



**DEPARTMENT OF THE ARMY  
UNITED STATES ARMY INSTALLATION MANAGEMENT COMMAND  
UNITED STATES ARMY GARRISON WEST POINT  
DIRECTORATE OF PUBLIC WORKS  
667 RUGER ROAD  
WEST POINT, NY 10996-1592**

April 11, 2023

**Fenton Place Water Tanks Replacement (22PR01629)**

In order to modernize and upgrade the water system at the United States Military Academy, U.S. Army Garrison West Point and its privatized utility partner American Water propose to replace a partially subsurface cone-top water tank, two existing subsurface water storage tanks, and an adjacent subsurface regulator station with a new above-ground 1,000,000-gallon water storage tank.

The existing subsurface water tanks are connected by a central access tunnel, on top of which sits a regulator house (Bldg. 638), consisting of a 28'-x-18' brick building on a concrete foundation that connects to the access tunnel below. Due to the unique, site-specific construction of the water tanks, the tunnel, and the regulator house, West Point has determined that the tunnel and regulator house must also be demolished in order to facilitate removal of the existing tanks and placement of the new tank.

The easternmost of the two existing water tanks and the steel cone-top storage tank were both constructed in 1898 as a filtration system for water drawn from Lusk Reservoir, located 200 meters to the north and completed the year before. Built of quarried stone, the eastern tank was comprised of dual filter beds utilizing sand and gravel. The western tank, constructed of concrete and also consisting of dual filter beds, was added in 1908 along with the regulator house and central access tunnel between the tanks.

Designed by the architectural firm of Cram, Goodhue, and Ferguson, the regulator house is connected to the subsurface tanks by an open concrete shaft that descends into the central access area. The building formerly contained pipe connections, float tubes, and gauges for controlling the movement of water through the system. Circa 1937, the filter beds were converted to water storage tanks, after which the regulator building was no longer required for operation of the system. It was subsequently employed as a radio transmitting station, with twin 145-foot radio towers located a short distance to the north and south. The radio towers were removed in the late 1950s, after which the regulator house was used intermittently for general storage.

In consultation with the New York State Historic Preservation Officer (SHPO), West Point has determined that the three water tanks and regulator station are not historically significant properties. However, the regulator house (Bldg. 638) is a contributing property to the U. S. Military Academy National Historic Landmark District (NHLD).

In order to minimize harm to the NHLHD, during the project planning process West Point considered alternative actions that would avoid demolition of the regulator house, including relocation and reuse on site. However, the building's unreinforced brick masonry and its structural connection to the subsurface access tunnel create a high risk of severe damage or destruction if relocation were to be attempted, and its location on top of the water tanks and access area and its structural connection to them render on-site reuse impractical. Therefore, West Point has identified demolition of the regulator house as the preferred course of action.

In accordance with the 2016 *Programmatic Agreement among the United States Army Garrison West Point, the New York State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Operations, Maintenance, and Development Activities*, West Point has determined that the demolition of the regulator house will have an adverse effect on the USMA NHLHD, and the SHPO has concurred with this determination.

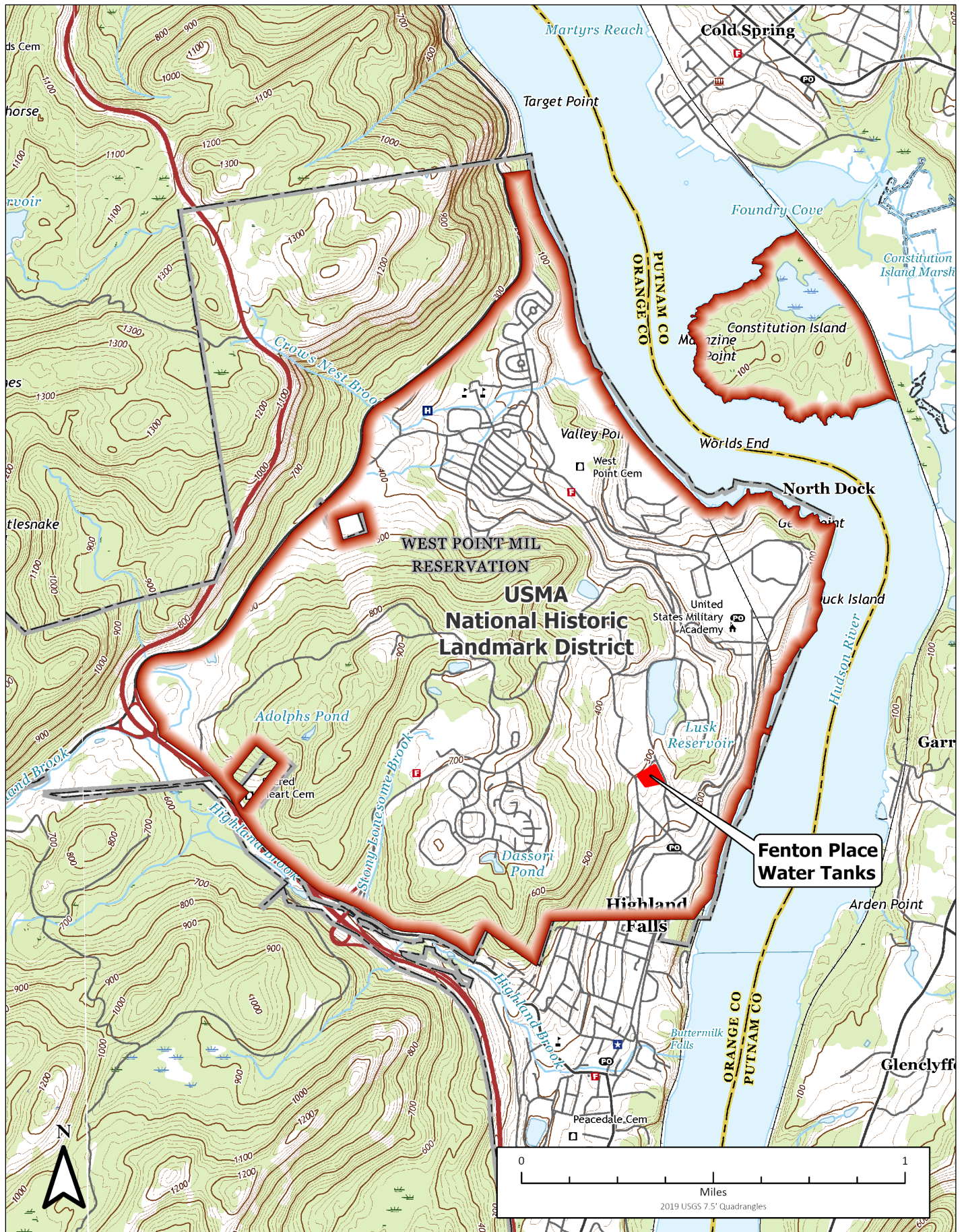
In accordance with the programmatic agreement, this information packet on the proposed undertaking and adverse effect is provided for public review and comment. Please provide any comments to the USAG West Point Cultural Resources Management Office at [usarmy.westpoint.usamc.mbx.cultural-resources@army.mil](mailto:usarmy.westpoint.usamc.mbx.cultural-resources@army.mil). Comments are welcomed and will be accepted until the close of business on Friday, May 26, 2023. All comments received from the public will be provided to the SHPO and taken into consideration during consultation to resolve the adverse effect.

A handwritten signature in black ink, appearing to read "Paul Hudson". The signature is stylized with a large, sweeping "P" and a long, horizontal stroke extending to the right.

Paul Hudson  
Cultural Resources Manager  
USAG West Point

Attachments:

- (1) Location maps (2 pages)
- (2) Site plans (3 pages)
- (3) Photographs (9 pages)







Lusk  
Reservoir

Hollender  
Center

Howze  
Field

Lusk  
Housing  
Area

Foley  
Indoor  
Training  
Facility

Mills Road

Howze Road

Herbert Hall  
(Association of  
Graduates)

Fenton Place  
Water Tanks

WWII-era enlisted barracks (former)

Fenton Place

Mills Road

Old English South  
Housing  
Area

Eichelberger Road

Johnson  
Vet  
Clinic

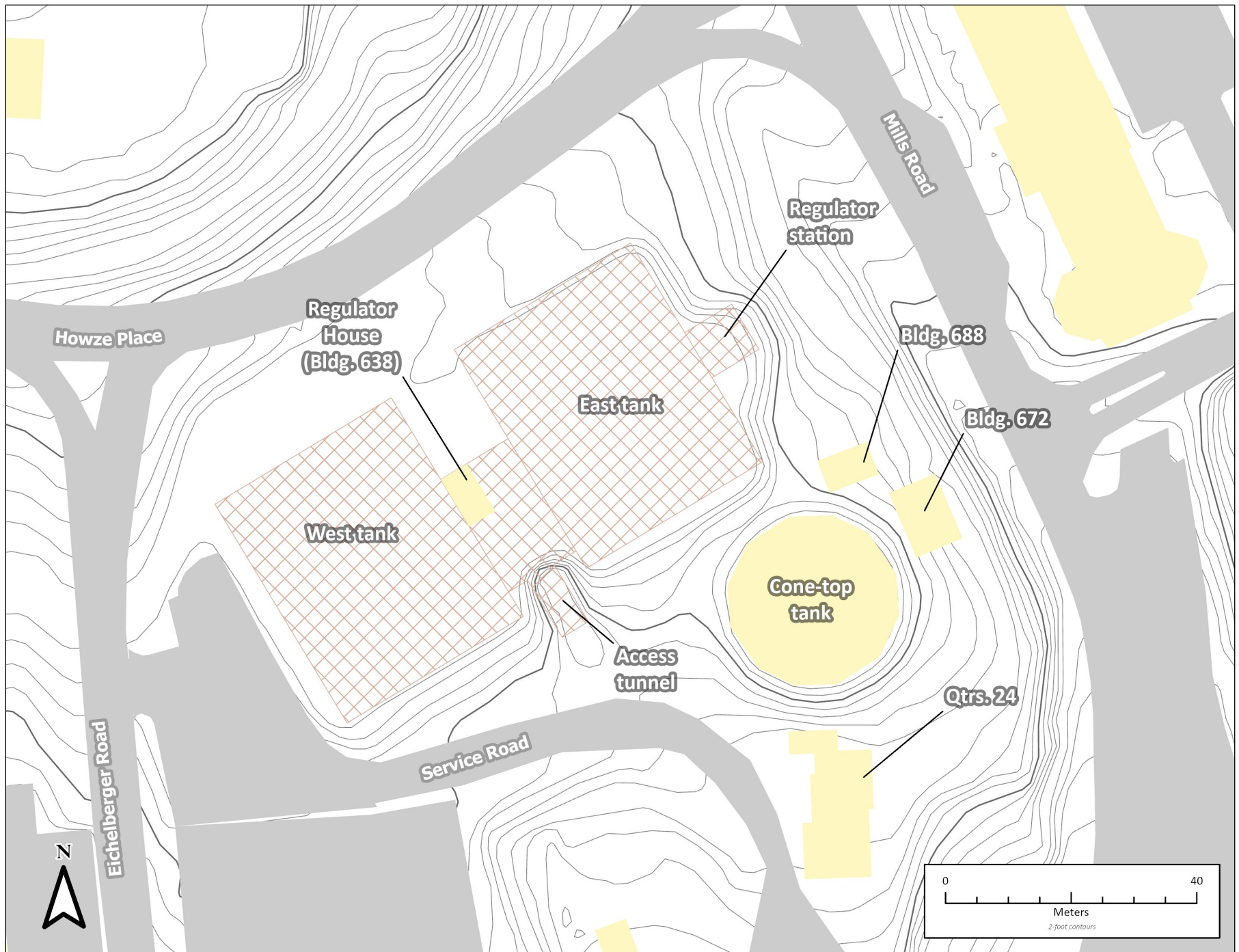






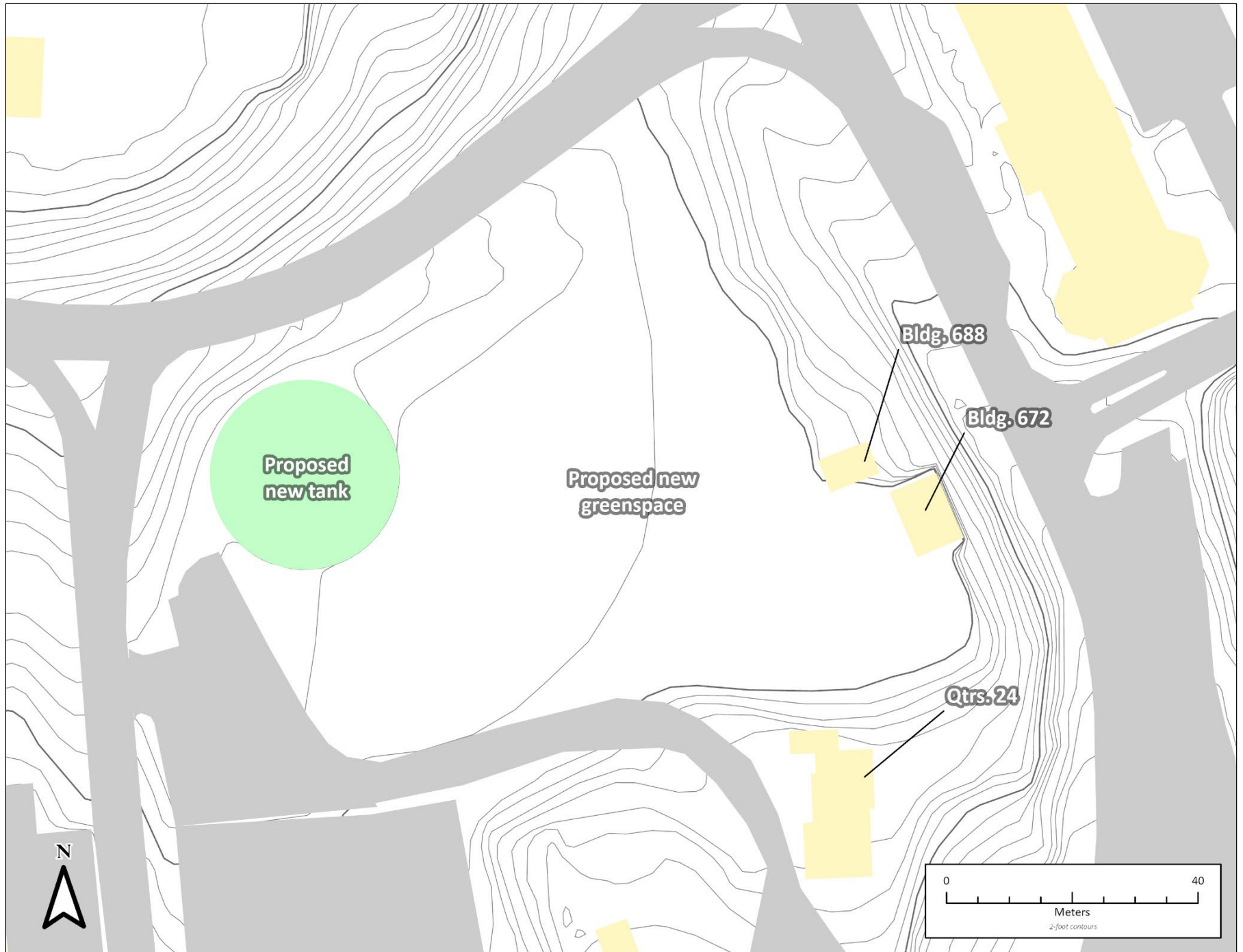
Site plan of existing conditions, showing topographic relief.





Site plan of existing conditions, showing topographic relief.





Concept of the proposed undertaking, including the new tank and alterations to the landscape.





Looking east, with Howze Place at left, the west subsurface tank in the foreground, the regulator house at center, and the cone-top tank at rear.



Looking northeast, with Howze Place at left, the west subsurface tank in the foreground, the regulator house at center, and the cone-top tank at right.



Looking northwest, with the entrance to the access tunnel at bottom left, the west subsurface tank at center-left, the regulator house at center, and the east subsurface tank at right. Howze Road is in the background at right and Eichelberger Road at left.





Looking west-northwest, with the east subsurface tank in the foreground, the regulator house at left, and Mills Road at right.



Looking west, with the east subsurface tank in the foreground, the regulator house at center-left, and Howze Place at right.





South elevation of the regulator house (Bldg. 638).



East elevation.





North elevation.



West elevation.





Interior of main floor of regulator house, looking north.



Interior of main floor of regulator house, looking south. The covered stairwell is at left, with the stairway entrance through the doorway at right.





Looking down the stairway to the basement.



Looking up the stairway to the main floor.





Basement, looking north, with stairway at right and access tunnel below.



Basement, looking southeast, with access tunnel at bottom left.





Access tunnel interior, rear storage area.



Access tunnel interior, looking southeast, with the entrance in the background at right.





Access tunnel entrance, looking north-northwest, with the regulator house at center-left. The subsurface tanks are to the left and right.



Cone-top tank (Bldg. 640), looking southeast.