of this project for a listing of record groups.

2. Secondary and published sources:

Annual Reports, U.S. Military Academy Archives.

Grashof, Bethanie C. "Building Analysis and Preservation Guidelines for Category I and Selected Category II Buildings at the United States Military Academy, West Point, New York," Historic American Buildings Survey, 1983. HABS No. NY-5708.

Lange, Robie S. "West Point: An Overview of the History and Physical Development of the United States Military Academy," Historic American Buildings Survey, 1983. HABS No. NY-5708.

D. Likely Sources Not Yet Investigated: The Records of Cram, Goodhue and Ferguson.

PART IV. PROJECT INFORMATION

This documentation is part of a multi-year project sponsored by the National Park Service and the United States Military Academy, explained in the United States Military Academy, HABS No. NY-5708, Volume 1, "Methodology." This written documentation was prepared by Travis C. McDonald, Jr. and Timothy Lindblad, architectural historians, in 1982-1985 based on fieldwork conducted in 1982 and 1984.