

U.S. Military Academy - Officer's Quarters
(Professors Row)
South side of Washington Road, east of
intersection with Mills Road
U.S. Military Academy
West Point
Orange County
New York

HABS No. NY-5708-5

HABS
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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

HABS
NY
36-10290

HABS No. NY-5708-5 1/5-
U.S.M.A. No. 105

HISTORIC AMERICAN BUILDINGS SURVEY

U.S. MILITARY ACADEMY - OFFICER'S QUARTERS
(PROFESSORS ROW)

LOCATION: South side of Washington Road, east of intersection with Mills Road, U.S. Military Academy, West Point, Orange County, New York.

USGS, West Point Quadrangle, Universal Transverse Mercator Coordinates: 18.586830.4582830.

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

PRESENT USE: Family Housing - Colonel.

SIGNIFICANCE: Quarters No. 105 are among the earliest surviving quarters for professors at West Point. As part of a group of three structures making up "Professors Row," these early nineteenth-century stone duplex quarters form a distinctive architectural grouping on Washington Road. Many of the most illustrative professors of West Point have occupied these quarters.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1826-1828.
2. Architect: Unknown. The fact that original specifications were issued by the Academy (presumably by the Quartermaster) is strong evidence that the design also originated there (Grashof).
3. Original and subsequent owners: U.S. Military Academy, Department of the Army.
4. Builder: Daniel Corwin (Grashof).
5. Original plans and construction: Specifications for Quarters 105 and 103 were issued in 1826. Proposals for construction were received in July and August of that year, the contract being awarded to Daniel Corwin. Corwin was paid \$12,339.50 in June, 1828 when he completed the two double quarters and was then paid \$184. in March, 1829 for improvements of an unspecified nature.

Each quarters had two principal rooms on each floor off of a side stairway hall. The original plan can be seen in a drawing by Major Richard Delafield, "Plan of all quarters at West Point occupied by the officers and professors of the Military Academy in Feb. 1842" (see Supplemental Material).

6. Alterations and additions: Additions were begun in 1863 and continued into the 1930s. Interior alterations occurred as late as 1963. The following chronological list of additions is taken from Grashof's "Building Analysis" and is keyed to a schematic sketch plan also reproduced from the same work. (See Supplemental Material.)

A Original Quarters
1826-1828

B Two Story Brick Addition
ca. 1863
PL 105-a, taken ca. 1863, shows the east elevation of Quarters 105 without this first addition. Boynton's map, West Point, 1863, shows such an addition of Quarters 105A only.

C Two Story Brick Addition
ca. 1863-1880
A map of West Point, 1883, made from measurements taken in 1880 shows this wing in existence by this time.

In 1889 when Captain Williams submitted the Post Facilities Report, 1889, Quarters 105 consisted of the original house--A--and only two brick additions--B, C.

D Kitchen Addition
1900

On file at the Engineering Office are the advertisement and specifications for the kitchen addition for quarters 105B, dated March 10, 1900. The work to be completed included the removal of a brick shed on the site and the erection of the kitchen addition. Research of historic photographs has not given any indication as to whether it was originally a one story or two story addition.

E Rear Wing
1889-1936

This wing was added to Quarters 105A in a piecemeal fashion. A study of the plan indicates that it may have been constructed in three to four different phases. Little in the way of photo-documentation helps to trace different phases. The 1903 map of West Point shows at least the footprint of the quarters as it exists today, though a careful examination of the brickwork of the southern elevation illustrates that the second floor spaces were added at different times.

Interior renovations have occurred continually throughout the building's history with the most recent extensive work having been done in 1963. Drawings on file at the Engineer's Office document work done on the quarters since the 1930s.

- B. Historical Context: 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. 105 represents the evolutionary character of nineteenth-century building. Its main mass is a Federal style unit, while its additions include Greek Revival, Italianate and shingle style detailing. While the early nineteenth-century portion of the building is its most important element, the numerous additions provide a wide variety of nineteenth-century architectural styles, providing a strong sense of time and place.
2. Condition of fabric: The building is in good condition. Sandblasting has occurred and some bricks are deteriorated.

B. Description of Exterior:

1. Overall dimensions: The main stone mass of the building measures approximately 60' x 45', with brick and frame additions to the south, west, and east. A brick addition to the west measures approximately 30' x 30', while to the south of it is a brick and frame 20' x 25' addition. To the east are two more brick additions, one rectangular and approximately measuring 30' x 30', while to the south of it is a roughly "T" shaped addition measuring about 60' in total length and 40' in total depth.
2. Foundations: Stone with a matching stone water table is used for the foundation of the original building, while the additions have stone foundations with a red sandstone water table.
3. Walls:
 - a. Overall: The exterior walls on Quarters No. 105 are coursed ashlar on the front (north) facade of the original building, random ashlar on its sides and rear, and five course American bond on the brick additions.

Red sandstone is used for quoins, lintels and sills on the original building and for the lintels and sills on the brick addition.
4. Structural systems, framing: Load-bearing walls of stone are used on the original building, while the additions have load bearing brick walls. The flooring is supported by wood joists, while the roof has wood rafters.
5. Porches, chimneys: Four porches exist on Quarters No. 105: two flanking the original stone mass with flat roofs, wooden Doric columns, machined rails, turned balusters and two cornice lines beneath the roof; and two enclosed, shed roofed rear porches with wood floors and vertical wood siding below.

Quarters No. 105 has six brick chimneys: two to either side of the gable ridge in the center of the original building; one each in the end walls of the flanking east and west additions; and two in the "T" shaped addition.

6. Openings:

- a. Doorways and doors: There are four wood entry doors. The main doors have one large wood panel below and one large glass pane above. The rear doors, with three panels below and 4 glass panes above, are modern replacements.
- b. Windows: Except for one-over-one double-hung metal sash on the eastern flanking addition, the windows on the first and second floors are six-over-six double-hung wood sash throughout. The basement of the original building has six-over-six double-hung wood sash everywhere except for two-over-two double-hung wood sash in the two center windows on the eastern half of the building. The basement windows on the brick additions are 3 light pivoting wood windows.

There are recent black shutters on the front facade, and on the east facade of the eastern flanking addition.

The window openings have red sandstone lintels and sills with the exception of brick segmentally arched openings on the rear windows of the original building and some second floor openings in the "T" addition.

7. Roof:

- a. Shape, covering: The gable roofs are covered with gray slate. The hip roof on the southwestern addition is also covered with gray slate.
- b. Cornice, eaves: The eaves are of wood. Cut wood brackets exist in the original building, while all portions of the building have wood cornices.
- c. Dormers: Two gable roofed, slate sided dormers with six-over-six double-hung wood sash windows exist on the front side of the original building. Two gable roofed dormers with slate sides and paired windows are on the rear of the original building.

C. Description of Interior:

1. Floor plans: The floor plan of Quarters No. 105, other than the original stone structure, is highly irregular. While the unit is a duplex with identical arrangements in the original portion, two rooms against the central party wall and a hall/stairway to the outside, the additions follow no set pattern, having been added at different dates in a haphazard arrangement. Quarters No. 105B was surveyed for the purposes of this report.

On the first floor this unit has a living room, dining room and hall/stairway in the original building; an entry and study in the western addition; and a rear stair, laundry and kitchen in the southern addition. The second floor has a bedroom, study and hall in the original building; a bedroom and a bath in the western addition; and a bedroom in the southern addition. The third floor, existing under the eave of the original building only, has two bedrooms and a bathroom.

2. Stairways: There are two stairways that serve Quarters No. 105B. The main stairway connects the basement-to-third floors, with a doorway leading to the basement. The basement stairs are a straight run type with a turned newel post, wood risers and treads, a round rail and square balusters. The stairs from the first-to-third floors are a "U" return type with wood risers and treads, a carved and turned newel post, turned balusters and a machined rail. A rear "U" return stair connects the first and second floor in the rear addition.
 3. Flooring: The flooring is hardwood on the first level, heart pine on the second level, pine on the third level and concrete and wood in the basement.
 4. Wall and ceiling finish: The walls are plaster throughout, sometimes covered with wallpaper. The ceilings are plaster.
 5. Openings:
 - a. Doorways and doors: The doors in Quarters No. 105B are four panel wood doors typically on the first level and six panels on the second and third levels. The first level has the most ornate trim with bull's-eye and Tudor rose corner blocks, while the second and third floors have a plain trim.
 6. Built-in features: The most distinctive features in Quarters No. 105B are the mantelpieces in the living room and dining room. The living room has a wood mantelpiece with wood Doric columns supporting a shelf above. The dining room has a carved marble mantelpiece.
 7. 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. 105 is the center building of "Professors Row." It is oriented to the north, fronting on Washington Road, with a narrow tree shaded yard in front. To the west is Quarters No. 107 (HABS No. NY-5708-6). To the south, beyond the rear service road, is a grass yard with a number of trees, and a garage with a gable roof and shiplap siding. To the east is Quarters No. 103 (HABS No. NY-5708-4). A brick wall runs between the buildings, separating the front from the rear. Deciduous trees are scattered about the site.

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: Alteration working drawings are in the Facilities Engineer's Office, Directorate of Engineering and Housing, U.S. Military Academy. An 1842 plan of the quarters is located in the National Archives, Fortifications File, Record Group 77, Records of the Office of the Chief of Engineers, Drawer 32, Sheet 25.

- 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.

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.

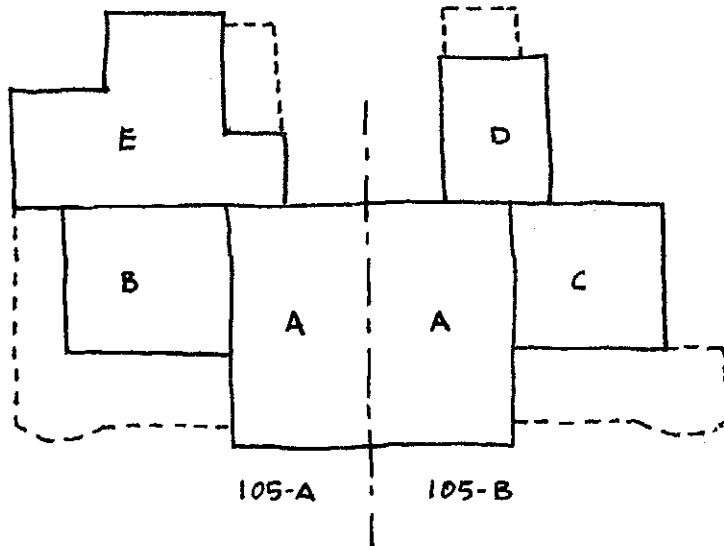
Lange, Robie S. "West Point: An Overview of the History and Physical Development of the United States Military Academy," Historic American Buildings Survey, 1983. HABS No. NY-5708.
- D. Likely Sources Not Yet Investigated: A more thorough examination of records in the U.S. Military Academy Archives and Special Collections might reveal more information.
- E. Supplemental Material:
1. Schematic development sketch plan.

E. Supplemental Material

1. Schematic Development Plan.

QUARTERS 105
HABS No. NY-5708-5

For 1842 Plan See Quarters 103, HABS No. NY-5708-4



SCHEMATIC PLAN OF ADDITIONS
(GRASHOF, "BUILDING ANALYSES")
T. C. M. 1985

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.