

U.S. Military Academy - Officer's Quarters No. 120
(Family Housing)
West side of Washington Road, south of the cemetery
U.S. Military Academy
West Point
Orange County
New York

HABS No. NY-5708-39

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
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HISTORIC AMERICAN BUILDINGS SURVEY

U.S. MILITARY ACADEMY - OFFICER'S QUARTERS NO. 120
(FAMILY HOUSING)

LOCATION: West side of Washington Road, south of the cemetery, U.S. Military Academy, West Point, Orange County, New York.

USGS, West Point Quadrangle, Universal Transverse Mercator
Coordinates: 18.586380.4583010.

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

PRESENT USE: Family Housing - Colonel.

SIGNIFICANCE: Quarters No. 120 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, a neo-gothic, reflects the general theme of their work at the Academy, providing, also, exceptional American Arts and Crafts interiors.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1908-1910.
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: Charles T. Willis, Inc.
5. Original plans and construction: Quarters No. 120 was part of a group consisting of Quarters 116, 118 and 122. The total cost of these quarters was \$230,826.98.
6. Alterations and additions: There have been no major alterations or additions.

B. Historical Context: Quarters No. 120 was one of the many sets of quarters designed by Cram, Goodhue and Ferguson as part of the early twentieth-century expansion at the Academy. 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 11. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Quarters No. 120 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. 120 is basically an "I" shaped building with projecting verandas on the north and south elevations and a projecting mass in the center of the west elevation. The length, including verandas, is 144'-0" and the width, including the western projection, is 35'-9". The central portion of the "I" measures 84'-4" by 24'-6" with a central extension on the west of 6'-1" by 50'-4", while the crossing elements are 32'-9" long by 16'-11" wide. The varying size of the cross gables on the front (east), with the long, sweeping roof line on the north and south creates a somewhat irregular appearance to a tightly controlled, symmetrical facade. The tall chimney masses on the north and south elevations, the two story projecting bay windows on the facade, and the two story triple grouping of windows in the main north and south gables on the facade combine to create an overall feeling of verticality appropriate to the creation of a medieval appearance. Quarters No. 120 has twelve window bays along the facade and two window bays along the sides.
2. Foundations: Concrete was used for the footings, while the foundation walls are stone below grade and brick above.
3. Walls: The exterior walls are red brick laid in a Flemish bond pattern with brick, limestone and bluestone detailing. The surface is very crisp and planar overall.

Limestone is used for the sills of the windows, while splayed brick lintels, composed of both headers and stretchers, complete the exterior window detailing. Additionally, limestone is used for the capping element for the "buttresses" of the verandas, as a beltcourse in both the gable end and chimney mass on the north and south elevations, as a capping element for the entry projection, and for the top of the walls surrounding the front terraces. Bluestone is used for the chimney caps and for the treads to the entry stairs.

Quarters No. 120's only embellishments are four simple limestone scuppers used to drain the surface water of the two terraces and limestone keystones to the front arched openings to the verandas.

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, sally ports, buttresses, chimneys: Two verandas, 23'-6" x 11'-11", exist at the northeast and southeast corners of the building, with the front flush with the wall of the "I" crossing. Each is 1 x 2 bays with limestone capping elements to the "buttresses" and limestone keystones to the pointed arch opening on the front bay of each veranda. The verandas are incorporated into the wide sweep of the major cross gable roof, forcing the viewer's eye down and away from the main building mass. The verandas have recently been converted to screen porches through the addition of aluminum screens. The floors are of concrete, the ceilings 1" x 3" wood beaded tongue-and-groove paneling.

The rear porches correspond to the rear entries and are composed of heavy chamfered posts with large, solid wood brackets supporting a flat, metal covered roof. A wood handrail with square balusters is included in the rear porches.

Quarters No. 120 has four brick chimneys with a recessed panel on the long sides. The corners of the chimneys have a "jog" running vertically, creating a greater emphasis on verticality. Limestone beltcourses and bluestone caps exist on the north and south end chimneys, while the two central chimneys have only the bluestone caps.

6. Openings:

- a. Doorways and doors: There are eight doorways: two entries on the facade; two French doors from the verandas (one from each); and two rear doors just to the outside of the westernmost projection; and two doors leading to the basement outside of the rear porch. The doorways to the first level have wood trim set inside the brick openings, while the basement doors are of wood frame construction entirely. All original doors remain.

The main oak entry doors, situated to the inside of the main cross gables, are 3'-6" x 7'-0" x 2 1/2" with two panels below topped by six lights each, with the top lights following the segmental arch of the door.

The French doors are 1'-9" x 7'-0" x 1 3/4" each and have ten lights arranged vertically.

The rear doors have three panels below, three glazed openings above each panel and measure 3'-0" x 7'-2" x 2".

The basement doors are 3'-0" x 7'-2" x 2" with panels below and glazing above.

- b. Windows: The windows on the front facade are almost all nine-over-nine double-hung sash wood windows, with the exception of leaded

quarrel light casement windows above the entry doors and in the two middle windows on the second floor. The basement windows are four light pivoting wood frame windows while the third level windows are casement with twelve lights.

The rear facade has one-over-one double-hung wood sash windows with the exception of paired leaded quarrel light casement windows on the third level on the north and south ends of the major projection.

The north and south elevations have two windows--one on the second floor and one on the third--both casement types, with nine lights on the second level and six on the third.

All windows have a limestone sill, a splayed brick lintel and wood trim.

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 composed of wood. A narrow brick cornice is created by two projecting brick courses below the connection between roof and walls.
- c. Dormers: There are two shed dormers on the rear elevation where the westernmost projection meets the main massing of the house. Two nine light wood casement windows make up the face of each dormer.

C. Description of Interior:

1. Floor plans: Quarters No. 120 is a duplex with identical units arranged symmetrically about an east-west party wall. Cram, Goodhue and Ferguson created units that have four rooms flanking a central stairway/hall that extends from front to rear on the first floor and to the rear on the second floor. A parlor, dining room, library and kitchen are on the first floor; four bedrooms, two baths and a sewing room on the second floor; and two bedrooms, two storerooms and a bath are situated off the main hall on the third floor, serviced only by the rear stairs. Quarters No. 120B was inspected for the purposes of this report.

There is a generous flow of space between the parlor, dining room and library from the central entrance hall. The parlor and dining room open onto the hall through large sliding oak paneled pocket doors (5' x 7' x 2"). The entry door to the library measures 3' x 7' x 1 3/4", and is typical of interior wood doors with six panels. The passage from the entrance hall to the rear hall and kitchen is made through a smaller doorway (2'-10" x 7' x 1 3/4"). A door also connects the dining room and pantry.

The second level, due to the arrangement of the doorways leading from the hall, is much more private in plan.

2. Stairways: There are two stairways that serve Quarters No. 120B. The main stair connects the first and second levels only and is situated in the rear (west) of the quarters. It is located in a 12'-9" x 8'-6" space, and is an extended "U" stair with oak posts, handrail, cut balusters and risers and treads. The rear stairway, in a 6' x 8' corner of the westernmost projection, is a "U" stair, with plain square wood posts, balusters and handrails and wood risers and treads. The rear stairway runs from the basement to the third level.
3. Flooring: Flooring is oak on the first floor, heart pine on the second and third floors and yellow pine and concrete in the basement. Linoleum has been added in the kitchen.
4. Walls and ceiling finish: There is a great variety of wall finishes on the first level. The vestibule and entrance hall both have oak wainscoting at 6'-6" with vertical oak 1" x 3" every 18" on center over white plaster walls. Additionally, the ceiling in the entrance hall is beamed. The parlor has a 7' molded wainscoting over plaster walls, while the dining room has molded oak paneling between 1" x 4" vertical oak boards running to a 6' wainscoting. The library has wainscoting at 7', with 1" x 4" oak running vertically every 18" on center. A wide molded cornice exists in all three rooms. The kitchen has been remodeled and has wallpaper on the walls.

The walls on the second and third floors are plaster, with the ceiling in the second floor having exposed "beams," while the basement has plaster, brick and stone walls.

5. Openings:
 - a. Doorways and doors: Quarters No. 120B has six-panel wood doors throughout the interior, with plain trim on the first floor and beaded trim on the second, third and basement levels. These doors typically measure 2'-10" x 7'-0" x 1 3/4".
6. Built-in features and hardware: The most distinctive features exist on the first floor. What appear to be original craftsman type exterior entry lights exist on the exterior. An apparently original radiator cover is in the main entrance hall, with an opening treatment similar to the balusters. Above the mantels in the parlor, dining room and library, the wall surface has been divided into three divisions of paneling (in the library and parlor) or recessed openings (in the dining room).
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. 120 is a middle unit of four Cram, Goodhue and Ferguson duplexes grouped along the west side

of Washington Road. The building is oriented to the east toward the Hudson River. Immediately to the rear (west), just across the service road, the land rises sharply in a densely forested hillside with an approximately 6' retaining wall creating the room for the service road. A narrow strip of grass stands between the building and Washington Road, and across Washington Road the land drops off sharply to the Hudson River plain. To the south is Cram, Goodhue and Ferguson Quarters No. 118 (HABS No. NY-5708-38), while to the north is their Quarters No. 122 (HABS No. NY-5708-40). A few coniferous and 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.

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.