**1 NAME**

HISTORIC: U.S. NAVAL ACADEMY

AND/OR COMMON: U.S. Naval Academy

**2 LOCATION**

STREET & NUMBER: Maryland Avenue

CITY, TOWN: Annapolis

STATE: Maryland

**3 CLASSIFICATION**

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**4 OWNER OF PROPERTY**

NAME: Contact: Superintendent, U.S. Naval Academy

STREET & NUMBER: Maryland Avenue

CITY, TOWN: Annapolis

STATE: Maryland

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC: Registry of Deeds, Anne Arundel County Courthouse

STREET & NUMBER: 101 South Street

CITY, TOWN: Annapolis

STATE: Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE: Historic American Buildings Survey

DATE: X FEDERAL

DEPOSITORY FOR SURVEY RECORDS: Library of Congress, Division of Prints and Photographs

CITY, TOWN: Washington, D.C.

STATE: D.C.
The United States Naval Academy was established in 1845 occupying the site and buildings of former Fort Severn. The total reservation at its founding consisted of 10 acres. This property, which belonged to the War Department, was composed of 14 buildings, the most impressive being Fort Severn Battery, the last of the original structures to be demolished around 1902. The battery commanded the Severn River.

The Civil War interrupted the development of the academy, but after 1865 numerous improvements were made in the physical plant and more than 25 buildings had been constructed by 1900. Between 1845 and 1900 more than 52 buildings were built which formed the pre-20th century campus. Development of the campus since 1900 has been in four stages. Between 1900 and 1910 there were 27 buildings constructed, the 10 core buildings being the ones of the Ernest Flagg plan. The second phase occurred between 1918 and 1924 when 7 buildings were built. Between 1939 and 1941, 25 additional structures were added. Since 1960 there five additional buildings have been constructed.

From its small beginnings, the Naval Academy has grown, through land acquisition and reclamation, to an expanse of more than 300 acres with over 200 buildings of all kinds. Of these, the most historic are the buildings designed by Ernest Flagg and built between 1900 and 1910. The buildings of later addition, however, are not inconsistent with the character of the Flagg buildings, retaining as they do similar fabric, scale, and design. All of the academic buildings are located on the south side of Dorsey Creek; on the north side of the creek stand the Victorian Cottage, the Hospital, Halligan Hall, and numerous quarters.

MAJOR BUILDINGS AT THE NAVAL ACADEMY
(numbers in parentheses are keyed to Map B)

The Oldest Buildings

The Victorian Cottage c. 1868 (71). Located north of Dorsey Creek among the quarters around the hospital grounds, this cottage is the oldest building in the Yard. It was built elsewhere and barged to the academy grounds in 1868. It is a typical pattern-book house with a gable in front over a double window topped with curved arches in the Gothic style. Gingerboard trim has been removed from the eaves and front gable, and the porch has been enclosed.

The Waiting Room 1878 and the Guard House 1881 (60). These two small buildings flank Gate #3 (the Main Gate) and are the only buildings left from the pre-1900 Naval Academy.
STATEMENT OF SIGNIFICANCE

The United States Naval Academy at Annapolis has produced many of the top-ranking career officers who in peace and war have commanded the U.S. Navy for more than a century and a quarter. The mission of the academy is "to develop midshipmen morally, mentally, and physically and to imbue them with the highest ideal of duty, honor, and loyalty in order to provide graduates who are dedicated to a career of naval service and have potential for development in mind and character to assume the highest responsibilities of command, citizenship, and government." The Naval Academy throughout its history has stressed excellence in both military and academic areas in achieving this end.

HISTORY

From the founding of the U.S. Navy until the late 1830's the fledgling naval officer received very little formal education. Young lads in their early teens were placed aboard naval vessels, lodged amidships, and left to fend for themselves. They learned their trade--seamanship and some navigation--by on-the-job-training and cramming Bowditch for their promotion boards. Any humane learning they got, they got on their own. The early republican anti-military philosophy bracketed the Navy with a standing army as a source of monarchical corruption. The result was a small navy officered by hard types who were valiant in combat but who lacked the polish of gentlemen. The navy consequently had a bad public image. Despite heroic service against the Barbary Pirates (1801-05), the navy did not rise in public esteem until the War of 1812. Driven by a vividly exhibited need for naval power, Congress authorized four new 74-gun ships of the line in 1813, and added an appropriation for schoolmasters for the midshipmen. The popularity of the navy declined rapidly after the war as the Nation turned its face westward, but the struggle for naval education went on. Presidents since John Adams, successive Secretaries of the Navy, and thoughtful naval officers like Matthew F. Maury tried to get Congressional approval for a naval officers' training school, to little avail. In the 1820's midshipmen were schooled aboard the Guerriere tied up at Norfolk, but the program was largely a cram course for promotion boards. There was a school at the Boston naval yard in the 1830's, and the establishment at the Naval Asylum in Philadelphia (a home for aged mariners) trained a few of the midshipmen from 1839, but all these expedients proved less than satisfactory.

With the revolutionary introduction of the screw-propeller by John Ericsson in 1837 and its successful application to a vessel of war in 1844--the ill-fated
MAJOR BIBLIOGRAPHICAL REFERENCES
Calvert, James, The Naval Profession (New York, 1965).
Crane, John, and James F. Kieley, United States Naval Academy: The First Hundred Years (New York, 1945).
Edsall, Margaret Horton, A Place Called the Yard (Baltimore, 1976).

GEOGRAPHICAL DATA
ACREAGE OF NOMINATED PROPERTY about 270 acres

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VERBAL BOUNDARY DESCRIPTION
(See Continuation Sheet)

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

STATE CODE COUNTY CODE

FORM PREPARED BY
NAME / TITLE
Marilynn Larew, Historian
ORGANIZATION
Historic Sites Survey Division, National Park Service
STREET & NUMBER
1100 L Street NW.
CITY OR TOWN
Washington, D.C.

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION
THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:
NATIONAL ___ STATE ___ LOCAL ___

As the designated State Historic Preservation 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.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

KEEPER OF THE NATIONAL REGISTER
The Ernest Flagg Buildings

Bancroft Hall (6). Named for Secretary of the Navy George Bancroft, the founder of the Naval Academy, Bancroft Hall saw its first section, the present Third and Fourth Wings and the Rotunda, completed in 1901. Bancroft houses all midshipmen at the academy, at present some 4,300 men and women. Bancroft is perhaps more typically Beaux-Arts than any other building in the Yard. The north elevation features a massive central pavilion of rusticated stone work embellished with both engaged double columns flanking the arched entrance and matching single pilasters at each end. Nautical statuary enlivens the skyline. The manner in which Bancroft has grown from the original Flagg building facing the river is quite apparent from the aerial photograph attached.

Bancroft Hall is a small city in itself, containing a bakery, barber shop, soda parlor, and the massive mess hall. There are 21 rooms dedicated to graduates who were awarded the Congressional Medal of Honor. Billed as the world's largest dormitory, the building has 30 acres of floor space and five miles of corridor.

The active life of the midshipmen revolves around the Rotunda, from which the rest of Bancroft radiates. Memorial Hall is dedicated to naval heroes. Below the battle flag "Don't Give Up the Ship," which flew over Oliver Hazard Perry's flagship during the Battle of Lake Erie (10 September 1813), stands the honor roll of Naval Academy graduated who have died in action from the Civil War to Vietnam. Other historic paintings, flags, murals, and memorabilia are placed about the Rotunda where the midshipmen may entertain guests.

After the Rotunda, the Mess Hall is perhaps the most interesting part of Bancroft accessible to visitors. The entire brigade of midshipmen is served there at one sitting. With an area larger than three football fields, the Mess Hall has a staff of two officers, 200 civilian employees, and 300 stewards who prepare and serve over three million meals annually.

Macdonough and Dahlgren Halls 1903 (15, 31). These twin buildings flank Bancroft to the east and west. Dahlgren, named for Rear Admiral John Adolphus Dahlgren, naval ordnance expert and Civil War commander of the South Atlantic Blockading Squadron, was formerly the armory, but since its recent renovation it houses an ice hockey rink and a recreational and snack bar facility. Macdonough houses the gymnasium and swimming pools. Macdonough was named after Thomas Macdonough (1783-1825) hero of the Battle of Lake Champlain (1814) which forced the British
to retreat into Canada and secured the continuation of the Great Lakes boundary between the U.S. and Canada. Both buildings feature the mass of the Beaux-Arts style without its ornamentation.

Isherwood, Melville, and Griffin Halls 1905 (53). These buildings form a block which house the Engineering Department. Built of white brick with stone quoins, the block has an entrance which is recessed in a two-story roundheaded arch. Interesting metal bracketing supports the cornice which continues around the three buildings. Isherwood, the central portion, was named for Benjamin F. Isherwood (1822-1915), an early authority on steam engines. In 1862 he became the first Chief of the Bureau of Steam Engineering.

The Superintendent's Quarters 1906 (29). The quarters of the Superintendent of the Academy, this house is a 2 1/2 story white brick building with a mansard roof pierced by dormers. It is furnished with antiques and is used for social functions as well as quarters.

The Academic Group: Sampson (48), Mahan (49), and Maury (50) Halls 1907. This group of connected buildings faces Bancroft Hall. More overtly Beaux-Arts than the Isherwood complex, the group is topped by a clock tower. All three have mansard roofs; the auditorium roof in Mahan is particularly handsome in form and detail. (See accompanying picture.) The central building, Mahan, once housed the main library; it has an auditorium with a seating capacity of 1,114 and some classrooms. To the east is Sampson with classrooms and a large lecture hall. To the west is Maury which contains the Departments of English and History. Mahan was named for Alfred Thayer Mahan (1840-1914), the preeminent naval theoretician; Sampson bears the name of Commander William Thomas Sampson (1840-1902), the Twelfth Superintendent of the Academy and hero of the Battle of Santiago Bay (1898); Maury commemorates Lt. Matthew Fontaine Maury (1806-1873), the great oceanographer.

The Administration Building 1907 (64). Resembling the Commandant's Quarters in size, shape and style, with minor variations in the projecting central pavilion, this building houses the Superintendent, the Academic Dean, and their staffs.

The Chapel 1908 (65). The "architectural crown" of Ernest Flagg's design, the Chapel faces the Severn River across Chapel Walk, perhaps the most photographed part of the Yard. Before the construction of Michelson-Chauvenet Halls in the late 1960's, the view of the Severn was unobstructed. The closing of the square was ameliorated by building two halls with a wide alley between so that some view of the river remained to the Chapel. The cornerstone of the building was
laid in 1904 by Admiral George Dewey (1837-1917), the hero of the Battle of Manila Bay, and the dedication took place in 1908. The third chapel to be built at the academy, the chapel was designed by Flagg in the shape of a Greek cross, but the building was extended to form a Latin Cross in 1939-40, adding a new nave designed by Paul Philippe Cret, the architect of the Pan-American Union, the Federal Reserve Building, and the Folger Library in Washington. The new north facade preserves Flagg's entry design, and the great bronze doors designed and cast by Evelyn Beatrice Longman (1874-1954) still stand guard. The great dome of the rotunda was once embellished with elaborate terra cotta decorations giving it the appearance of a frosted wedding cake. After a 15 pound chunk fell in 1928 the terra cotta was removed, and the dome was sheathed in copper. Designed to be the tallest building in the Yard, the Chapel is 210 feet high from rotunda floor to lantern top.

The interior of the Chapel contains many memorials. The baptismal font is dedicated to Commander Ellwood Colahan, Commandant of Midshipmen 1900-03. The Sir Galahad Window showing a Christian soldier with his sword unsheathed represents the ideals of the Navy. The Tiffany "Porter Window" with the words "Eternal Father Strong to Save" inscribed over it is dedicated to Admiral David Dixon Porter, the man who reorganized the Academy after the Civil War. Another Tiffany window is dedicated to Rear Admiral William Thomas Sampson, the hero of Santiago Bay (1898). The Farragut window commemorates Admiral David Farragut's victory at Mobile Bay in the Civil War. Farragut's prayer book and Bible are also on display in the Chapel.

The most famous memorial in the Chapel is the Crypt of John Paul Jones located beneath the rotunda. Jones, a native of Scotland, was commissioned a lieutenant by Congress of December 7, 1775, making him the ranking officer in the first naval list and giving him the title of "Father of the American Navy." Most famous for the victory of his Bonhomme Richard over the British Serapis, Captain Richard Pearson, and for his reply, "I have not yet begun to fight!" to Pearson's query, "Have you struck?", Jones died and was buried in Paris in 1792, his body preserved in a lead casket filled with alcohol. In 1899 General Horace Porter, U.S. Ambassador to France, began a search for the naval hero's remains. Recovered in 1905, the remains were identified and returned to their lead casket which was then placed in another lead casket and the whole sealed in an outer coffin of oak with eight silver handles. After a full military funeral procession in Paris, the remains were placed aboard the USS Brooklyn, returned to the United States, and placed in a temporary vault at Annapolis. Flagg's design for the tomb was heavily influenced by the tomb of Napoleon in Les Invalides in Paris, but the execution is more ornate and less spacious. Built at a cost of $75,000, the circular crypt features antique Pyrenees marble columns around a sarcophagus of the same material supported by four bronze dolphins. On the walls of the crypt are numerous mementos and paintings.

CONTINUED
Halligan Hall 1903 (74). Built as a Marine Barracks, Halligan Hall housed the Naval Post Graduate School and was named for one of the founders of the school, Rear Admiral John Halligan. The building was designed by Henry Ives Cobb (1859-1931), a Chicago disciple of H. H. Richardson. Cobb is most famous for his designs for the Chicago Opera House (1884-85) and the Newberry Library (1888). The enclosed photo shows the arches and massing of the central pavilion of the Italian Renaissance Revival structure. The Post Graduate School was moved to Monterey, California, in 1951. Halligan Hall now houses the Public Works Department, Civilian Personnel, Data Processing, Supply, Naval Investigative Service, and the Comptroller.

The Hospital 1907 (72). Standing on Strawberry Hill, the site of the residence of the last colonial governor of Maryland, the hospital's design is colonial in spirit. Built of brick with simple clean cut windows topped by segmental arches with keystones on the first floor and flat arched with keystones on the second floor, the building has a hipped roof pierced by dormers and topped by a cupola. The flanking wings are Greek Revival in spirit. The new addition in the rear of the old hospital is in a 1930's style.

Luce Hall 1920 (14) is named for Rear Admiral Stephen B. Luce, founder of the Naval War College at Newport, Rhode Island.

Hubbard Hall (the Boat House) 1927 (68) is named for the stroke of the first Navy varsity crew (1870).

Preble Hall 1939 (58). Named for Commodore Edward Preble, commander of the American fleet during the Tripolitan War, Preble Hall is the home of the Naval Academy Museum, the Naval Institute, and the Naval Academy Athletic Association.


Leahy Hall (55) was named for Fleet Admiral William Daniel Leahy, former Chief of Staff. It houses the offices of the Dean of Admissions.

Halsey Field House 1959 (23) was named for Fleet Admiral William F. Halsey, commander of the Third Fleet Pacific during World War II.
Mitscher Hall 1961 (18) honors Vice Admiral Marc Andrew Mitscher, Commander in Chief of the Atlantic Fleet in 1946. It houses an auditorium and the Chaplain's Center.

Michelson-Chauvenet Halls 1965-1968 (38) house the Division of Mathematics and Science. William Chauvenet was the first professor of Mathematics and Navigation at the Academy. Albert A. Michelson was a graduate of the academy and a physics instructor there. He was also the first American scientist to be awarded the Nobel Prize (1907) for the measurement of the speed of light.

Nimitz Library 1973 (46) was named for Fleet Admiral Chester A. Nimitz, commander of the Allied Forces in the Pacific in World War II.

Rickover Hall 1975 (45) was named for Admiral Hyman G. Rickover, the "Father of the Nuclear Navy" and houses the Division of Engineering and Weapons.

Michelson-Chauvenet, Nimitz, and Rickover Halls are in a contemporary style, meant to fit in with the Beaux-Arts of the Flagg Plan.

Such are the major buildings in the Yard. There are dozens of others, quarters and work buildings, which are not listed, and some of which are not very distinguished, but all of which add to the charm of the Naval Academy.
Princeton—it became increasingly clear that seamanship and a little Bowditch were entirely inadequate as professional attainments for naval officers. Added to this was the unfortunate publicity in the Somers affair in 1842. In the nearest thing to a mutiny the U.S. Navy has ever had, Midshipman Philip Spencer, son of Secretary of War John C. Spencer, conspired with other crew members of the U.S. Brig Somers to seize the ship and turn pirate. Young Spencer had already been thrown out of one college and his father was trying to "make a man of him" by putting him in the navy. When the plot was discovered, young Spencer and two enlisted men were hanged from the yardarm. The resulting publicity convinced many—but not Congress—that the navy needed to be less a reform school and more a profession.

When Boston Brahmin George Bancroft became Secretary of the Navy after Abel Upshur's death in the Princeton explosion, he was determined to establish naval training school. Bancroft, a German-trained historian and former editor of the North American Review, was also a knowledgeable politician, and he decided to establish his school without congressional approval. Accordingly, in 1845 he ordered the sea-going schoolmasters and the Philadelphia faculty "on shore" to await orders, and as the midshipmen came into port, ordered them, too, to await orders. Choosing old Fort Severn at Annapolis, Maryland, as the site of his new school, he got his friend William Marcy, the Secretary of War, to transfer the land to the Navy, ordered the pick of the instructors and all the midshipmen to Annapolis, and the United States had a naval officers' school.

Commander Franklin Buchanan became the first superintendent. A seven man faculty was composed of Lt. J. H. Ward, Gunnery and Steam; Prof. William Chauvenet, Mathematics and Navigation; Prof. H. H. Lockwood, Natural Philosophy; Prof. A. N. Girault, French; Chaplain George Jones, English; Surgeon J. A. Lockwood, Chemistry; and Passed Midshipman Samuel Marcy, assistant in Mathematics. The student body consisted of sixty midshipmen ranging in age from early teens to nearly thirty.

Used to the freedom of shipboard life, the midshipmen were slow to settle down. Buchanan made a good beginning, but he was assigned to sea duty in 1847. His replacement, Commander George P. Upshur, was not so strong a disciplinarian, and the midshipmen were often out of hand. From 1845 to 1850 the course of study was five years—one year at school, three years at sea, and one year back at school. In 1850 the course was lengthened to seven years, only to be shortened the following year to four continuous years at school with summer cruises. In 1850 the Naval School assumed its modern name, the United States Naval Academy.

CONTINUED
At the beginning of the Civil War, Superintendent George S. Blake saw many of his midshipmen resign to follow the destiny of the Confederacy. Surrounded in Annapolis by southern sympathizers, Blake feared for the security of the academy. In April 1861 he embarked the brigade of midshipmen upon the Constitution and moved the school (and the ship) to Newport, Rhode Island, for the duration. The academy grounds were occupied by General Benjamin F. Butler and the Eighth Massachusetts; the grounds subsequently became an army camp and hospital.

In 1865 the school returned to its former quarters, and the new superintendent, Admiral David Dixon Porter, began a reorganization of the academy which resulted in the institution of the honor system and the addition of organized sports to the daily routine. New uniforms, drill, and dress parades reinforced the Spartan military ideal. The course was set at four years and academic standards, particularly in engineering, were improved.

The years between the Civil War and the Spanish American War proved to be the nadir of the navy. By the early 1880s the fleet consisted of obsolescent wooden tubs, and only a handful of each year's academy graduates could hope for commissions. All at once several things came together. Between 1886 and 1889, Navy Secretary William C. Whitney reorganized the bureaus, rid the fleet of antiquated vessels, and began rapid construction of modern steel ships. At the same time, Captain Alfred Thayer Mahan presented his seminal lectures in naval history and tactics at the newly established Naval War College at Newport, Rhode Island. The lectures were published in 1890 as *The Influence of Sea Power Upon History, 1660-1783* and became perhaps the most influential book on naval affairs ever written. The book did not fuel naval rearmament in the U.S. or the concurrent Anglo-French naval arms race; they were all reflections of similar currents in world affairs. It did fuel the German race for naval parity, and, along with the tremendous victory of our new steel navy over the pitifully obsolete Spanish Navy at Santiago de Cuba on 3 July 1898, it led to a program of building and expansion at Annapolis.

In 1899 the navy commissioned Ernest Flagg (1857-1947) to rebuild the academy completely. Flagg, trained in the Paris atelier of Paul Blondel, designed the ten core buildings of the new academy in the monumental Beaux-Arts style, characterized by rusticated stonework and great steel and glass windows. Built over a ten year period (1900-10) at a cost of $10,000,000, the new academy was laid out in rigid symmetry. Around a park crossed by numerous walks stand the Chapel (1908) facing the Severn River, Bancroft Hall (1901), the community within a community and home of the midshipmen, and across from that, the academic group--Sampson, Mahan, and
Maury Halls (1907). Buildings added since 1910 have been designed to blend in with and complement the core buildings. When the basic square of Flagg's design was closed in 1965-68 by the construction of Michelson-Chauvenet Halls, the frankly modern design was such as to be consistent with the Flagg buildings. The Nimitz Library (1973) and Rickover Hall (1975) continue the trend.

By 1910 the modern naval academy had taken the shape it would have until after World War II. The brigade of midshipmen is composed of three battalions of four companies each, officered by first classmen (seniors). Between 1880 and 1907 the brigade more than trebled. Before 1945 all midshipmen took the same course work, marching by squads to class to the beat of a drummer "with sliderule in hand as though en route to battle." Today's midshipmen (since 1976 joined by women) take courses far too diverse to permit marching to class. The post-World War II world, complete with the emergence of nuclear power and the strategic concept of deterrence, once more brought academic changes to the Yard. In place of the old lock-step curriculum, midshipmen may take academic majors and minors in 16 areas with over 85 electives possible. The rapid pace of modern technology forced a de-emphasis on current technology and a reliance on basic theory. Today's curriculum consists of one-half engineering, one-quarter social science and humanities, and one-quarter professional naval courses, reflecting a new emphasis on humanities--what one writer calls an attempt at a "Spartan-Athenian balance" in naval education.

In all the academy grounds contain nearly 300 acres on which are more than 200 major buildings. The grounds are open to visitors daily from 9:00 a.m. to 7:00 p.m., although most buildings are closed to visitors at 5:00 p.m.

ERNEST FLAGG

American architect Ernest Flagg (1857-1947) was born in Brooklyn, New York. His father, Jared, was both a minister and a painter. Flagg was sent to Paris to study at L'Ecole des Beaux-Arts by Cornelius Vanderbilt II who was impressed by the young man's ability. He worked in the studio of Paul Blondel, graduating in 1889, the year of the Paris Exposition. His style has been described as Beaux-Arts "guided by his own individualism." Besides the design for the Naval Academy, he is known for St. Luke's Hospital, New York, (1891); The Corcoran Gallery, Washington, (1891); the Singer Tower, also in New York, (1897-c. 1905); and numerous townhouses.
Beginning at a point on the southeast curb of Baltimore Boulevard (Md. Rt. 450) at the southwest end of the Old Severn River Bridge on the southwest shore of the Severn River, proceed along the southeast curb of Baltimore Boulevard to the intersection with the northwest curb of King George Street; thence generally southeasterly along the northeast curb of King George Street to Balch Road; thence northeast along the northwest curb of Balch Road to its intersection with Hanover Road; thence southeast along the northeast curb of Hanover Road to its intersection with Wagner Street; thence southwest along the northeast curb of Wagner Street to its intersection with King George Street; thence southeast along the northeast curb of King George Street to its intersection with Randall Street; thence southwest along the northwest curb of Randall Street to its intersection with Prince George Street; thence southeast along the northeast curb of Prince Street to its intersection with Spa Creek; thence northeast, southeast, generally east, and northeast along the sea wall to the Severn River; thence northwest along the sea wall to the confluence of Dorsey Creek and the Severn River; thence southwest to a point on Dorsey Creek directly across from the eastern tip of Hospital Point; thence in a straight line to the eastern tip of Hospital Point; thence generally northeast, west, and northeast along the sea wall on Hospital Point to its intersection with Baltimore Boulevard, the point of beginning.