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USGSA 2003

National Park Service  
U.S. Department of the Interior

Governors Island National Monument  
New York, New York



GSA Preservation Design Manual—January 28, 2003  
Governors Island National Historic Landmark District  
*Reference Copy*



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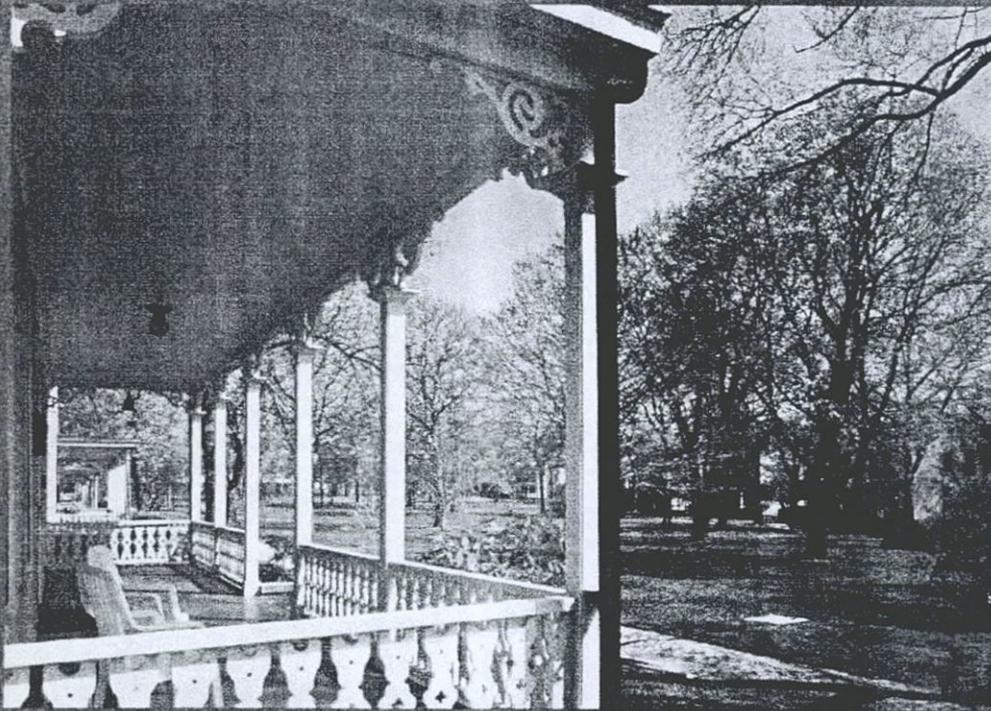
Daniel - 1/21/05  
Pls add to our  
bib - put GSA  
as author.

Thanks,  
Amanda

GOVERNORS ISLAND HISTORIC DISTRICT

*Preservation and Design Manual: Part One*

# *Preservation & Design Standards*



*Developed to assist in  
guiding reuse of  
the Governors Island  
Historic District portion  
of the Island, while  
ensuring preservation  
of the historic and  
architectural resources  
that contribute to its  
importance.*

*January 28, 2003*

U.S. General Services Administration

COVER PHOTO  
THE TRANQUIL LANDSCAPE  
OF NOLAN PARK

*The Governors Island Preservation & Design Standards have been developed by the General Services Administration in consultation with New York City Planning Department, New York City Landmarks Preservation Commission, New York State Historic Preservation Office, Advisory Council on Historic Preservation, and National Trust for Historic Preservation.*

**J·C·A**

*John Cullinane Associates  
Architects & Preservation Planners  
Annapolis, Maryland*

*Development of this document was accomplished with the assistance of information provided by John Milner Associates, Beyer Blinder Belle Consortium, and the New York City Landmarks Preservation Commission.*

## INTRODUCTION

**G**overnors Island is a unique resource in New York and the Nation, and, as such, should be preserved for future generations. Its history as a military installation can be seen through its buildings and development, from Fort Jay and Castle Williams to Colonel's Row and Nolan Park. The Governors Island Historic District not only captures history in its image, but illustrates an evolution of development unavailable anywhere else.

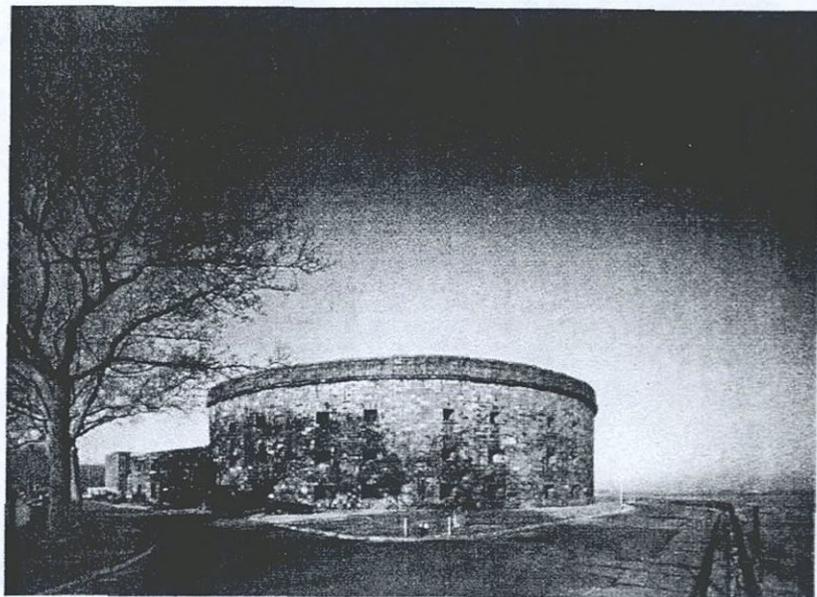
To assist in preservation and development of the Island, a *Preservation & Design Manual* has been created. The Manual consists of three parts: *Preservation & Design Standards*, *Property Summary Sheets*; and, *Design & Development Guidelines*. Combined, these constitute the *Governors Island Preservation & Design Manual*.

This document, the *Governors Island Preservation & Design Standards Brochure*, has been designed to provide a general understanding of the resources within the Governors Island Historic District, to set forth the policy and goals of the federal government in transferring the property, and to establish the Standards by which development of the historic district can take place. The purpose of the document is to assist in guiding development of the Governors Island Historic District portion of the Island, while ensuring preservation of the historic and architectural resources that contribute to its importance.

The Standards are divided into five categories of activities: Site Development, Building Treatment, New Construction & Additions, Landscapes, and Demolition. Each category contains a series of standards aimed at providing general guidance in planning, design, and construction. A separate set of *Guidelines* is provided to assist in application of the *Standards*.

Application of the Standards to individual projects within the Governors Island Historic District will be reviewed by New York City and State review agencies.

Book  
CASTLE WILLIAMS, ISLAND OF  
GOVERNORS ISLAND, NEW YORK  
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## POLICIES & GOALS

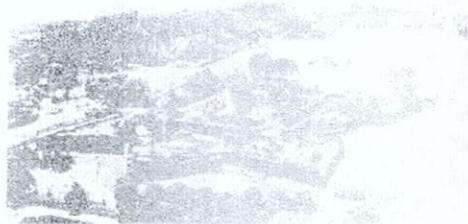
As stipulated in the National Historic Preservation Act, it is the policy of the Federal government to promote and support preservation of our national heritage.

To fulfill that policy on Governors Island, the General Services Administration has established a number of goals for development of the site and treatment of its resources. It is GSA's intent to establish controls and guidance that will:

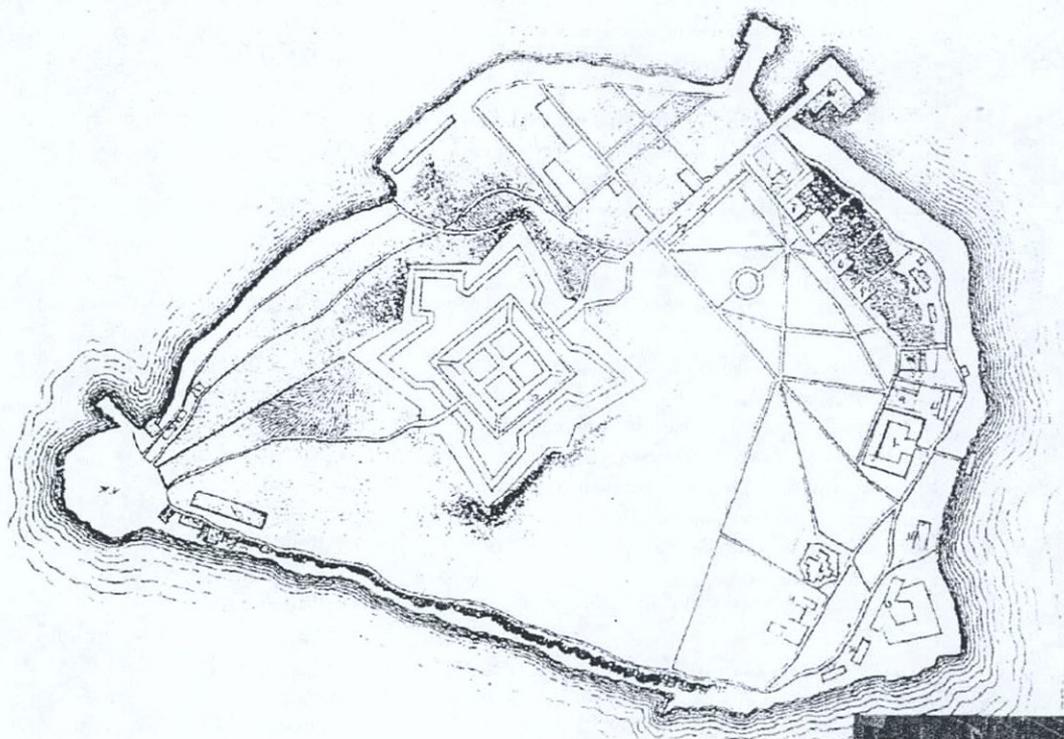
- ensure that future development of the historic district recognizes and preserves those aspects of the property that represent its historic and architectural significance;
- ensure that significant elements of the historic district are preserved and used;
- ensure that significant elements of the historic district are treated in a manner that preserves their historic and architectural integrity; and,
- ensure that public access to the Island is allowed and promoted.

RIGHT  
FORT JAY, CONSTRUCTED BETWEEN  
1794 AND 1801, SERVED AS THE  
PRIMARY DEFENSE BARRIERS  
GOVERNORS ISLAND DURING THE  
NEW YORK HARBOR.

BELOW  
ENTRANCE TO FORT JAY

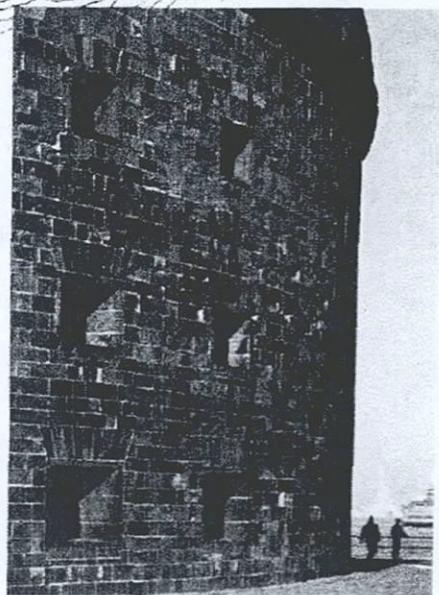


HISTORIC MAP OF GOVERNORS ISLAND



ABOVE:  
1876 MAP OF GOVERNORS ISLAND  
THE DESIGN OF  
MAJOR JOHN G. BURNETT

RIGHT:  
CASTLE WILLIAMS



## HISTORY OF GOVERNORS ISLAND

**F**ourteen years after Henry Hudson sailed into New York Harbor, Governors Island was occupied by the Dutch in 1623 as a secure staging area for the construction of the permanent settlement on Manhattan. Early attempts to establish a saw mill and a tobacco plantation failed and by 1639, the island was used as grazing land.

The Island was a private game preserve first for the Dutch governors and then for the British Governors when they took possession in 1664. During the French and Indian War (1755-1763), members of the Royal American Regiment were stationed on the island to protect the harbor against the French Navy, the first formal use of the island for defensive purposes.

Although the British considered constructing fortifications during the years leading up to the American Revolution, it was Continental troops who ultimately erected the first fortifications on the island, relatively crude earthworks in the approximate location of Fort Jay. The British quickly took control of the Fort, using it as a hospital for the remainder of the war.

In the absence of hostilities after the Revolutionary War, Governors Island became officially a part of New York County and was used as pasture land, a race track, and a quarantine station during the Yellow Fever outbreak of 1793. An agreement was reached to allow Columbia College to subdivide the island into lots and streets, but amid growing tensions with France in 1794, Congress allocated \$150,000 to commission Charles Vincent, a French engineer, to oversee the design and construction of a bastion square with two low batteries placed at the central high point of the island. Constructed in part with voluntary labor inspired by patriotism and organized from various guilds and societies, the open earthwork was known as Fort Jay, after John Jay, Secretary of Foreign Affairs.

As a part of the new republic's ambitious and ongoing campaign to strengthen its coastal defense, the fortifications built on the island in 1807 to protect New York Harbor were the first masonry fortifications in the United States. Fort Jay was demolished and rebuilt in the same location to be larger and have the configuration that we see today. Its name was changed to Fort Columbus due to the unpopularity of John Jay's overtures towards Great Britain. Castle Williams, a solid masonry structure, three stories high with casemates protecting 102 guns, was constructed between 1807 and 1811 on what were then submerged rocks connected to the island by a spit of land. When constructed, Castle Williams was a prototype for coastal fortifications and one of the most formidable of the American forts. Today, it is one of the last remaining and best preserved early fortifications in the country. Finally, just prior to the War of 1812, the South Battery was erected to provide protection to the entrance to Buttermilk Channel. At least partly due to its deterrent effect, New York Harbor was never attacked and the effectiveness of the fortifications was never tested.

The First Army Division moved its headquarters to the island in 1821, resulting in the construction of barracks, a post commander's quarters and a hospital. In 1833 the New York Arsenal moved to a separate 6.5 acre reservation on the island.

In 1852 the island's primary function changed to that of recruiting station. During the Civil War, Castle Williams was converted to hold 1,500 Confederate prisoners and continued to serve as a detention center until 1906. Following the Civil War, cholera and yellow fever epidemics plagued the island. The resulting demolition of all buildings where outbreaks occurred created the central green that is now the golf course.

During the late nineteenth Century, Governors Island became the headquarters of the Military Division of the Atlantic and Department of the East. Major General Winfield Scott Hancock oversaw the creation of a military village with attractive and spacious Officers Quarters on Nolan Park and Colonel's Row.

1623  
*Dutch occupation of Island*

1664  
*British occupation of Island*

1755-1763  
*French & Indian War  
Royal American Regiment  
stationed on Island*

1793  
*Yellow fever outbreak,  
used as pasture, race track,  
quarantine station*

1794  
*Design of Bastion Square  
by Charles Vincent*

1807  
*Castle Williams constructed*

1811  
*South Battery erected*

1821  
*First army division  
headquartered on Island*

1833  
*New York Arsenal moved to  
reservation on Island*

1852  
*Recruiting station, prison  
for confederate soldiers*

Between 1902 and 1912, the Island's land mass was increased by more than 100 acres using fill from the excavation of the New York City Subway system. Using the expanded area, in 1909, Wilbur Wright made the first flight over American waters when he took off from Governors Island, circled the Statue of Liberty and flew up the Hudson River.

Soon after expansion, the prominent architectural firm of McKim, Meade, and White developed a master plan for the redevelopment of the entire Island that called for leveling everything but the fortifications in order to create a grand, axial alignment according to Beaux Arts design principles.

Early construction on the new part of the Island, however, was temporary, providing more than 80 hastily built structures and 8 miles of railroad serving as depot and embarkation point for the World War I effort. During the late twenties and early thirties, a comprehensive plan to beautify the Island resulted in the demolition of the temporary structures and the construction of a number of impressive brick buildings in the Neo-Georgian style, strengthening the cohesive military campus quality to the Island. Among them, Building #400 was the longest military building in the world, intended to house an entire regiment under one roof.

The First Army headquarters moved to the Island in 1933. During World War II, the Island again served as a depot and troop staging area, serving as the Army's headquarters from the conclusion of the war until 1962.

In 1966, the Army transferred ownership of the Island to the Coast Guard who undertook to develop the southern part of the Island, and in 1986 to preserve many of the historic structures within the historic district. Within recent memory, President Ronald Reagan used Governors Island as a location for summit meetings with foreign heads of state, including Francois Mitterand of France in 1986 and Mikhail Gorbachev of Russia in 1988.

The Coast Guard moved its operations from the Island in 1997, at which point ultimate responsibility for the operation and eventual transfer of the Island was turned over to the General Services Administration.

1902-1912

Governor's Island land mass increased with fill from New York subway excavation

1909

Wilbur Wright takes off from Governor's Island for first flight over American waters

1933

First Army headquartered on Island

1966

Army transfers ownership of Island to U.S. Coast Guard

1986

Ronald Reagan meets with Francois Mitterand

1988

Ronald Reagan meets with Mikhail Gorbachev

1997

Coast Guard moves from Island. Responsibility for Island transferred to GSA



LEFT  
BUILDING #400, CONSTRUCTED DURING THE LATE 1920S WAS THE LONGEST MILITARY BUILDING IN THE WORLD. THIS BUILDING SEPARATES THE HISTORIC DISTRICT FROM NON-HISTORIC PORTION OF THE ISLAND.

## RESOURCE DESCRIPTION

**G**overnors Island comprises 172 acres of land in Upper New York Bay, one-half mile off the southern tip of Manhattan. Approximately 121 acres of the north half of the Island were designated a National Historic Landmark by the U.S. Department of the Interior in 1985. New York City Landmarks Preservation Commission designated the area as a Historic District in 1996. Within the Governors Island Historic District there are 102 buildings, 75 of which have been determined as contributing to the historic significance of the Island.

Architectural styles on the Island range from early fortification to Colonial Revival, with a liberal distribution of nondescript utilitarian structures. The earliest fortifications were constructed using red sandstone, with a majority of the other buildings within the historic district constructed of red brick. The use of red brick, with light stone trim, serves to unite the historic features within the historic district, as does the overall small scale, usually not higher than two or three stories tall.

As expressed in the National Historic Landmark designation for the property, the historic district is a loosely knit collection of individual historic properties and features, and several complexes of related buildings erected during various military eras. The early fortifications, Castle Williams, Fort Jay, and the South Battery, occupy what were the most strategic defensive positions on the Island.

BELOW:  
THE USE AND ESTABLISHMENT  
OF COLONEL CROW



Castle Williams was constructed on the north point of the Island, located to protect the entrance to New York Harbor. Fort Jay was placed at the highest point of land on the Island, affording an unobstructed view on all sides to the waterfront. And, South Battery was situated at the southeast corner of the Island, facing Buttermilk Channel. As the Island's function shifted from a fortification to an Arsenal, and later a military base, buildings and structures were added to accommodate new needs and uses. A grouping of Arsenal structures were constructed on the north side of the Island, and garrison functions were located along the flat hilltop southeast of Fort Jay. These buildings established the eastern edge of an open space later named Nolan Park. In the last half of the 19th century additional residential units were erected around this open space, fully enclosing the park.

In the last part of the 19th century, the southwest portion of the Island was the site of new Officer's Housing, which originally faced the harbor. These are large, red brick structures constructed using standardized Army Quartermaster plans. The last large grouping are 13 Georgian Revival buildings constructed between 1924-1940 to accommodate the 16th Infantry. They extend across the full width of the Island along the southern edge, and extend up the east to west shorelines in a wide U-shape.

South of Division Road, outside of the historic district, there are numerous contemporary buildings, none of which are historic or architecturally significant.

Within the historic district there are a number of historic and prehistoric archeological sites known to be sensitive. To a great extent these are focused at the original Island edges, and in the area of Fort Jay.

In addition, there are landscape features associated with historic development of the Island that contribute to its importance, such as Nolan Park, the Glacis surrounding Fort Jay, memorials, and landscaping within the historic district and along the Island's boundary roads.

## WHAT IS IMPORTANT TO PRESERVE?

The character and history of the Island is important to recognize and to save. This can be accomplished by preserving the historically significant buildings, structures, landscapes, and open spaces in the historic district, and by allowing new development on the Island to occur in a manner that complements the historically significant elements. To be successful, preservation efforts and development cannot view the Island as a series of individual, independent components, but must focus on the connections between the buildings and their site, open spaces and landscaping, vistas and the quality of life created through the combination of its parts.

Although the present Governors Island has been created through change and expansion over many years, it retains elements of its original and primary purpose in the configuration and placement of buildings and circulation patterns. These are important parts of the historic district which should be retained. They include the parameter roadway around the Island, the tree-lined streets, the relationship between residential buildings and roadway, and the enclosure of park and open space by buildings and landscaping. The campus setting created through these elements provides an a unique living environment that should be maintained.

Even though more than half of the Island has been designated a National Historic Landmark and a New York City Historic District, not all of the buildings on the Island are historically significant. None of the structures south of Division Road are important to save. Likewise, a number of buildings within the Governors Island Historic District have been identified as non-contributing to the district. This designation means that their demolition would not hurt the historic qualities of the district. In fact, in some situations, removal of non-contributing buildings can result in restoration of historically important views and open space.



In addition, some buildings have unique interior spaces, detailing, or art work that merits recognition and preservation. Specifically, a series of wall murals executed in the 1930s through the Works Progress Administration (WPA) found in building #125, classical architectural wood detailing found in the public spaces of that building and South Battery; and detailing throughout the Admiral's House. Other buildings in the historic district may contain isolated elements and details that are of interest, but do not represent a historic or architectural significant feature requiring preservation.

The landscapes within the Governors Island Historic District have historically been used to define edges of roadways, edges of open spaces, and edges of property. Even though it was not part of the earliest development of the Island, landscaping has achieved significance through its association with later construction and uses of the site. The species and patterns of the historic plantings are important to preserve. It is also important to avoid intrusions into the landscaping and landscaped areas through the introduction of inappropriate lighting, communications and security systems, signage, trash disposal systems, materials, and plant species.

ABOVE:  
NOELAN PAID WITH THE  
SPIRE OF ST. CASSELLUS IN  
BACKGROUND.

# PROPERTIES WITHIN THE GOVERNORS ISLAND HISTORIC DISTRICT

## HISTORIC SIGNIFICANCE

Each of the buildings and sites within the historic district have been classified based on their individual historic and architectural significance.

### ■ CATEGORY 1

Properties are individually listed in the National Register of Historic Places, or have been designated as individual landmarks by New York City Landmarks Preservation Commission, and contribute to the significance of the Governors Island Historic District.

### ■ CATEGORY 2

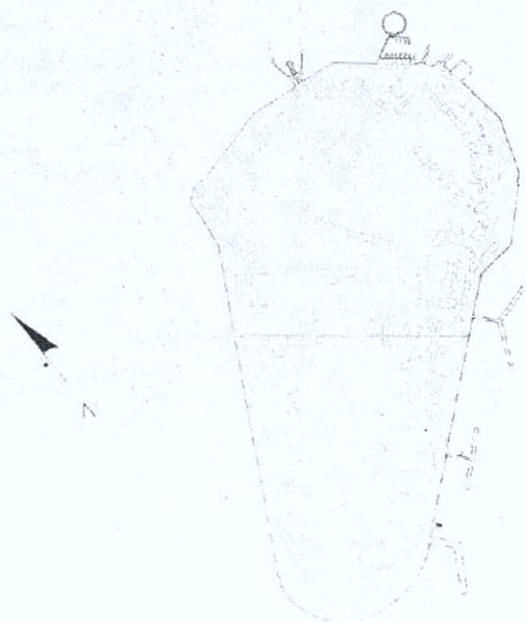
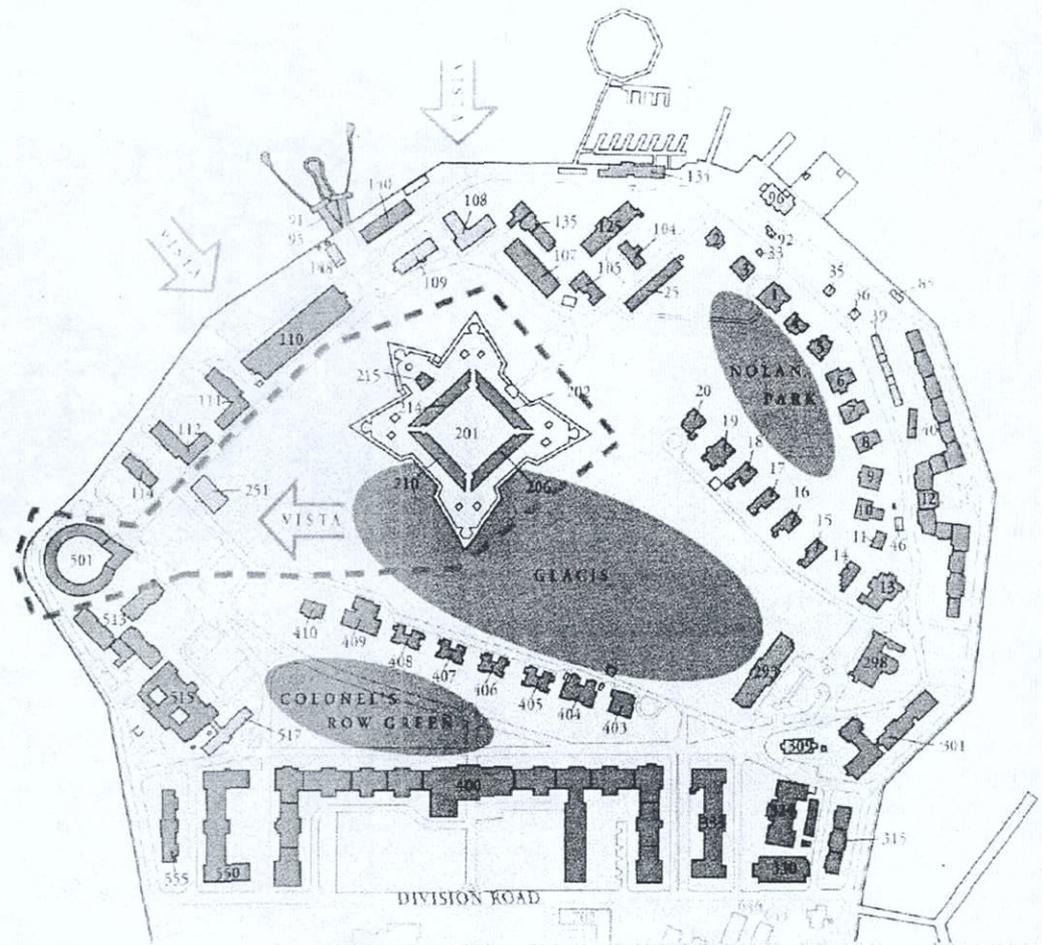
Properties are contributing resources within the National Historic Landmark and the NYC LPC Governors Island Historic District.

### ■ CATEGORY 3

Properties are non-contributing elements within the National Historic Landmark and the NYC LPC Governors Island Historic District.

### ■ CATEGORY 4

Properties are intrusions into the Governors Island Historic District.



PROPERTY IDENTIFICATION

■ 1	Admiral's House	c.1843/1930	■ 155	Transformer Vault	
■ 2	Governor's House	c.1813/1930	■ 201	Fort Jay Guard House	1806-09
■ 3	The Dutch House	c.1816/1920	■ 202	Ft. Jay Family Housing	1834-36
■ 4	Field Officer's Quarters	c.1857	■ 203	Garage	1935-38
■ 5	Field Officer's Quarters	c.1857	■ 204	Triangle	1834-36
■ 6	Company Officer's Qtrs.	1879	■ 205	Garage	1835-38
■ 7	Company Officer's Qtrs.	1878	■ 206	Ft. Jay Family Housing	1834-36
■ 8	Company Officer's Qtrs.	1878	■ 207	Triangle	1834-36
■ 9	Block House	1878	■ 208	Garage	1935-38
■ 10	Company Officer's Qtrs.	1878	■ 209	Garage	1935-38
■ 11	Stewards Quarters	1878/1930	■ 210	Ft. Jay Family Housing	1834-36
■ 12	Officers' Housing	1931	■ 211	Garage	1935-38
■ 13	Chapel of St. Cornelius	1905	■ 212	Garage	1935-38
■ 14	Company Officers' Qtrs.	1879	■ 213	Triangle	1834-36
■ 15	Company Officers' Qtrs.	1879	■ 214	Ft. Jay Family Housing	1834-36
■ 16	Company Officers' Qtrs.	1879	■ 215	Ft. Jay Magazine	1806-09
■ 17	Company Officers' Qtrs.	1878	■ 217	Garage	1935-38
■ 18	Company Officers' Qtrs.	1879	■ 218	Garage	1935-38
■ 19	Company Officer's Qtrs.	1891	■ 251	Tampa Library	1908
■ 20	Officer's Qtrs.	1902/1936	■ 293	Motel/Guesthouse	1986-97
■ 25	Ordinance Storehouse	1811/1936	■ 298	South Battery	1840-78/1936
■ 33	Garage	1934	■ 301	School	1943/1959
■ 35	Garage	1934	■ 309	Catholic Chapel	1942
■ 36	Garage	1934	■ 315	Family Housing	1938-40
■ 39	Garage	1934	■ 324	YMCA	1926
■ 40	Jewish Chapel	1918	■ 330	Theater	1937-39
■ 45	Transformer Building	1934	■ 333	Detachment Barracks	1932
■ 46	Garage	c.1942	■ 400	Liggett Hall	1928
■ 85	Store House	1878	■ 403	Officer's Housing	1904-06
■ 91	Omaha Dock		■ 404	Officer's Housing	1929
■ 92	Transformer Building	1942	■ 405	Officer's Housing	1893
■ 95	Omaha Dock		■ 406	Officer's Housing	1893
■ 96	Group Engineering	1986	■ 407	Officer's Housing	1894
■ 104	Ordinance Storehouse	1853/1940	■ 408	Officer's Housing	1895
■ 105	Armory	1879	■ 409	BOQ	1910
■ 106	Reservoir Pump House	1941	■ 410	Officer's Housing	1917
■ 107	Storehouse	1833/1904	■ 414	Garage	1941
■ 108	Marshall Hall	1945	■ 415	Garage	1938
■ 109	Administrative Offices	1918/1945	■ 456	Monument	1807-11
■ 110	Storage Depot	1870-79	■ 501	Castle Williams	1805
■ 111	Family Housing	1934	■ 513	Enlisted Quarters	1970/1993
■ 112	Family Housing	1934	■ 515	Post Hospital	1935/1980
■ 114	Nurses' Quarters	1934	■ 517	Medical Clinic	c.1942
■ 125	Pershing Hall	1934	■ 518	Biohazard Storage	
■ 130	Workshop	1834/1971	■ 519	Emergency Generator	1956
■ 134	Station New York	1986	■ 525	Storehouse	1964
■ 135	Commander's Quarters	1839/1977	■ 550	Barracks	1938-40
■ 140	Storehouse	1857-67	■ 555	Family Housing	1938-40
■ 142	Soissons Dock	1947			
■ 144	Soissons Dock	1947			
■ 146	Generator Building		■	Nolan Park	c. 1860
■ 147	Mechanical Equipment		■	Glacis	1806-09
■ 148	Ferry Waiting Building	1917	■	Colonels Row Green	1893
			■	Vistas	

Key

- CATEGORY 1
- CATEGORY 2
- CATEGORY 3
- CATEGORY 4

## SITE DEVELOPMENT



ABOVE:  
THE INDIANA REEF (INDIAN REEF WALL) OF  
ST. CHRISTOPHER'S CHURCH, A CRUCIFORM  
SQUARE TOWER OF ENGLISH GOTHIC DESIGN.

As originally developed, the natural configuration of Governors Island was a feature that enhanced its use as a defensive fort, with the glacis surrounding Fort Jay allowing unincumbered views and control of New York Harbor. As the need for this type of defense diminished, the glacis became less important, allowing the introduction of structures around the Island's edge. The current development is a reflection of the changes of use and expansion of the Island over the past centuries. Preservation of the historically significant components of the Governors Island Historic District is an important element in retaining the character and history of the property. The following are standards for site development within the historic district. Detailed guidance in applying these standards can be found in the *Design & Development Guidelines*.

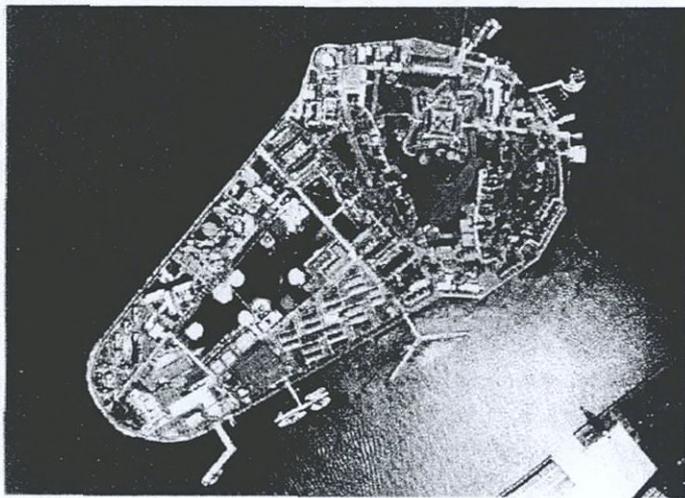
- 1 All site development work within the Governors Island Historic District will be designed and executed in a manner that preserves the character and historically significant features of the district, including landscaping, open space, site features, vistas, streets, driveways, walks, and building siting patterns;
- 2 All site development work will be designed and executed to avoid known or potential archeological resources;
- 3 All new utility distribution systems, such as electric, and telephone and cable service, will be located below ground and, to the extent possible, new or upgraded utility service will utilize existing trenches, and avoid additional excavations;
- 4 Large scale communication equipment, such as satellite dishes, telephone relays, radar, antenna, and other similar equipment and installations, will be located outside of the boundaries of the Governors Island Historic District, south of Division Road;
- 5 Existing unit masonry streets, driveways, and walks within the Governors Island Historic District, and seawall north of Division Road, will be preserved in place, and, where necessary, repaired;
- 6 All site or building lighting within the Governors Island Historic District will be appropriately scaled lighting compatible with the area in which it is installed.

## BUILDING TREATMENT

The history of development of Governors Island is illustrated through its buildings and structures. Many of those properties are historically and architecturally important as individual buildings, or as components of larger groupings of structures. In either case, they should be treated in a manner that ensures their preservation and continued use. Following are treatment standards for those properties. Detailed guidelines for application of these standards can be found in the *Design & Development Guidelines*.

- 1 All work carried out on historic buildings and structures will comply with applicable building codes and permitting requirements of the City and State of New York;
- 2 All work on historic buildings and structures will be undertaken in accordance with the Standards and Guidelines detailed in the *Governors Island Preservation & Design Manual*;
- 3 Minimum work will be undertaken on a historic building, structure, or site to meet use and code requirements;
- 4 All work will be designed and executed in a manner that minimizes damage to, or removal of, character defining elements or original fabric of the building, structure, or its setting; and,
- 5 All work will be executed in a manner that minimizes damage to historically significant landscapes or site features associated with the building or structure.

REAR VIEW OF GOVERNORS ISLAND  
LOOKING EAST  
GOVERNORS ISLAND  
THE BATTERY  
LOW RISES



## NEW CONSTRUCTION & ADDITIONS

The greatest opportunity for new construction on Governors Island is south of Division Road, outside of the boundaries of the Governors Island Historic District. However, some sites are available for development within the historic district both for above and below ground construction. Great care must be taken when designing and executing new work to ensure that the character and fabric of the historic district is not damaged or distorted. The following standards have been developed to assist in addressing these issues. Detailed guidance in applying these standards can be found in the *Design & Development Guidelines*.

- 1 All new construction within the Governors Island Historic District will be designed to be compatible with, but not duplicate existing structures, and will not attempt to create "historic" buildings;
- 2 All new construction within the Governors Island Historic District will be designed to preserve the character and significant features of the Island, including vistas and view sheds;
- 3 New construction within the Governors Island Historic District will use materials consistent with their setting and environment; and,
- 4 New construction, including construction staging, will be undertaken in a manner that avoids damage to existing buildings, structures, landscapes, and landscape features.

## LANDSCAPING

Landscaping has been used on Governors Island to place emphasis on the patterns created by walkways, open spaces, buildings, and recreational areas, and to enhance the quality of the living environment. Within the Governors Island Historic District it is vital to recognize and preserve landscape elements and patterns that are historically and aesthetically important in defining the character of the resource. Following are standards for landscaping and landscape treatment. Detailed guidance in applying these standards can be found in the *Design & Development Guidelines*.

- 1 To the extent possible, existing, significant landscape features and patterns will be preserved, such as tree lined streets, driveways, and walks, open spaces, and the glacis surrounding Fort Jay;
- 2 New landscaping will be designed and executed in a manner that preserves the character and fabric of the Governors Island Historic District, and will use similar plant materials in similar situations;
- 3 New landscaping will be designed to be unobtrusive; and,
- 4 No property enclosure fencing will be installed within the boundaries of the Governors Island Historic District.

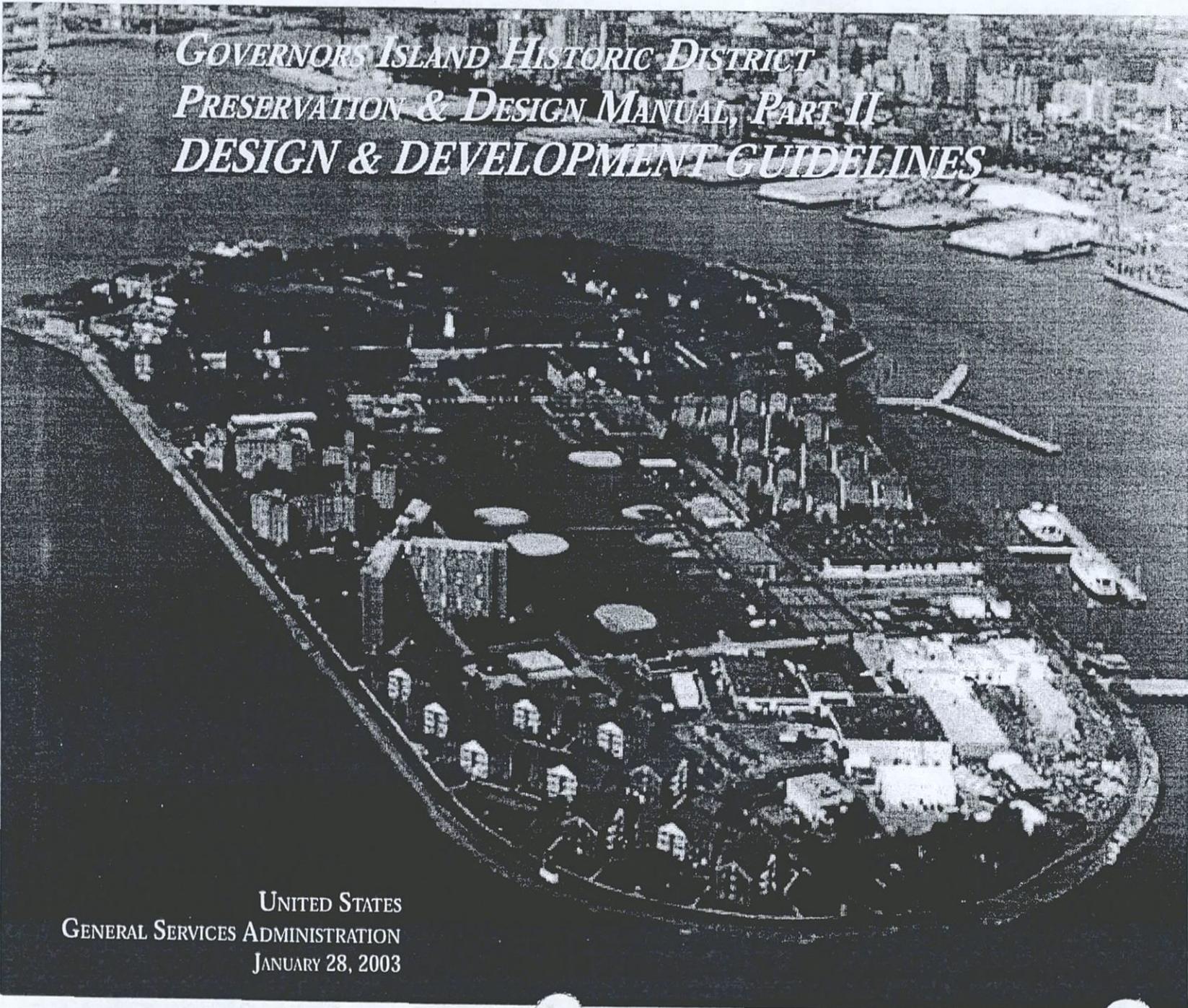
## DEMOLITION

Historically significant (Category 1 and 2) buildings, structures, open spaces, landscapes, and landscape features will be retained, protected, and reused. All new development will be designed to support use of existing resources.

- 1 Demolition of buildings and structures within the Governors Island Historic District that are not significant (Category 3 and 4) will be undertaken in a manner that avoids damage to historic or archeological resources; and,
- 2 Demolition activities on historic properties, such as removal of previous additions, or removal of non-contributing interiors, will be undertaken in a manner that avoids, to the extent possible, removal or damage to original building fabric.

BELOW  
THE STATE COURSE OF THE  
ADMIRAL'S HOUSE, PRESIDENT  
GIVER NEUMAN PARK.





*GOVERNORS ISLAND HISTORIC DISTRICT  
PRESERVATION & DESIGN MANUAL, PART II  
DESIGN & DEVELOPMENT GUIDELINES*

UNITED STATES  
GENERAL SERVICES ADMINISTRATION  
JANUARY 28, 2003

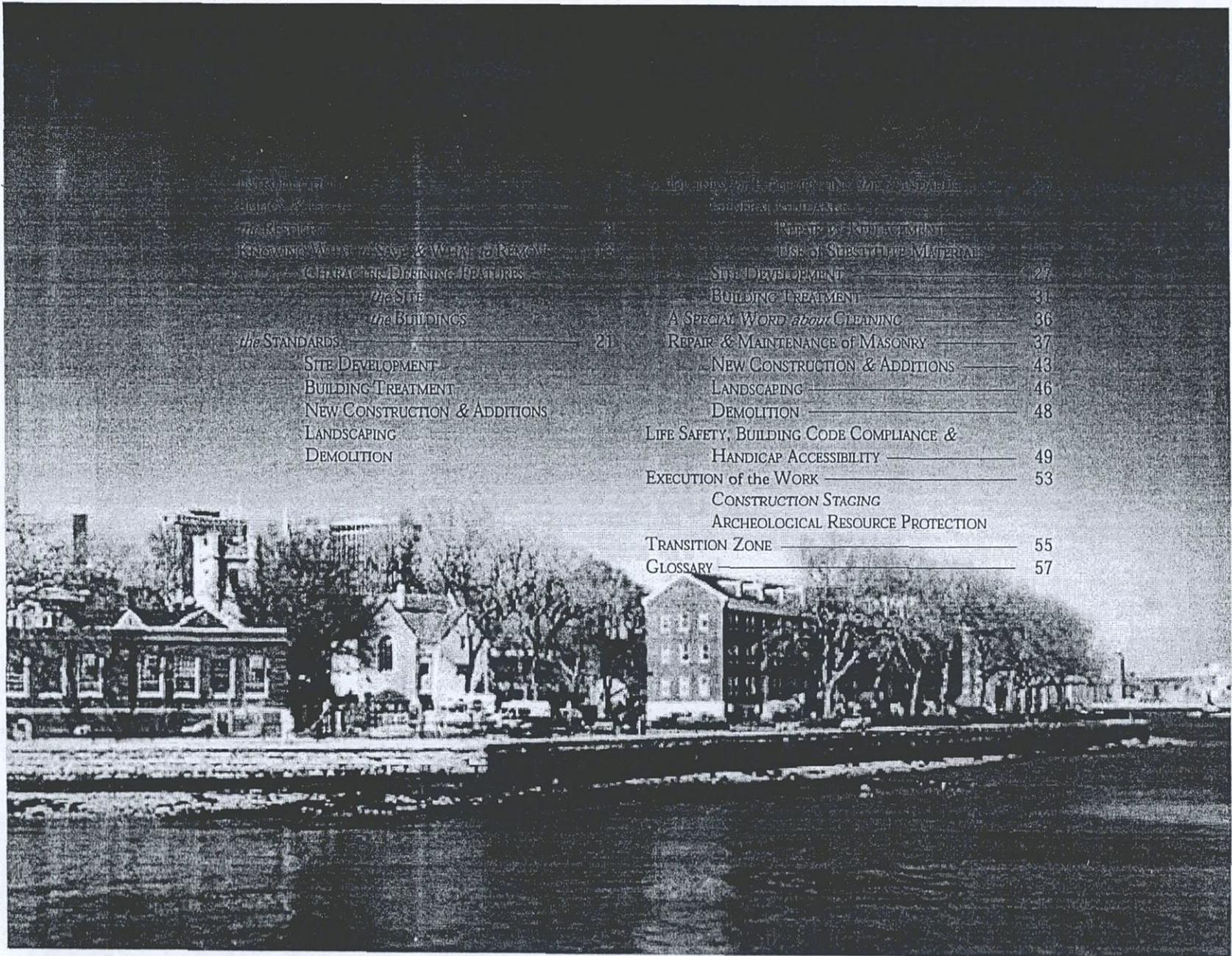
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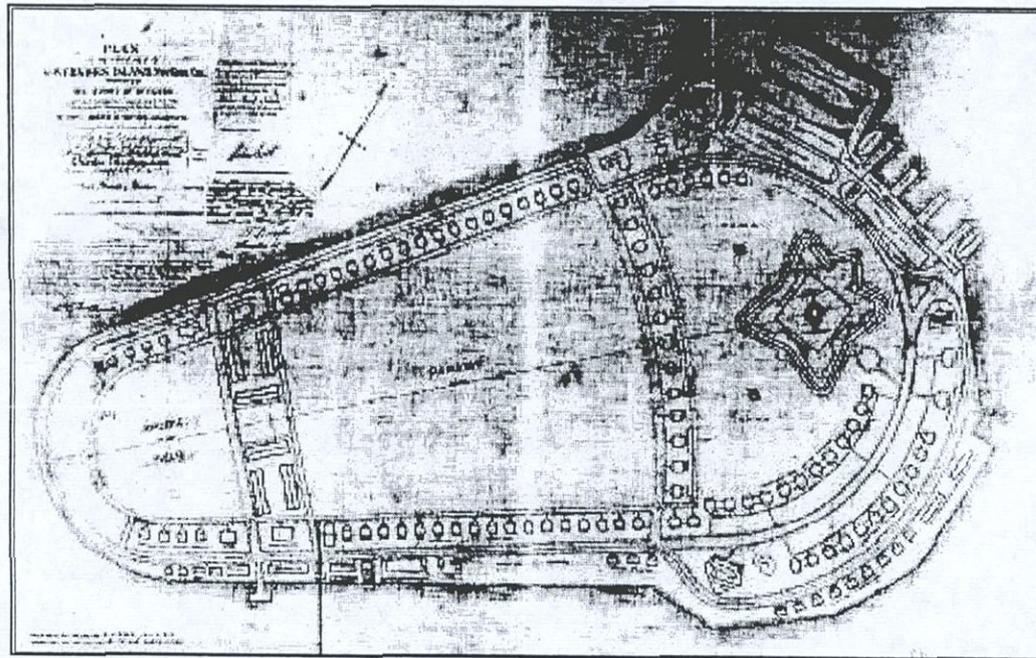


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*Annapolis, Maryland*

*January 28, 2003*



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*McKim, Mead & White Architects' 1906 plan for improvements to Governors Island showing additional institutional and residential buildings south of Division Road, symmetrically placed on either side of an axis passing through Fort Jay.*

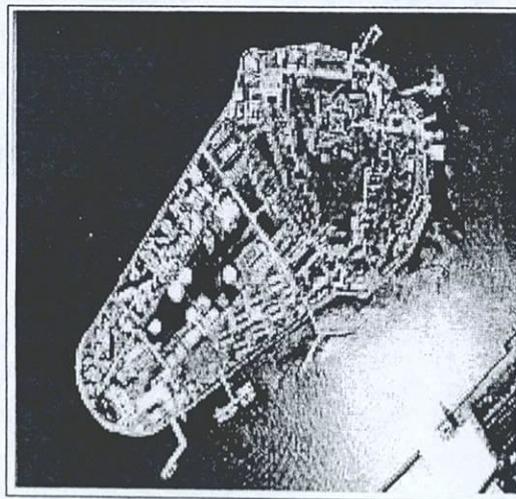
## INTRODUCTION

The Governors Island Historic District is a unique resource within New York City and the country. The design of its buildings retains a level of historic and architectural integrity seldom found in a property as old. In order to protect the character of this National Historic Landmark, work within the historic district must follow the guidance outlined in this document. In support of that requirement, the U.S. General Services Administration has created a *Preservation & Design Manual*, consisting of three documents, to assist property owners and developers—*Preservation & Design Standards*, *Design & Development Guidelines*, and *Building & Property Summary Sheets*, each dated January 28, 2003. This document, the *Design & Development Guidelines*, was created to assist property owners in developing appropriate treatment proposals and new construction designs that will ensure continued preservation of the National Historic Landmark District.

The *Design & Development Guidelines* is organized as a series of sections defining the history and significance of the historic district, the character defining elements that contribute to the district, and the established Standards by which work in the historic district would be carried out. These are followed by *Guidelines for Implementing the Standards*, along with guidance

on meeting building, fire code, and handicap accessibility requirements. The *Guidelines for Implementing the Standards* focus on Site Development, Building Treatment, New Construction & Additions, Landscaping, and Demolition, with emphasis placed on appropriate techniques for treatment and design, and avoiding damage to existing architectural and archeological resources, and landscape features.

The *Preservation & Design Standards*, along with the *Design & Development Guidelines*, will be the basis for project reviews by the New York State Historic Preservation Office (SHPO) and the New York City Landmarks Preservation Commission (Commission.)



### Archeology

Within the historic district, there are areas where the likelihood of finding archeological resources will be high (see archeological probability map on page 27 of this document.) Any project that involves ground disturbing activity, such as building demolition, new construction, the planting of trees, installation of utility lines outside of existing trenches, and similar projects, has the risk of encountering both historic and prehistoric artifacts.

Accordingly, all such projects in these areas must be submitted to the SHPO for review.

View high above Governors Island. The upper right portion of the Island is the Historic District and National Historic Landmark.



*View of Governors Island looking north with Manhattan Skyline in the background. Historic district is at the north end of the Island*

## POLICY & GOALS

The National Historic Preservation Act of 1966 established that it is the policy of the United States government to promote and support preservation of our national heritage. That heritage is a broad range of resources that encompass the history and progress of our country from pre-Western settlements through contemporary development. If it is feasible, properties that reveal and trace the culture, history, architecture, and science of the United States should be preserved and maintained. This policy can be fulfilled in a number of ways—by preserving the sites, buildings, and structures that the government itself occupies; by developing programs at the federal, State, and local levels that encourage private preservation efforts; and, by ensuring that the federal government takes no action that would endanger or cause damage to our national heritage. In disposing of Governors Island, General Services Administration is required to meet the federal policy by ensuring that all prudent and feasible steps are taken to protect the resource as it is transferred out of federal ownership.

The Governors Island Historic District is part of our national heritage. It represents significant periods in our nation's history and

development. Accordingly, the district has been designated a National Historic Landmark by the Secretary of the Interior. This designation places the district among a select group of resources in our country that rise above the average historic property.

To enable the General Services Administration to fulfill its responsibilities under the National Historic Preservation Act (Public Law 89-655; U.S.C. 470 et seq) on Governors Island, the agency has established a number of goals for development of the site and treatment of its resources. It is GSA's intent to establish controls and guidance that will:

- ensure that future development of the historic district recognizes and preserves those aspects of the property that represent its historic and architectural significance;
- ensure that significant elements of the historic district are preserved and used;
- ensure that significant elements of the historic district are treated in a manner that preserves their historic and architectural integrity; and,
- ensure that public access to the Island is allowed and promoted.

To meet these goals, GSA has conducted extensive work on the identification and evaluation of the buildings, structures, landscapes, open spaces, vistas, and archeological resources found within the Historic District. The results of this detailed work are found in the Building & Property Summary Sheets. The appropriate treatment of these resources is ensured through application of the Preservation & Design Standards, and the Design & Development Guidelines.



Decorative cannon overlooking Nelson Park.



*A view over a portion of the historic district, with Fort Jay in the foreground, looking northeast to Lower Manhattan.*

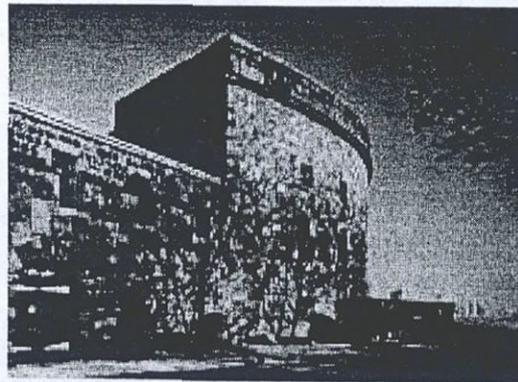
## the RESOURCE

Governors Island comprises 172 acres of land in Upper New York Bay, one-half mile off the southern tip of Manhattan. Approximately 121 acres of the north half of the Island were designated a National Historic Landmark by the U.S. Department of the Interior in 1985. New York City Landmarks Preservation Commission designated the area as a historic district in 1996. Within the Governors Island Historic District there are 102 buildings, 75 of which have been identified as character defining elements of the district, and of historic significance. In addition, within the boundaries of the historic district are site features and landscapes that are important character defining elements in understanding the resource.

Architectural styles on the Island range from early fortification to Colonial Revival, with a liberal distribution of nondescript utilitarian structures. The earliest fortifications were constructed using red sandstone, with a majority of the other buildings within the historic district constructed of red brick. The use of red brick, with light stone trim, serves to unite the historic features within the historic district, as does the overall scale of the buildings, usually not higher than two or three stories tall.

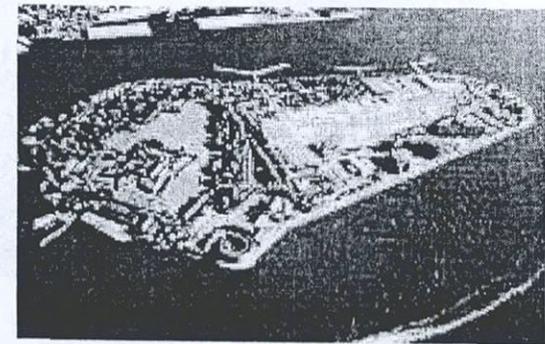
As expressed in the National Historic Landmark designation for the property, "The historic district is a loosely knit collection of individual historic properties and features, and several complexes of related buildings erected during various military eras."

The early fortifications, Castle Williams, Fort Jay, and the South Battery, occupy what were the most strategic defensive positions on the Island. Castle Williams was constructed on the north point of the Island, located to protect the entrance to New York Harbor.



*Partial view of Castle Williams showing sandstone walls and deep recessed window openings.*

In this location, the Castle controlled the waters west and southwest of Manhattan, between itself and Liberty Island. Fort Jay was placed at the highest point of land on the Island, affording an unobstructed view on all sides to the waterfront. The third fortification, South Battery, was situated at the southeast corner of the Island, facing Buttermilk Channel. As the Island's function shifted from a fortification to an Arsenal, and later a military base, buildings and structures were added to accommodate new needs and uses. A grouping of Arsenal structures was constructed on the north side of the Island, and garrison functions were located along the flat hilltop southeast of Fort Jay.



*Overview of Governors Island showing the National Historic Landmark to the left (north end), Castle Williams in the foreground, Ft. Jay in the center of the District.*

These buildings established the eastern edge of an open space later named 'Nolan Park.' In the last half of the 19th century additional residential units were erected around this open space, fully enclosing the park.

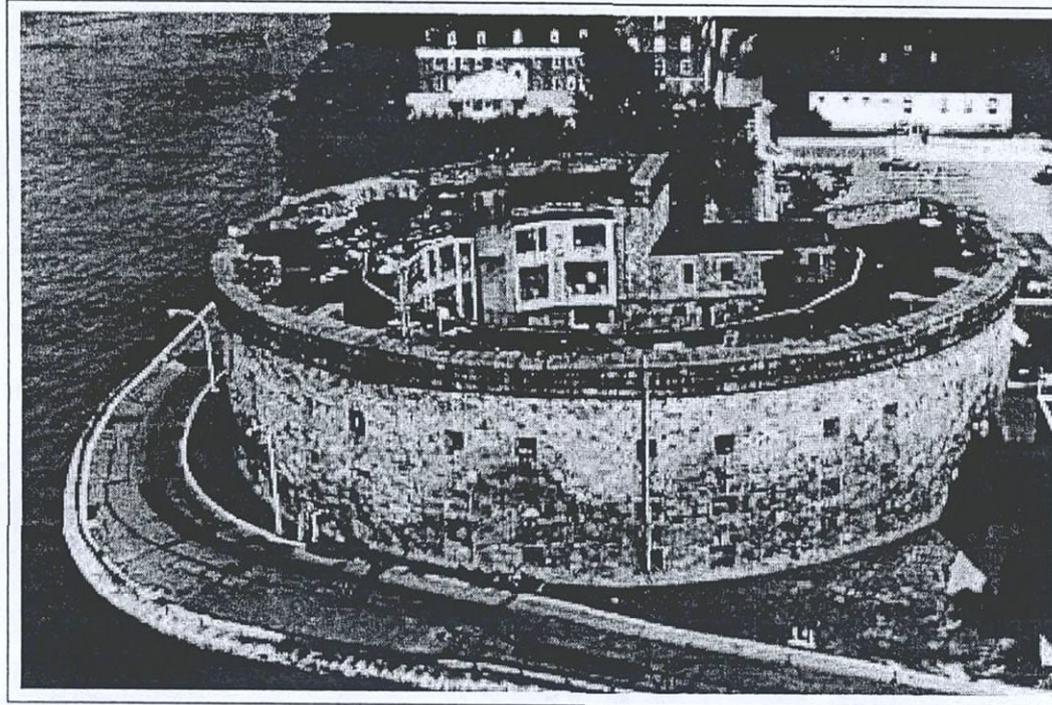
In the last part of the 19th century, the southwest portion of the Island was the site of new Officers' Housing, which originally faced the harbor. These are large, red brick structures constructed using standardized Army Quartermaster plans. The last large grouping are 13 Georgian Revival buildings constructed between 1924-1940 to accommodate the 16th Infantry. They extend across the full width of the Island along the southern edge, and extend up the east and west shorelines in a wide U-shape.

Within the historic district there are a number of historic and prehistoric archeological sites known to be sensitive. To a great extent these are focused at the original Island edges, and in the area of Fort Jay.

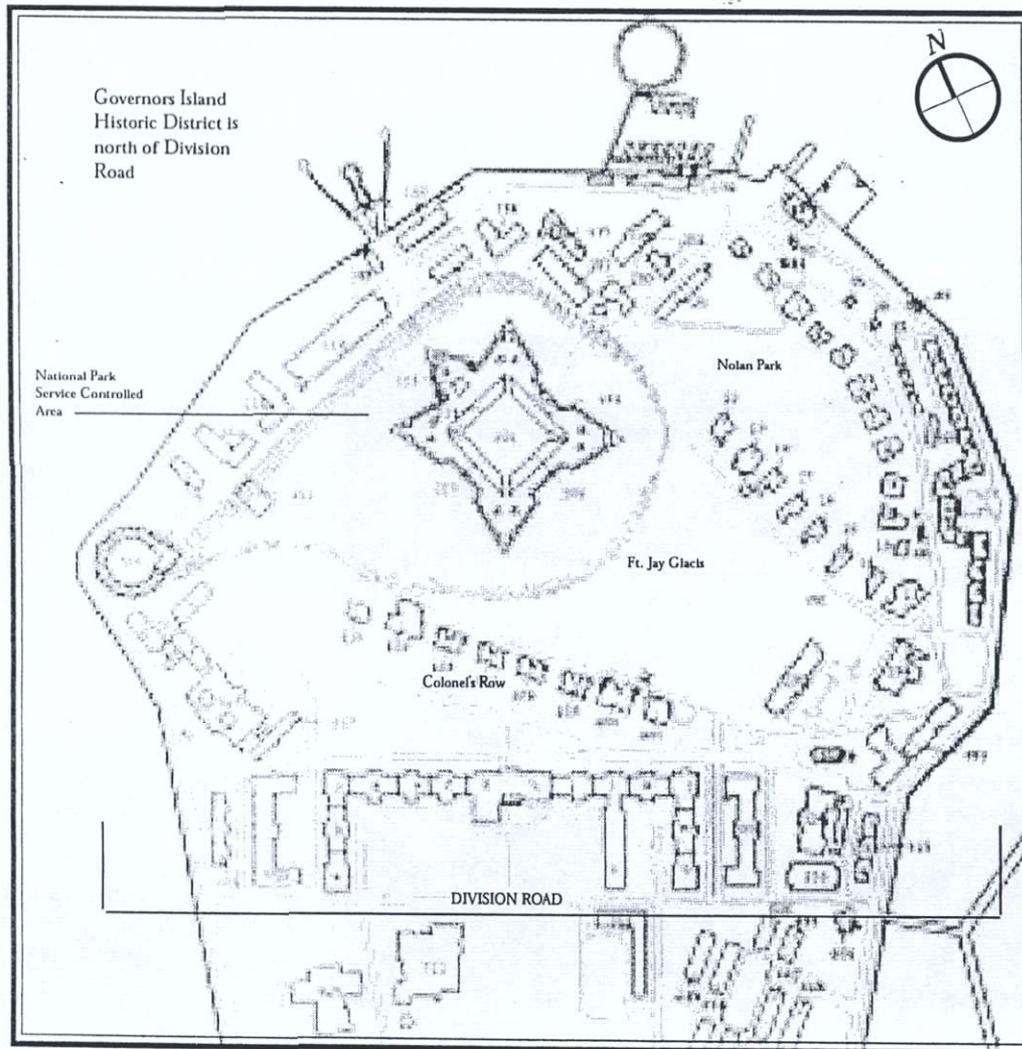
In addition, there are landscape features associated with historic development of the Island that contribute to its importance, such as Nolan Park, the glaciis surrounding Fort Jay (Fort Jay Park), memorials, and landscaping within the historic district and along the Island's boundary roads.



*Early 20th century frame residences in Nolan Park. Each grouping of residential buildings in the Historic District has a distinct character. A majority of the houses facing Nolan Park have wood siding, front porches, and decorative wood detailing.*



*Aerial view of Castle Williams, looking from the southwest. This unique structure was initially used as a defensive fort, later converted to an Army prison. Structural additions have been made to the interior of the structure to accommodate its many uses, but the exterior remain essentially intact.*



Partial map of Governors Island featuring the National Historic Landmark District, north of Division Road

LISTING OF PROPERTIES WITHIN THE GOVERNORS ISLAND HISTORIC DISTRICT

#	Name	Cat.	#	Name	Cat.
1	Admiral's House	1	208	Garage	3
2	Governor's House	1	209	Garage	3
3	The Dutch House	2	210	Ft. Jay Family Housing	1
4	Field Officer's Quarters	2	211	Garage	3
5	Field Officer's Quarters	2	212	Garage	3
6	Company Officer's Qtrs.	2	213	Triangle	2
7	Company Officer's Qtrs.	2	214	Ft. Jay Family Housing	1
8	Company Officer's Qtrs.	2	215	Ft. Jay Magazine	2
9	Block House	1	217	Garage	3
10	Company Officer's Qtrs.	1	218	Garage	3
11	Steward's Quarters	2	251	Tampa Library	3
12	Officers' Housing	2	293	Motel/Guesthouse	4
13	Chapel of St. Cornelius	2	298	South Battery	1
14	Company Officers' Qtrs.	2	301	School	2
15	Company Officers' Qtrs.	2	309	Catholic Chapel	3
16	Company Officers' Qtrs.	2	315	Family Housing	2
17	Company Officers' Qtrs.	2	324	YMCA	2
18	Company Officers' Qtrs.	2	330	Theater	2
19	Company Officer's Qtrs.	2	333	Detachment Barracks	2
20	Officer's Qtrs.	2	400	Liggett Hall	2
25	Ordinance Storehouse	2	403	Officer's Housing	2
33	Garage	3	404	Officer's Housing	2
35	Garage	3	405	Officer's Housing	2
36	Garage	3	406	Officer's Housing	2
39	Garage	3	407	Officer's Housing	2
40	Jewish Chapel	2	408	Officer's Housing	2
45	Transformer Building	4	409	BOQ	2
46	Garage	3	410	Officer's Housing	2
85	Store House	3	414	Garage	3
91	Omaha Dock	4	415	Garage	3
92	Transformer Building	3	456	Monument	2
95	Omaha Dock	4	501	Castle Williams	1
96	Group Engineering	3	513	Enlisted Quarters	4
104	Ordinance Storehouse	2	515	Post Hospital	2
105	Armory	2	517	Medical Clinic	3
106	Reservoir Pumphouse	4	518	Biohazard Storage	4
107	Storehouse	2	519	Emergency Generator	4
108	Marshall Hall	3	525	Storehouse	4
109	Administrative Offices	3	550	Barracks	2
110	Storage Depot	2	555	Family Housing	2
111	Family Housing	2			
112	Family Housing	2	Nolan Park		2
114	Nurses' Quarters	2	Ft. Jay Glacis		2
125	Pershing Hall	2	Colone's Row Green		2
130	Workshop	2	Views & Vistas		2
134	Station New York	4			
135	Commander's Quarters	2			
140	Storehouse	2			
142	Solsons Dock	3			
144	Solsons Dock	3			
146	Generator Bldg.	3			
147	Mechanical Equip.	4			
148	Ferry Waiting Building	3			
155	Transformer Vault	4			
201	Ft. Jay Guard House	1			
202	Ft. Jay Family Housing	1			
203	Garage	3			
204	Triangle	2			
205	Garage	3			
206	Ft. Jay Family Housing	1			
207	Triangle	2			

CATEGORY 1: properties are individually listed in the National Register of Historic Places, or have been designated as individual landmarks by New York City Landmarks Preservation Commission, and contribute to the significance of the Governors Island Historic District.

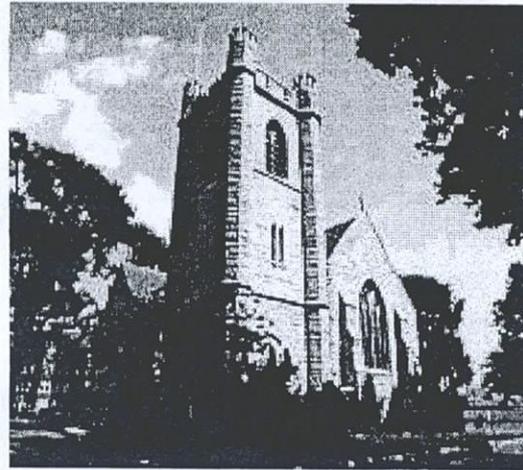
CATEGORY 2: properties are contributing buildings within the Governors Island Historic District.

CATEGORY 3: properties are non-contributing elements within the Governors Island Historic District.

CATEGORY 4: properties are intrusions into the Governors Island Historic District.

When determining what should be saved and what can be removed it is important to view the Governors Island Historic District as a cultural resource in New York Harbor, with groupings of buildings and sites ranging in age from the 18th through 20th centuries.

Within the historic district there are four categories of properties. The first two, category 1 and 2, are those buildings, structures, open spaces, landscapes, site features, and vistas that contribute to the historic or architectural significance of the district.



The next two, category 3 and 4, are those properties that do not contribute to that significance. Some of these (category 3) are neutral, neither contributing to nor detracting from the historic significance of the historic district. Others (category 4) actually intrude on the district by either introducing styles, scale, materials, or design so far out of character with the significant properties that it detracts from a person's ability to understand the historic context of the historic district, or structures that physically block significant historic views.

## KNOWING WHAT TO SAVE & WHAT TO REMOVE

The basic theory in determining what should be saved and what should be removed is that those properties that have been identified as contributing, should be saved, and those properties that do not contribute, can be removed without damage to the significance of the district.



The list of properties within the Governors Island Historic District identifies the category of each. Any demolition within the district requires SHPO and LPC review. Significant elements of each property are identified in the Building & Property Summary Sheets.

All new development within the historic district should follow specific principles, practices, and procedures to ensure that work is consistent with the character of the resource.

#### Principles:

The basic principals to follow when developing new work within the historic district are very general and simple.

- First, evaluate the character of the building, site, landscape or district that your project involves; and,
- Second, develop a design that is sympathetic to the character of the existing resources.

#### Practices

All design projects that occur within the historic district must take into account the character of the district. Whether the design is for new construction, rehabilitation of an existing building, landscaping or infrastructure, the success of the project depends upon creating a sympathetic design.\*

Sympathetic designs do not emulate the existing properties, but accent the overall

character by incorporating critical character-defining elements, such as scale, massing, and materials. Unsympathetic designs ignore the existing character by introducing disjointed elements.

A review of the property's Summary Sheet will reveal why the property achieved significance and how it contributes to the importance of the district. This information helps to determine whether a particular treatment or new design will be appropriate to the site, and whether it will preserve those tangible components of the resource that convey its significance.

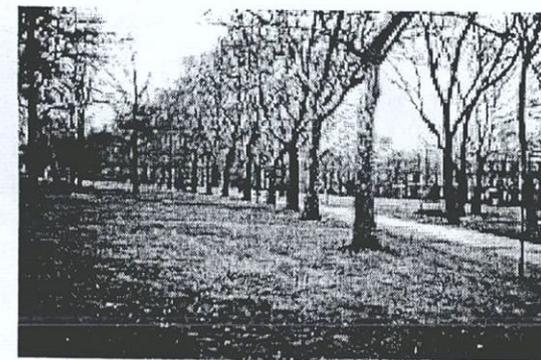
\* The design of new construction will be reviewed by the SHPO and the LPC on a case-by-case basis.



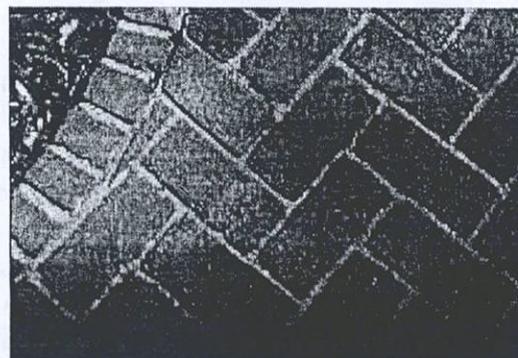
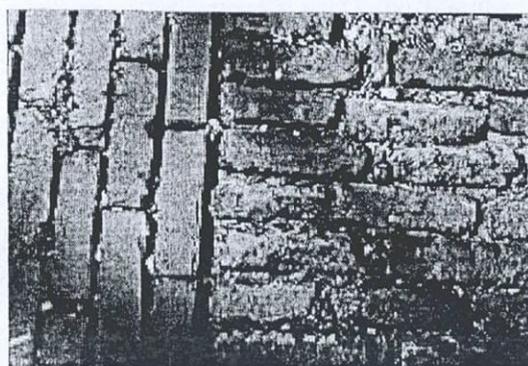
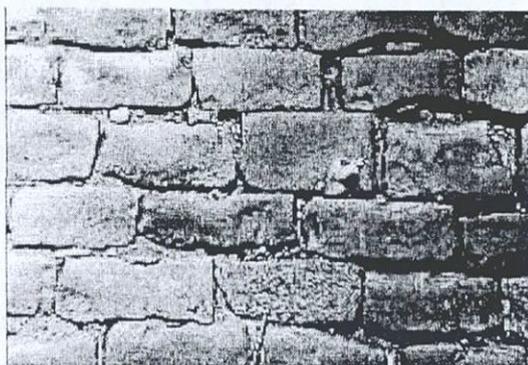
#### Procedures

The Governors Island Historic District has evolved over many years, resulting in many unique, character defining elements. What now exists is a synergistic collection of architectural, landscape, and site elements that together constitute the significance of the historic district.

**Step 1:** As a first step, the entire historic district should be viewed as a whole: its signature buildings—Castle Williams, South Battery, and Fort Jay, and its building groupings—Nolan Park and Officers' Row, along with the resulting open spaces, landscapes, and vistas to and from the Island. All of these elements define the historic Governors Island and must be taken into consideration when undertaking new development.



Fort Jay entry to the left, a category 1 resource, and historic, open landscape, a category 2 resource.



Step 2: The second step is to look at the scale, rhythm, and patterns of groupings of buildings and individual structures. These establish the texture of the resource and are important in conveying its historic significance.

LANDSCAPING elements are no less significant to the character of the historic district than its buildings. The textures and patterns of paving materials and plantings are a reflection of the historic development of the

site. The materials that are used on sidewalks and driveways have varied, from monolithic pavement to stone and brick. Where these materials are used relates to how the surface would be used. The monolithic paving is used on through streets, stone on driveways to individual buildings, and brick for pedestrian walkways. New development should preserve and maintain the existing patterns, and use similar materials in new construction.

The type and patterns of landscape plantings reflect the use of the site and the divisions between residential, training, recreational, and industrial areas. Landscape plantings within the district were traditionally used to establish edges between these uses. These historic patterns should guide new landscape development.

In addition, it is important to recognize that simple open space that provides passive recreation, and spaces between developed areas and buildings, as well as monuments, lighting, seating, and fencing, all contribute to the total landscape environment of the historic district.

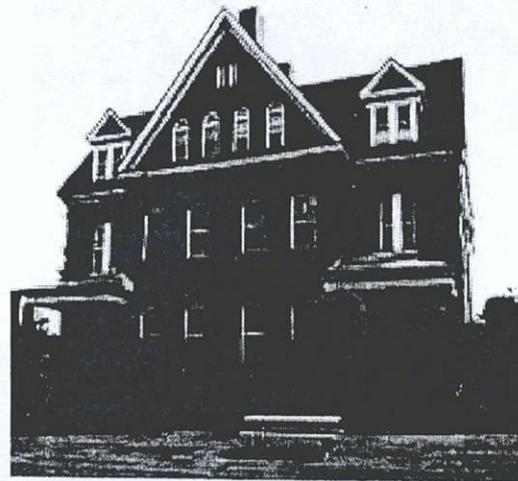
*Paving materials used within the Historic District. Clockwise from upper left, granite road pavers; granite pavers and curb joining brick sidewalk; granite pavers on edge used on uphill slopes; herringbone pattern brick sidewalk; and, basketweave brick paving.*

The character defining features of the site, buildings, and landscapes are the elements that must be maintained to preserve the significance of the historic district. New development should not emulate these elements, but contribute to the overall character of the historic district by complementing them. The character defining elements of each building are detailed in the Building & Property Summary Sheets.

## the BUILDINGS

Identifying the visual character of a building is a two-step process. First, a visual examination from a distance will allow an understanding of its overall setting and architectural context. Second, a close up examination will allow a clear appreciation of both materials and craftsmanship. In three situations within the historic district, where the interiors of a building are contributing elements to its significance, a third step is added: an examination of the rooms, spatial relationships, materials, and details that define the interior significance, will aid in the preservation of these spaces. This only occurs at three locations—the first floor interiors of the Admiral's House (building #1), the Works Progress Administration murals and Admiral's offices on the second floor of Pershing Hall (building #125), and the second floor ballroom of South Battery (building #298.)

**Step 1:** The overall visual character of a building derives from the relationships between exterior elements. The building should be viewed from several vantage points. Though the view to the primary facade typically characterizes the building, other facades, especially on Governors Island, may have enjoyed prominence during the building's history, and therefore merit analysis. The overall visual character of a building consists of its own unique blend of a number of elements, some more prominent than others, but equally important.



Shape—the geometric shape of the building (rectangular, square, irregular), and the size of the building and the relative size of its sub-elements comprise the most basic visual characteristic.

## *the BUILDINGS*





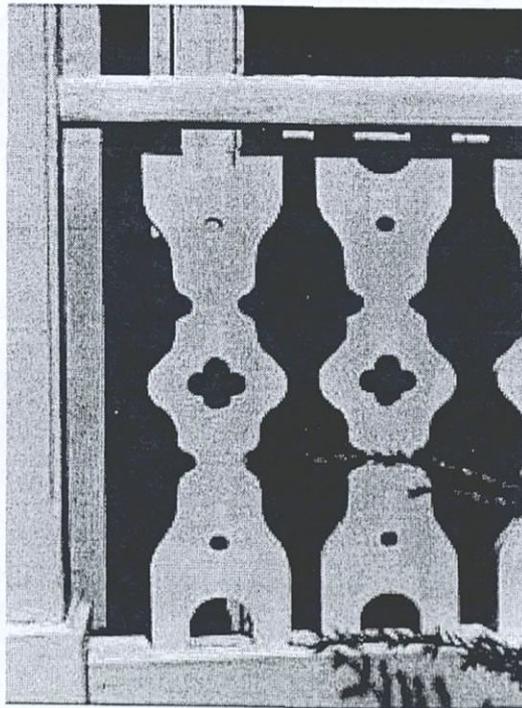
**Roof and Roof Features**—a highly visible roof or prominent roof features such as dormers, parapets, chimneys, or roofing materials, often contribute to a building's visual character.

**Openings**—window and door openings should be noted for their shape, size, and materials, as well as for the rhythm and accents established by the groupings of openings. The pattern of openings is often the most distinguishable and important element of the facade of a building.

**Projections**—features such as porches, bay windows, and overhanging roofs establish rhythm and depth that characterize the building. Likewise, a recess may be created by the overall shape of the building or by a smaller element.

**Trim and Secondary Features**—on some buildings trim around roof-lines or windows and secondary features such as shutters, decorative gables, railings, or exterior wall panels create a unique visual character that differentiates the building from others of similar shape or design.

**Materials**—the prominent and accent materials used on the building, whether stone, brick, wood, concrete, metal, or glass, should be noted as part of the overall visual character. The combinations and placement of materials determine visual characteristics such as color, patterns, textures, and rhythm.



**Setting**—a building relates to its surroundings through setback, elevation, and proximity to built and natural features. Elements such as gardens, walks, driveways, fences, etc., often accent these relationships.

**UNDERSTANDING** the overall character of the building will provide guidance in developing repair and rehabilitation plans, and designs for additions and new construction adjacent to the resource.

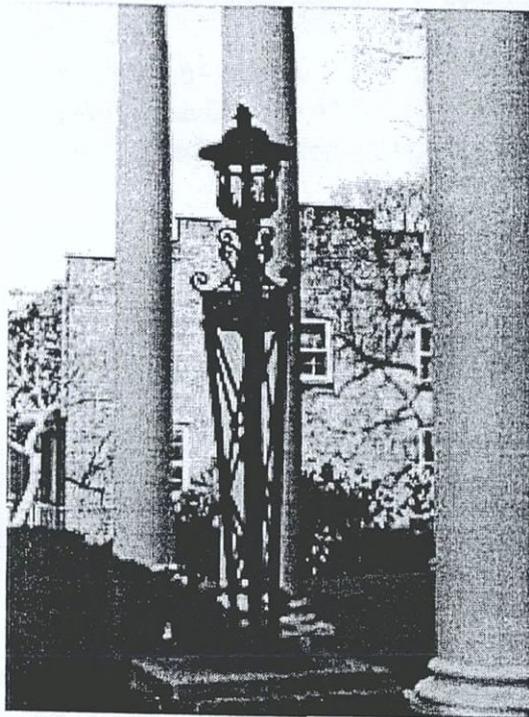
**Step 2:** Upon closer examination, the visual character of a building derives from the surface qualities of the materials and the evident craftsmanship employed in placing or finishing the materials. This examination should take place "at arm's length," where it is possible to observe the surface qualities of the building. The visual character of the building at this level consists of its unique treatment of various elements.

**Materials**—in addition to the broad categories that define the overall character of the building, the visual character derives from interrelationships of different materials, and from the inherent textures, colors, or patterns in the materials.

An example of this is the counterpoint between stone and brick as unit masonry—one relaying strength, and the other the character of building blocks.

Another example is the texture of slate roofs. While at a distance a slate roof and asphalt roof may look similar, close up, the varied textures and colors of slate roof shingles add a character of material not available with substitutes.

Craftsmanship—almost any evidence of craft details, whether handmade or machine-made, will contribute to the character of a building because it is a manifestation of the materials, of the times in which the work was

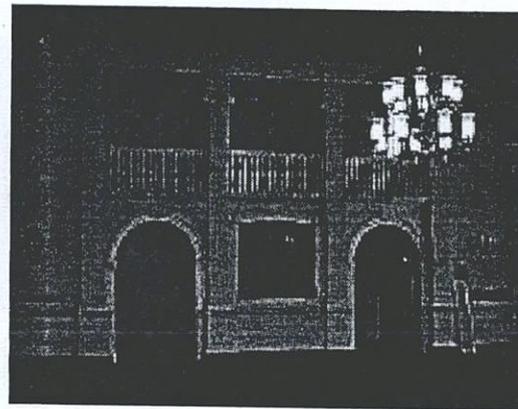


*Ornamental iron light standard found at the Admiral's House is an example of craftsmanship in metal. Other detailed ironwork can be found in historic fences.*

done, and of the tools and processes that were used. Within the Governors Island Historic District craftsmanship is evident in many areas. Examples can be found in woodwork, masonry, and metalwork through out the district. The retention and preservation of these details is important in preserving the overall character of the building.

Interiors—for buildings with identified significant interiors, there is a Step 3.

**Step 3:** Rehabilitating a historic building typically involves altering interior spaces to accommodate new or continuing uses.\* Before designing such alterations, an assessment should be undertaken to identify those tangible architectural components that convey its historic character. In the historic district, significant



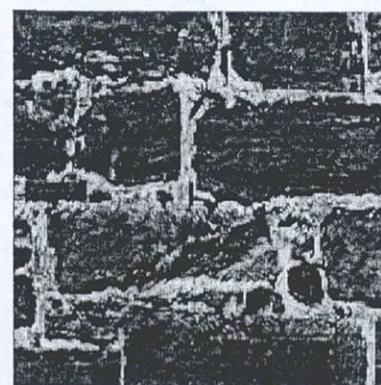
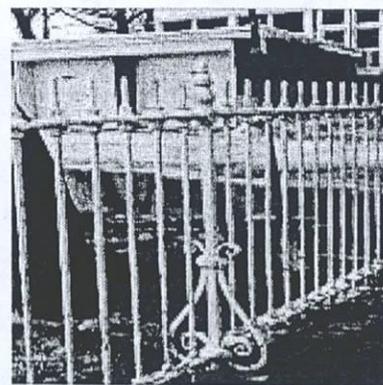
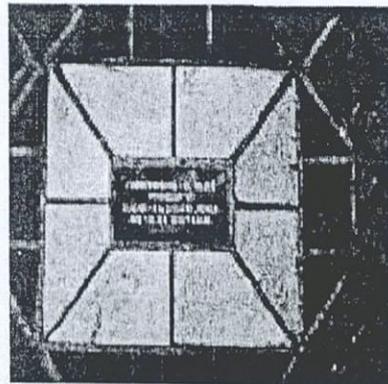
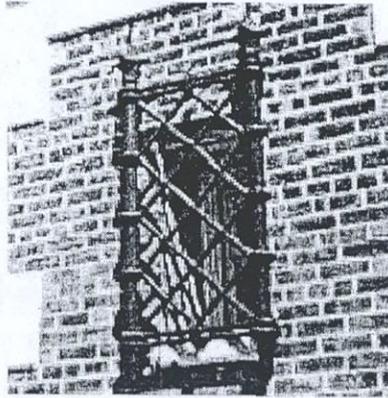
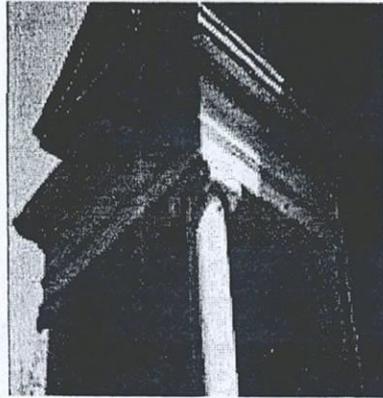
interiors have been identified as the first floor public spaces of the Admiral's House (building #1); the second floor ballroom of South Battery (building #298); and, the WPA murals and Admiral's offices (building #125.) Understanding the visual character of these buildings includes an evaluation of their interior spaces, sequences of spaces, features, and details.

Features—architectural features such as fireplace mantels, murals, cornices, decorative plaster work, hardware, built-in furniture, leaded glass windows, all can evoke the historic use and feeling of interior spaces. They contribute to the character of a building and have a significant effect on establishing a quality unique to historic properties.

**BEFORE INITIATING DESIGN OR REHABILITATION PLANS FOR A BUILDING, IT IS CRITICAL TO UNDERSTAND WHAT DEFINES THE BUILDING'S IMPORTANCE, AND WHAT IS ESSENTIAL TO SAVE. ONCE THIS IS UNDERSTOOD, TREATMENT PLANS AND NEW PROJECTS WITHIN THE HISTORIC DISTRICT CAN SUCCESSFULLY MEET THE GOALS OF THE DESIGN & DEVELOPMENT GUIDELINES**

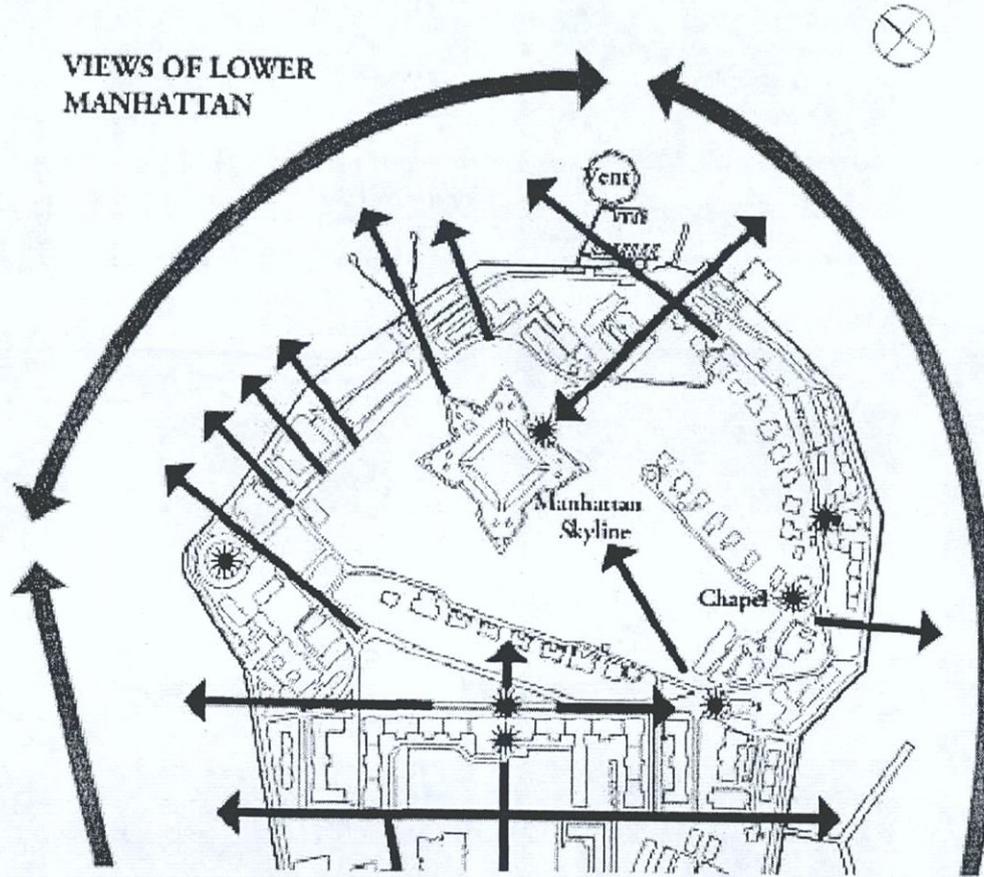
\* The SHPO will review all interiors identified as significant.

*Interior photograph of the second floor ballroom in South Battery showing an orchestra balcony and detailed woodwork.*



From left to right—Top Row:  
Pediment & copula-building #400  
Entry with pediment-building #2  
Palladian window-building #550  
Middle Row:  
Window grill-building #400  
Leaded glass window-building #408  
Entry Stair-building #12  
Decorative Porch-building #408  
Bottom Row:  
Commemorative Plaque-Nolan Park  
Decorative Fence-east seawall  
Stone masonry

VIEWS OF LOWER  
MANHATTAN



*Views and view corridors as defined in the Governors Island Land Use Study prepared by Beyer Blinder Belle Consortium, 1997*

## *the* STANDARDS

### STANDARDS for SITE DEVELOPMENT

When it was originally developed, the natural configuration of Governors Island was a feature that enhanced its use as a defensive fort, with the glacis surrounding Fort Jay (Fort Jay Park) allowing unincumbered views and control of New York Harbor. As the need for this type of defense diminished, the glacis became less important, allowing the introduction of structures around the Island's edge. The current development of the Island is a reflection of the changes of use and expansion of the Island over the past centuries. Preservation of the historically significant components of the Governors Island Historic District is an important part in retaining the character and history of the property.

1. All site development work within the Governors Island Historic District will be designed and executed in a manner that preserves the character and historically significant features of the district, including landscaping, open space, site features, vistas, streets, driveways, walks, and building siting patterns;

2. All site development work will be designed and executed to avoid known or potential archeological resources;

3. All new utility distribution systems, such as electric, and telephone and cable service, will be located below ground and, to the extent possible, new or upgraded utility service will utilize existing trenches, and avoid additional excavations;

4. Large scale communication equipment, such as satellite dishes, telephone relays, radar, antenna, and other similar equipment and installations, will be located outside of the boundaries of the Governors Island Historic District, south of Division Road;



View looking southwest across Nolan Park showing open space. Ceremonial cannons in front of Quarters #1 in foreground.

5. Existing unit masonry streets, driveways, and walks within the Governors Island Historic District, and seawall north of Division Road, will be preserved in-place, and, where necessary, repaired; and,

6. All site or building lighting within the Governors Island Historic District will be appropriately scaled lighting compatible with the area in which it is installed.

### STANDARDS for BUILDING TREATMENT

The history of development of Governors Island is illustrated through its buildings and structures. Many of those properties are historically and architecturally important as individual buildings, or as components of larger groupings of structures or landscapes, or as contributing elements to the historic district. Regardless of the reason for their significance, all of the properties should be treated in a manner that ensures their preservation and continued use.

1. All work carried out on historic buildings and structures will comply with applicable building codes and permitting requirements of the City and State of New York;

2. All work on historic buildings and structures will be undertaken in accordance with the Standards and Guidelines detailed in the *Governors Island Preservation & Design Manual*;

3. Minimum work will be undertaken on a historic building, structure, or site to meet use and code requirements;

4. All work will be designed and executed in a manner that minimizes damage to, or removal of, character defining elements or original fabric of the building, structure, or its setting; and,

5. All work will be executed in a manner that minimizes damage to historically significant landscapes or site features associated with the building or structure.

#### *STANDARDS for NEW CONSTRUCTION & ADDITIONS*

The greatest opportunity for new construction on Governors Island is south of Division Road, outside of the boundaries of the Governor's Island Historic District. However, some sites are available for development within the historic district, both for above and below ground construction. Great care must be taken when designing and executing new construction to ensure that the character and fabric of the historic district is not damaged or distorted.

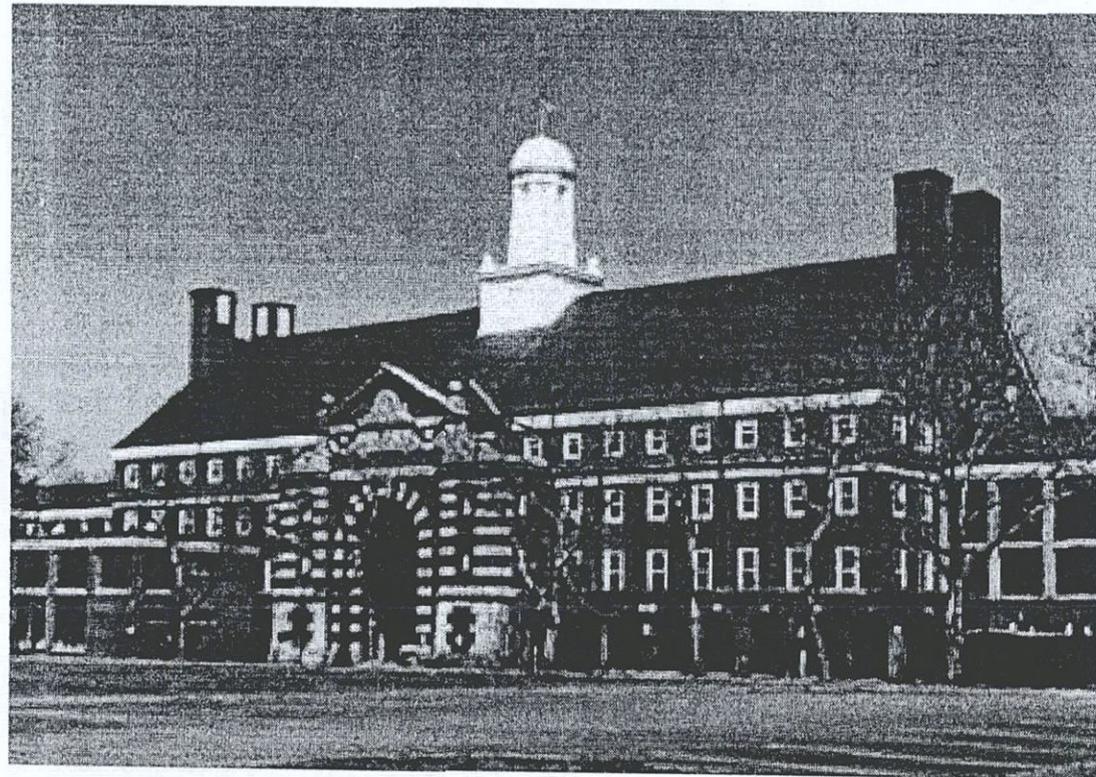
1. All new construction within the Governors Island Historic District will be designed to be compatible with, but not duplicate existing structures, and will not attempt to create "historic" buildings;

2. All new construction within the Governors Island Historic District will be designed to preserve the character and significant features of the Island, including vistas and view sheds;

3. New construction within the Governors Island Historic District will use materials consistent with their setting and environment; and,

4. New construction, including construction staging, will be undertaken in a manner that avoids damage to existing buildings, structures, landscapes, and landscape features.

*Southwest elevation of Building #400 showing an addition adjacent to the entrance that is not compatible with the character of the historic structure.*



### STANDARDS for LANDSCAPING

Landscaping has been used on Governors Island to place emphasis on the patterns created by walkways, open spaces, buildings, and recreational areas, and to enhance the quality of the living environment. Within the Governors Island Historic District it is vital to recognize and preserve landscape elements and patterns that are historically and aesthetically important in defining the character of the resource. These can be found in the use of plant and paving materials, lighting and site features, as well as the specific design and placement of those elements. All contribute to the overall quality of the historic district. Following are standards for landscaping and landscape treatment.

1. *To the extent possible, existing, significant landscape features and patterns will be preserved, such as tree lined streets, driveways, and walks, open spaces, and the glacis surrounding Fort Jay;*

2. *New landscaping will be designed and executed in a manner that preserves the character and fabric of the Governors Island Historic District, and will use similar plant materials in similar situations;*

3. *New landscaping will be designed to be unobtrusive; and,*

4. *No property enclosure fencing will be installed within the boundaries of the Governors Island Historic District.*

### STANDARDS for DEMOLITION

Historically significant buildings, structures, open spaces, landscapes, and landscape features will be retained, protected, and reused. All new development will be designed to support use of existing resources.

1. *Demolition of building and structures within the Governors Island Historic District that are not significant (Category 3 and 4) will be undertaken in a manner that avoids damage to historic or archeological resources; and,*

2. *Demolition activities on historic properties, such as removal of previous additions, or removal of non-contributing interiors, will be undertaken in a manner that avoids, to the extent possible, removal or damage to original building fabric.*



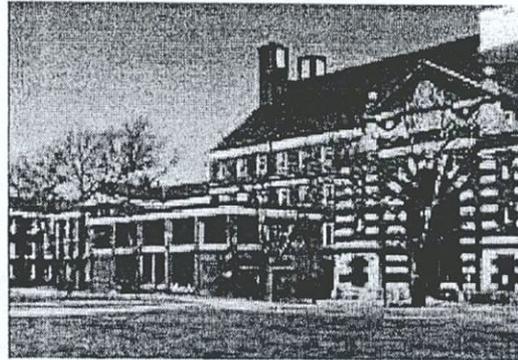
*View looking west across Nolan Park showing open space, informal landscape plantings, and views to historic houses.*



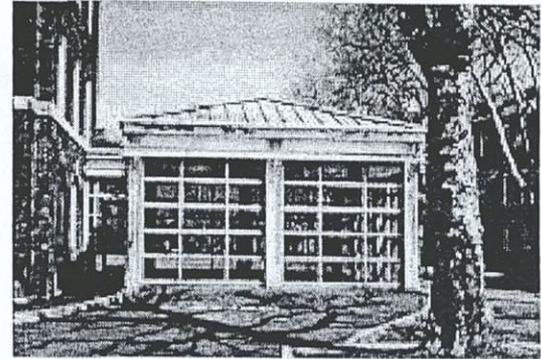
*The intersection of Clayton and Haywood Roads showing formal landscaping and pedestrian walkways.*



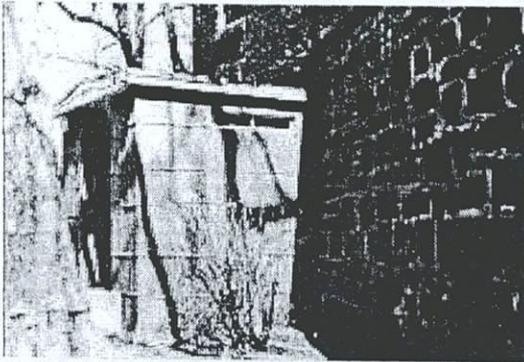
*Building #293, the Super 8 Motel, added to the site in 1986, is an intrusion into the historic district, and is of no historic significance.*



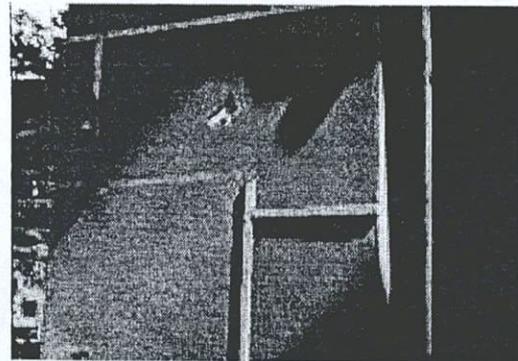
*Addition to Building #400 generally considered to be an intrusion into the historic district, and is of no historic significance.*



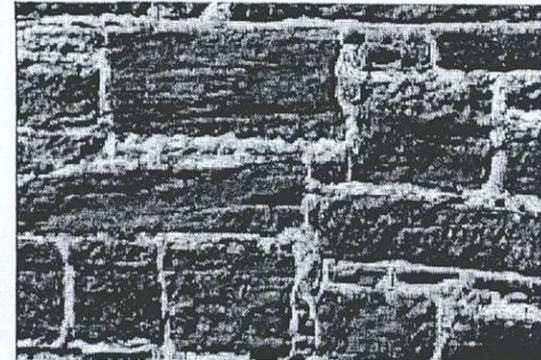
*Contemporary addition to a building in the historic district.*



*A small addition placed on a secondary facade of a brick and stone building in the historic district. The surface of the addition attempts to emulate stone, unsuccessfully. The design is inconsistent with the existing structure. This addition is an intrusion.*



*A close-up of the fake stone surface shown to the left. The base material is stucco, with applied mortar designed to suggest stone blocks. The design is inappropriate and unsuccessful. The deterioration of the materials suggests that they are not durable.*



*A photograph of the original stone wall adjacent to the unsuccessful addition shown to the left. Synthetic designs could not duplicate the textures and varying patterns naturally created by stone.*

## GUIDELINES for IMPLEMENTING THE STANDARDS

### GENERAL GUIDANCE

The Guidelines will serve as the standards for treatment of historic properties and guidelines for future development within the historic districts. The Guidelines are designed to assist continued use of the historic district, while protecting its historically and architecturally significant features.

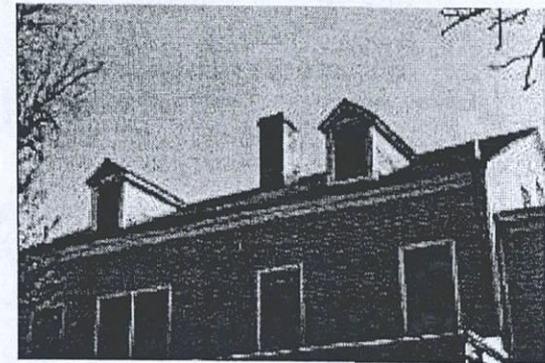
### REPAIR vs. REPLACEMENT

Because the materials, systems, and craftsmanship used in construction of the buildings within the historic district are distinctive and contribute to the significance of the district, it is important to preserve the historic fabric of the properties. In the treatment of historic resources, whether the treatment is preservation, rehabilitation, or restoration, priority should be given to repairing existing materials. If repair cannot be achieved, if it is neither feasible nor prudent, the material can be replaced "in-kind." In kind means that the replacement would be the same material, design, construction, and finish as the original. The first priority in treating a historic property should be to preserve and maintain, to the extent feasible, existing fabric.

Some elements of a building, such as wood windows, slate roofs, and wood siding, are significant character defining elements and are important to retain.

### USE of SUBSTITUTE MATERIALS

The use of substitute materials on historic properties can diminish the character of the historic district and should be avoided. Materials, such as composition shingles, aluminum and vinyl sidings, aluminum and vinyl windows, would detract from the historic integrity of the resource. This applies to both treatment of existing buildings and structures, and the design of new buildings. There are situations, however, where a substitute material may be the only prudent alternative. An example would be a cornice bracket that required replacement, but where the cost of having one reproduced in the original material would be prohibitive. In such a situation, a reproduction cast in another material, such as fiberglass, might be an acceptable alternative.



*Standard shiplap siding in the Historic District. Using aluminum or vinyl siding would be inappropriate.*

Work on properties in the historic district can fall into one of three categories, all related to the level of review required before work can proceed:

1. work not requiring a review;
2. work requiring review by the Commission staff; and,
3. work requiring review by the Commission and the SHPO.

## WORK ON BUILDINGS NOT REQUIRING REVIEW

There are a number of actions that can be undertaken on historic properties that may be exempt from the normal administrative review process.

- Interior painting and decoration on all buildings, except those interior features which have been identified as significant, providing that work does not change or damage the exterior appearance of the property.

- Modifications to or replacement of HVAC, plumbing, or electrical systems that do not require a Department of Buildings permit, provided that no changes are visible on the exterior, or that modifications are minor in nature and do not alter or detract from the historic or architectural significance of the resource.

- Replacement of failed caulking, as long as it is not used in mortar joints, or in other inappropriate locations.

All other work on the exterior of buildings and structures in the historic district will require review by the Commission, and possibly the New York State Office of Parks, Recreation and Historic Preservation at some level. For minor projects, this review may be handled by the Commission staff. For demolition of any portion of a category 1 or 2 building, a

public hearing will be necessary. For building additions, both the Commission and the New York State Office of Parks, Recreation and Historic Preservation will be involved.

The goal of the review is to ensure that work undertaken does not destroy or diminish the significant features of the individual

property, its immediate setting, or the historic district, and that new construction complement and contribute to its immediate environment and the district.



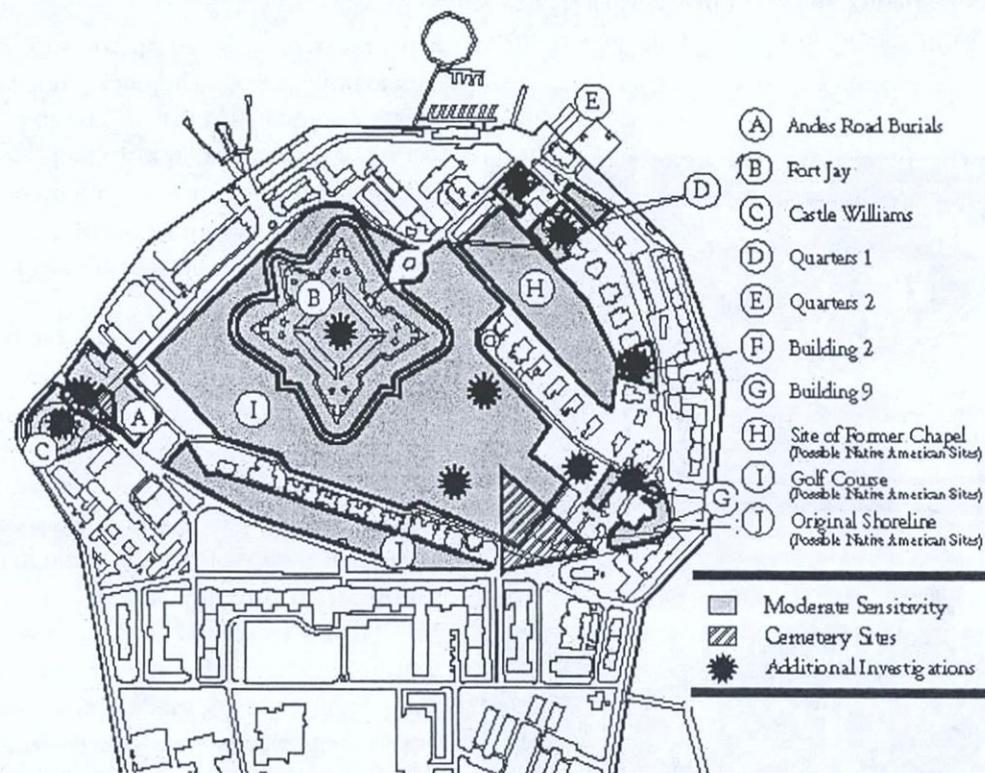
*Colonel's Row residential structures. The scale and mass of the buildings are different in each area of the Historic District.*

Because the historic district evolved over an extended period of time, with no master plan to direct development, there are a variety of issues that must be considered when planning new work. These include the overall character of the district and the character of sub-areas, such as residential groupings. New development will not be successful if only the immediate environment of the development site is considered.

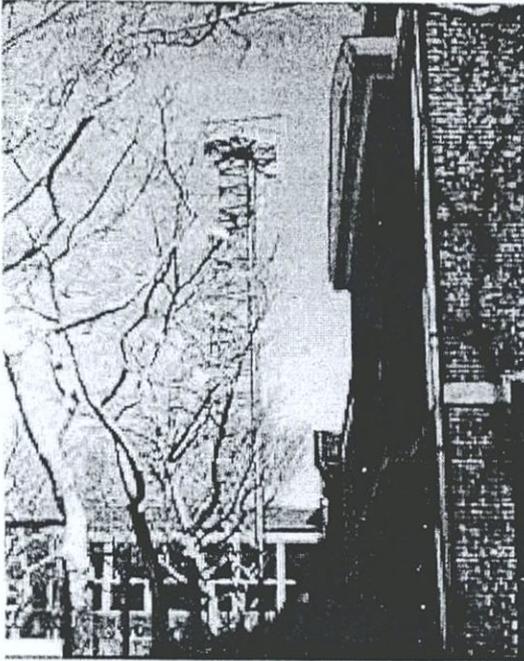
*Standard #1: All site development work within the Governors Island Historic District will be designed and executed in a manner that preserves the character and historically significant features of the district, including landscaping, open space, site features, vistas, streets, driveways, walks, and building siting patterns.*

The character of the historic district has been created out of the initial functional demands of a defensive military fort, expanding to the needs of housing to support personnel, and finally to that of a training facility for the U.S. Coast Guard. To preserve the character of the district, new development should be consistent in scale and mass with the existing conditions and buildings directly adjacent to the development, and considerate of the overall scale of the historic district. The review of

## Site Development



Plan showing identified and potential archeological sites within the Historic District (Beyer Blinder Belle Consortium)



*Existing large scale communications unit located adjacent to building #400 illustrates the type of equipment that should not be located in the Historic District. The installation of small scale equipment on buildings or on the site would be reviewed by the Commission.*

any development project will focus on its impact on the contributing elements of the district, and how the project would enhance the qualities of the resource.

Developing a project that would meet these goals can be accomplished by considering a number of issues, including:

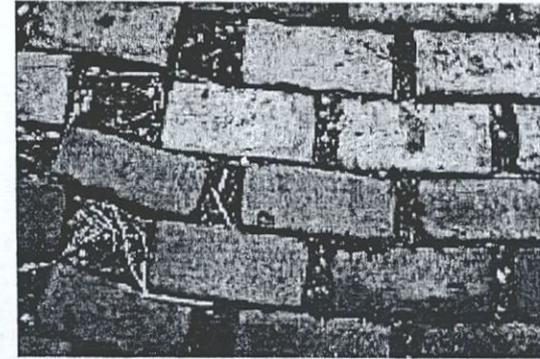
- maintaining building heights consistent with adjacent structures;

- preserving and maintaining established open spaces and parks, such as Nolan Park, Colonels' Row Green, and the open space surrounding Fort Jay;
- preserving the vistas and views to, from, and within the Historic District;
- preserving and maintaining the significant landscapes, including tree lines along streets and walkways, and using similar materials and design in new development; and,
- preserving and maintaining existing masonry streets, driveways, and walkways, and designing new development that uses similar materials in similar situations.

*Standard #2: All site development work will be designed and executed to avoid known or potential archeological resources.*

There are specific areas within the Historic District in which there is a high or moderate potential of encountering archeological resources when there is ground disturbing activities. For any project that requires digging or excavation, including the installation of utility lines, care should be taken to avoid these resources.

The alternative to avoiding archeological resources is to mitigate the impact through excavation of the site. This would be undertaken by professional archeologists in accordance with a recovery plan accepted by the



*Disrupted walkway. Repair would not require a permit.*



*Running bond walkway*

Commission and New York State Office of Parks, Recreation and Historic Preservation.

Some techniques of avoiding a site include:

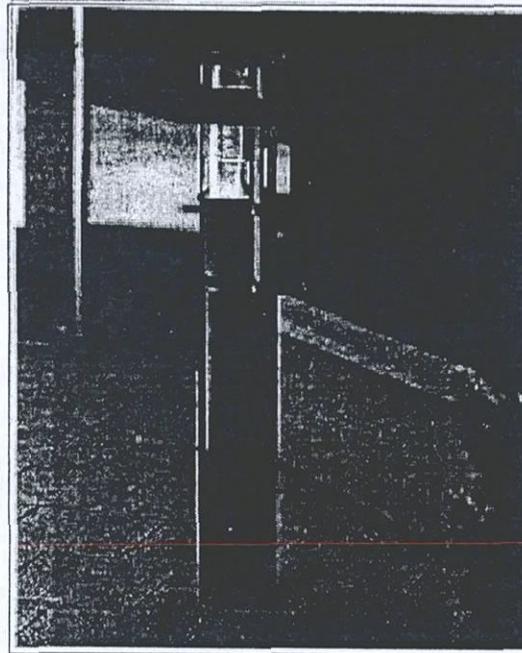
- selecting sites that are known to not contain archeological resources; and,
- designing a project in a manner that minimizes ground penetration.

If neither of these options is feasible, a testing and, if appropriate, recovery plan should be developed in consultation with the SHPO staff, and executed prior to undertaking any work.

*Standard #3: All new utility distribution systems, such as electric, and telephone and cable service, will be located below ground and, to the extent possible, new or upgraded utility service will utilize existing trenches, and avoid additional excavations.*

Electric, telephone, and cable service within the historic district is currently delivered to buildings and structures underground. This technique of delivery is to be provided for all services to existing and new development.

One of the ways of accomplishing this requirement, while avoiding excavation of archaeological sites, is to use existing utility trenches. These trenches represent already disturbed ground. If additional excavation is not required to install new utility lines, no archaeological work would be necessary. If this is not feasible, a survey and recovery plan will be required.



*Low scale site light fixture.*

*Standard #4: Large scale communication equipment, such as satellite dishes, telephone relays, radar, antenna, and other similar equipment and installations, will be located outside of the boundaries of the Governors Island Historic District, south of Division Road.*

There are numerous methods of providing communication to individual buildings or groups of structures within the historic district. Small scale equipment, such as individual satellite dishes less than 24" round, should be

located on secondary facades or roof planes. Site mounted units should be screened with landscaping.

*Standard #5: Existing unit masonry streets, driveways, and walks within the Governors Island Historic District, and seawall north of Division Road, will be preserved in-place, and, where necessary, repaired.*

Walkways, driveways, and roads within the historic district have a variety of textures. This is a result of the different materials used, and the way they are used. Generally, brick pavers were used for pedestrian walkways, across open spaces, and leading to buildings. They have been placed in a variety of patterns, from basketweave and herringbone to a running bond. Brick walks can be found throughout Nolan Park, Colonels' Row, and leading to most of the free standing residential buildings.

Stone paving has been used as driveways and parking areas associated with residential buildings within the historic district. This type of paving would have been used for all paved roads on the Island. Over the years, asphalt paving has covered or replaced many of the stone streets.

## SITE DEVELOPMENT WORK NOT REQUIRING REVIEW

General maintenance work on existing paving materials not requiring review includes:

- minor repair or replacement in-kind of individual paving units;
- cleaning paving units using non-abrasive methods and materials; and,
- resetting loose paving units in the same pattern as the original.

## SITE DEVELOPMENT WORK REQUIRING REVIEW

- major paving repairs, or replacement of multiple paving units;
- removal or redesign of paving areas;
- redesigning paving to meet handicap accessibility requirements;
- resetting paving units in different patterns from original; and,
- the addition of unit masonry paving areas.



## SITE DEVELOPMENT WORK THAT SHOULD BE AVOIDED

- removal of existing historic paving materials;
- substituting historic paving materials with modern materials; and,
- covering existing historic unit masonry paving.

*Standard #6: All site or building lighting within the Governors Island Historic District will be appropriately scaled lighting compatible with the area in which it is installed.*

All new exterior lighting within the historic district must be submitted to the SHPO for review. Currently, there is a minimal amount of site illumination within the historic district. Those historic fixtures that remain are tall, slender, incandescent units.

There are three levels of lighting within the historic district that have to be taken into consideration: street illumination; open space and park lighting; and individual property lighting.

Each has different illumination requirements, and can have different impacts on the historic district.

*View of Governors Island looking northeast, showing its relationship to Lower Manhattan.*

**STREET LIGHTING** will require a level of illumination appropriate to vehicular travel. The fixtures used should be compatible with the character of the historic district and be designed and located to avoid excessive light or glare on residential units.

**OPEN SPACE & PARK LIGHTING** should be the minimum necessary to provide a safe pedestrian environment, without causing excessive glare or intrusion into residential units. These fixtures should match the existing historic units in scale and basic form. Halogen lights should be avoided.

An illustration of the existing light standards can be found in *Knowing What to Save & What to Remove*.

**PROPERTY LIGHTING** includes site illumination, such as walkway lights and landscape lighting; building illumination, such as spot lights; and building lighting, such as porch lighting, or security fixtures. These fixtures should be small and unobtrusive, and attached in a manner that does not cause damage to or conceal significant features. Spot lights should not shine outside of the immediate property.

In the treatment of historic buildings and structures there are four generally accepted levels of action—preservation, rehabilitation, restoration, and reconstruction. Each represents a different type and degree of work on a property, from minimal change under preservation, to a completely new building under reconstruction.

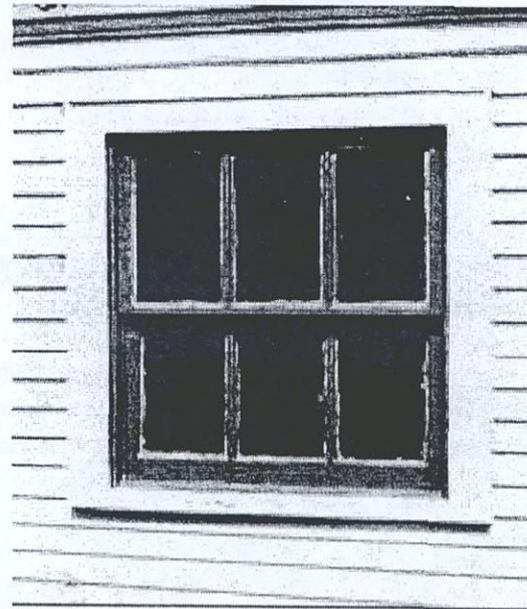
For practical purposes, however, each project will involve some of each of the treatment levels—some portion of the property will basically be left untouched (preserved); some portion will be changed significantly, such as the installation of a new kitchen or bath (rehabilitated); some will be returned to its original appearance, such as stripping and repairing a porch rail (restored); and, some may involve recreation of missing details (reconstructed.) In most cases the primary level treatment for buildings within the historic district will be either preservation or rehabilitation.

Work carried out on a building should preserve those character defining features that represent its importance, while meeting building code, life safety, and handicap accessibility requirements, and user needs. To accomplish this goal it will be important to consult with the SHPO staff at the earliest possible stage in the project planning process.

*A 3 over 3 double-hung wood window. The Historic District contains many different window patterns and types.*

**Standard #1:** *All work carried out on historic buildings and structures will comply with applicable building codes of the City and State of New York.*

All treatment of the buildings and structures on the site, new development, and new construction, must meet applicable building codes and review procedures. The appropriate application of code requirements to historic buildings should be developed in consultation with the SHPO staff.



## BUILDING TREATMENT

**Standard #2:** *All work on historic buildings and structures will be undertaken in accordance with the Standards and Guidelines detailed in the Governors Island Preservation & Design Manual.*

Assistance in meeting this standard will be provided by the staff of the SHPO and LPC. For projects involving new construction or additions, and interior work on the designated significant interiors, the New York State Office of Parks, Recreation and Historic Preservation will review the project.

**Standard #3:** *Minimum work will be undertaken on a historic building, structure, or site to meet use and code requirements.*

One of the goals of preserving contributing buildings in the historic district is to retain as much of the significant building fabric as possible. Fabric is represented by the building materials, and the method by which they were installed. There is a value to that material and craftsmanship that is important to preserve.

A way of achieving that goal is to do only what is necessary to a building to meet current needs.

An example of meeting the standard would be replacement of only those roofing materials that need replacement, rather than the whole roof. Avoid a situation where more work is done than necessary based on the assumption that the remaining roof will also fail soon, and that it would be cheaper to do all the work at once, rather than bringing the contractor back a second time. Both assumptions may be true, but preservation of the building requires preservation of as much of the original fabric as possible, for as long as possible.

Another good example would be replacement of only those windows that cannot be repaired, rather than undertaking a complete window replacement project.

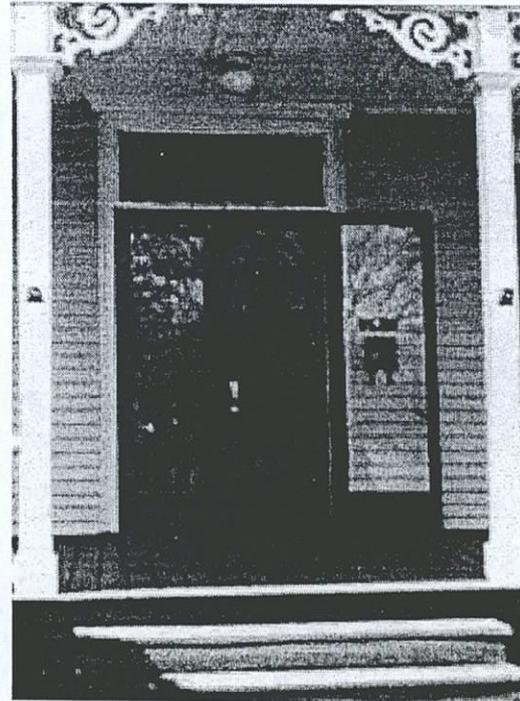
*Standard #4: All work will be designed and executed in a manner that minimizes damage to, or removal of, character defining elements or original fabric of the building, structure, or its setting.*

It is under this Standard that the basic treatment of the property would be developed, whether it is primarily preservation or rehabilitation. The overall goal is to preserve the important character defining visual features of the property, and to treat the property in a manner that extends its life and utility. Generally, the character defining features of the buildings are outlined in the *Building & Prop-*

*erty Summary Sheets* document on the historic district. They include features such as windows, doors, roofs, exterior materials, detailing, decoration, and overall building style.

THERE ARE SOME BASIC PRINCIPLES THAT SHOULD BE FOLLOWED WHEN TREATING A HISTORIC BUILDING.

- The materials, features, finishes, and construction techniques, or examples of craftsmanship that contribute to the significance of a property should be preserved.



Many of the buildings within the historic district incorporate materials and features that are representative of the original design, the style of architecture, or the function of the building. This material or feature should not be removed, destroyed, or covered.

- The priority for treatment of features and materials on a historic property is a) preservation; b) repair; c) replacement.

Preservation of the material or feature would entail keeping it in place, repainting it or recoating it, and basically maintaining it as is. If a feature is damaged or deteriorated beyond repair, replacement would be an acceptable treatment.

A replacement would involve removal of the deteriorated feature and replacing it with a feature that matches the existing in configuration, detail, material, and finish. If a wood detail is deteriorated beyond repair, an appropriate replacement would be another wood detail of the same size, configuration, material, design, and finish.

- The gentlest means possible should be used when treating the building, whether that is repair, rehabilitation, cleaning, or refinishing.

*Victorian double doors on a Nolan Park residence, with full length glass storm doors.*

## CHARACTER DEFINING ELEMENTS

Because certain architectural elements of a building can have critical importance in defining character and significance, it is necessary to pay very close attention to their treatment. These include windows and window openings, masonry, and roofs.

## WINDOWS

Window and door openings, their surrounds, and their configuration, are some of the most important elements in defining the architecture of a building. In addition, the maintenance of historic windows and window fabric, is critical in maintaining the historic and architectural integrity of the property. Fortunately, it is also easy to accomplish.

Some work on windows in the historic district can be accomplished without seeking review. This, to a great extent, involves normal maintenance of the units.

## WINDOW TREATMENT NOT REQUIRING REVIEW

Examples of work that can be carried out without seeking review include:

- repainting the window the same color using appropriate materials, including necessary sanding, scraping, and filing;

- replacement of broken glass;
- rebuilding broken components;
- caulking;
- repair or replacement of window hardware;
- the installation of interior storm windows or security screens.

## WINDOW TREATMENT REQUIRING REVIEW

Examples of work that would require review:

- repainting windows a different color;
- the installation of exterior storm windows;
- installing exterior shutters;
- installing awnings;
- installing exterior security grills;
- replacement of existing windows; and,
- blocking-up of existing windows.

The configuration of windows in the historic district varies widely, from simple one over one double-hung, to 16 over 16, with quite a few buildings having more than one pattern. To a great extent, the window pane configuration is a reflection of the individual building style and the period in which it was constructed. For this reason, it is important to maintain those patterns if window replacement is necessary.

## WINDOW WORK THAT SHOULD BE AVOIDED

There are some actions that would severely damage a window and should be avoided when treating historic windows.

Examples of these include:

- abrasively cleaning window sash or frames that causes changes to the window fabric;
- unnecessary replacement of historic windows in a building;
- cladding windows or window frames in aluminum, vinyl, or other material;
- unnecessary reglazing windows with tinted or colored glass; or,
- painting out windows.

## DOORS

Along with windows, exterior doors and doorways can be very distinctive evidence of the style, character, and significance of a building. Within the historic district there is a great variety of door styles, ranging from the fortress entrance on Castle Williams and Gothic Revival on St. Cornelius Church to Victorian and Classical Revival styles on later buildings. Each has a character directly related to its building and period of construction, which should be respected.

As with windows, there are some treatment of doors that can be accomplished without seeking a review.

#### DOOR TREATMENT NOT REQUIRING REVIEW

Examples of work that can be carried out without seeking review include:

- repainting or refinishing the door and door frame the same color using appropriate materials, including necessary sanding, scraping, and filing;
- repair of the door and frame;
- repair of door hardware;
- installation of weatherstripping;
- replacement of glazing compound;
- replacement of broken glass;

#### DOOR TREATMENT REQUIRING REVIEW

Examples of work that would require review include:

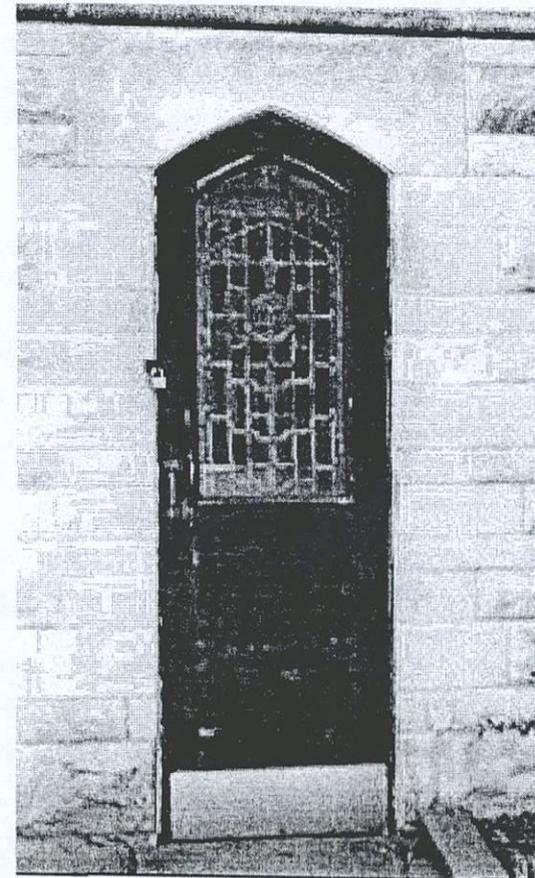
- repainting doors or door frames a different color;
- installation of exterior storm doors;
- installation of exterior shutters;
- installation of awnings;
- installation of exterior security grills;
- replacement of doors or door frames;

- installation of new lights in the door; or,
- blocking-up of existing lites in the door.

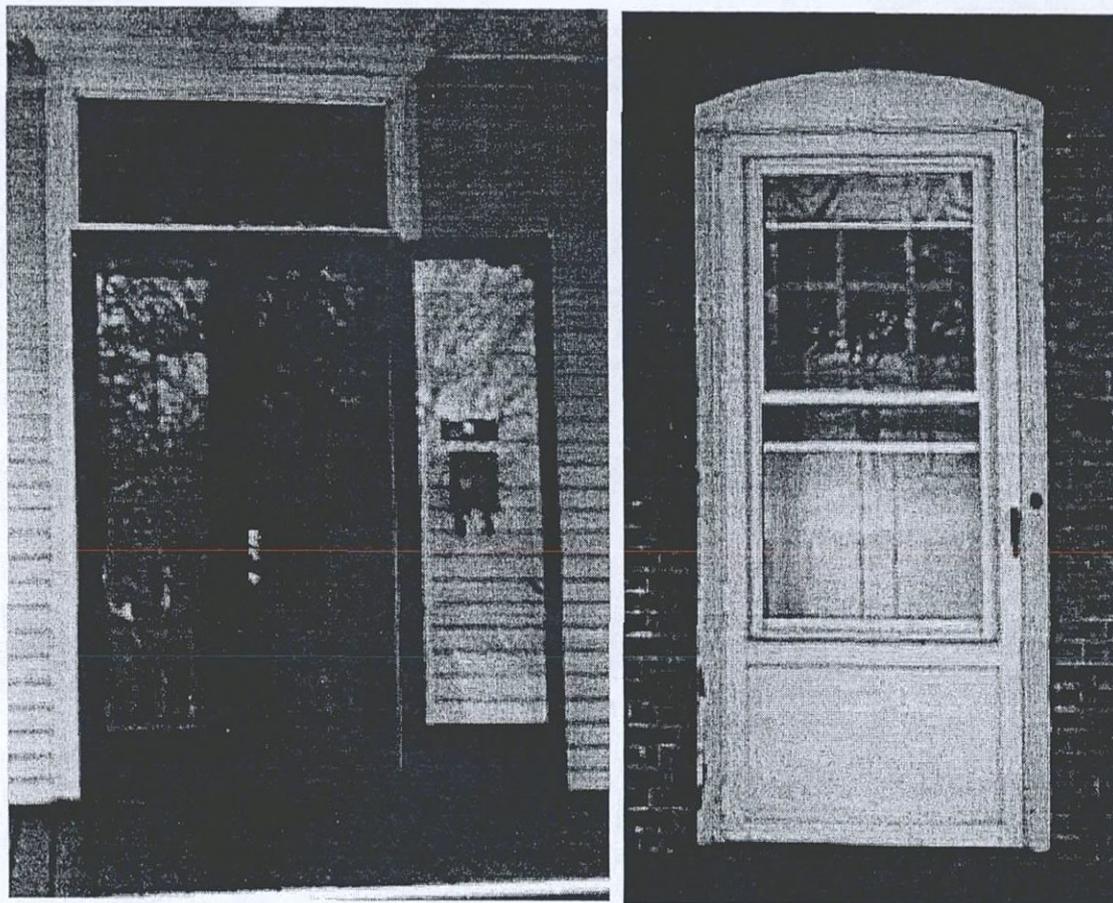
#### DOOR TREATMENT THAT SHOULD BE AVOIDED

There are some actions that would so severely damage a door assembly that they should be avoided when treating historic doors. Examples of these include:

- abrasively cleaning doors, door frames, or surrounds;
- cladding door frames in aluminum, vinyl, or other material;
- reglazing door lites with tinted or colored glass, or painting out door lites;
- the installation of storm, screen, or security doors that obscure the design of the historic door; or,
- changing the configuration of the door, frame, or surround.



*Gothic Revival, leaded glass door.*



*Two illustrations of storm doors on Governors Island. The installation on the left uses a full height glass storm door that does not obscure the design and detail of the historic door. The installation on the right uses a partial height door that obscures the historic fabric.*

a special concern about

## CLEANING

Because of the nature of materials used in construction on Governors Island, and its location, a majority of the buildings and structures may require some level of cleaning. How this is undertaken is critical to preservation of the fabric and character of the properties and the Historic District.

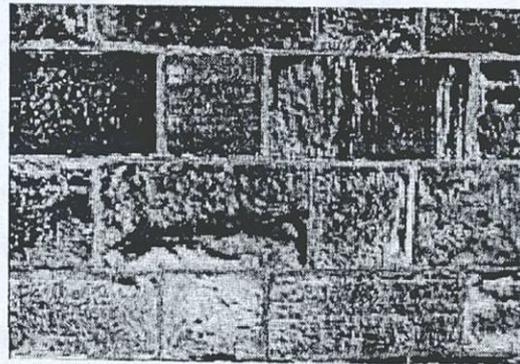
Abrasive cleaning, whether it is done with chemicals, sandblasting, walnut shells, corn cobs, high-pressure water, or any other method, should not be used on any properties in the Historic District.

Cleaning should be undertaken using the gentlest means possible.

Although it is feasible to clean a building without damaging its fabric, the materials, equipment and techniques commonly used normally do great harm. While abrasive cleaning of a material, such as masonry, will cause a visual change to the property, a more significant effect is how it changes the physical characteristics of the material, shortening its usable life and contributing to higher maintenance costs, and eventual destruction of the building. Once the protective exterior surface of the masonry units removed, the material will absorb moisture from the outside—rain, snow, high humidity.

This, in turn, will cause further damage as the material goes through the winter. There is no way of correcting this type of damage. Eventually, the masonry unit will require replacement.

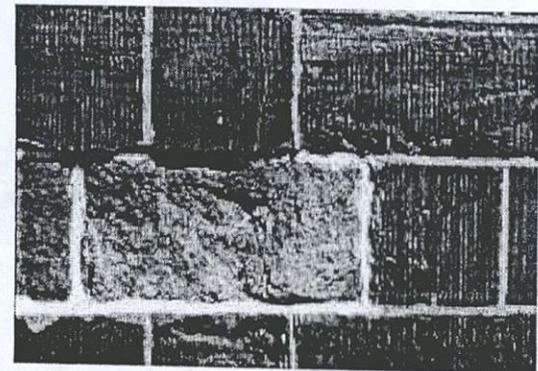
The same type of damage can be caused when using abrasive cleaning on wood surfaces. The process would remove the outer protective surface of the wood, changing its visual character, texture, and making it more vulnerable to moisture.



*Typical of damage resulting from the surface of the masonry being abraded. The protective surface is removed, subjecting the unit to moisture penetration, which causes further deterioration.*

For a majority of situations, a simple cleaning using a biodegradable soap, soft bristle brushes, and low pressure water (under 250psi) will clean normal dirt and grime off of a building. For more difficult cleaning problems, such as graffiti, water pressure up to 700psi may be allowed, and a number of manufactures have solvents that are effective but will not damage the building fabric. In all cases, test panels should be used to assess the effectiveness of the cleaning system and its affect on the property before proceeding.

This is a critical issue in preserving and maintaining the historic buildings. If inappropriate cleaning techniques are used on a building, the damage is permanent. It cannot be reversed, and the cost of maintaining the building will increase significantly over time.



*repair & maintenance of*

# MASONRY

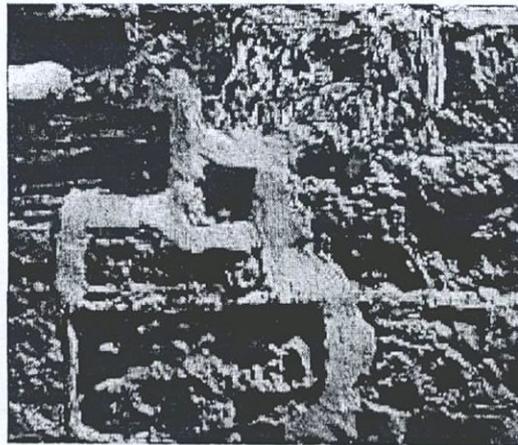
The most critical issue surrounding the maintenance of masonry within the historic district is proper tuckpointing. The methods used in removing old deteriorated mortar between brick and stone, and the formula for replacement mortar, will either extend the life of the building, or create significant, ongoing maintenance problems.

The reason for this is that, on the oldest buildings, the mortar was designed to allow moisture vapors originating inside the building to migrate out through the mortar. To allow this to happen, the mortar was designed to be softer than the masonry units, either stone or brick. When a replacement mortar is used that is stronger and more dense than the masonry unit, the moisture migrates through the unit and causes damages as the building goes through freeze/thaw cycles.

In the best situation, tuckpointing would involve the removal of deteriorated mortar using hand tools, and replacing the mortar with new material that matches the historic in strength, composition, joint configuration, and color.

If, however, the current mortar is too hard to remove with hand tools without damaging the masonry units, power tools can be

used if applied with care, caution, and the correct procedure. If power tools are necessary, a 4" round x 1/8" thick, high speed blade should be used, making one cut in the center of the joint to the tuckpointing depth. The edges of the mortar can then be knocked off into the open cut joint. Care must be taken to ensure that the saw cuts are even, level, and that they do not touch any of the masonry edges or surfaces. It is important that the cutting tool not be used against the brick or stone itself. Doing this artificially evens the edges of a naturally uneven masonry unit, changing its character.



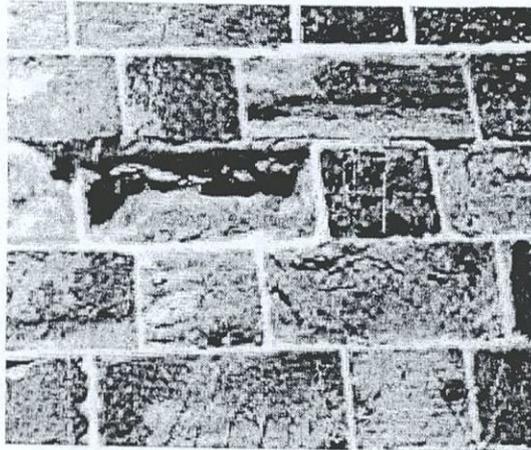
Actions that should be avoided when working on masonry surfaces include:

- tuckpointing brick or stone with mortar that does not match the historic mortar;
- taping brick in the tuckpointing process;
- using caulking in brick or stone mortar joints;
- coating masonry with a waterproofing material. Even though this material appears to be transparent, and may allow vapors to pass through the mortar, its application on undamaged masonry is unnecessary, and can cause long-term problems.
- painting previously unpainted brick or stone; and,
- removing paint and leaving exposed previously painted brick or stone.

*Extreme example of the use of inappropriate masonry mortar (excessive Portland cement, insufficient lime, and improper joints) in a stone wall, showing deteriorated stone surface caused by entrapped moisture. Appropriate mortar would match the original in composition, texture, color, and joint configuration.*

## MASONRY

In many cases, the most distinctive building material used on a structure will be masonry. It provides color, texture, definition, and style to a building, while serving as a primary structural component. Within the historic district stone of various types have been used for foundation and wall construction, as well as for decoration. Red brick has been used extensively as the primary building material on residential structures, administrative buildings, and support facilities. Both



*Illustration of deteriorated stone typical of the effect trapped moisture will have on masonry surfaces. This could be caused by the use of improper mortar in tuckpointing and/or abrasive cleaning of the masonry.*

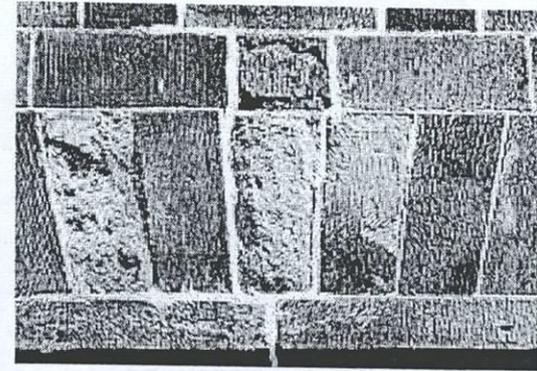
stone and brick have been employed in the construction of streets, driveways, and walks. Historically, masonry was used for both its physical and visual strength. It can be both the most durable building material, and the most vulnerable to irreparable damage.

The most damaging element to masonry is water—water leaking down from roofs, water trapped behind the masonry, and water forced onto the material. Preventing this damage is relatively easy. Taking steps to ensure that the roof and flashing systems are properly maintained, that water vapor inside the building has a means of escaping, and never power washing a masonry surface, will eliminate a vast majority of the problems.

### MASONRY WORK NOT REQUIRING REVIEW

Maintenance work that generally does not require review includes:

- repainting currently painted masonry the same color;
- spot cleaning masonry to remove graffiti using proprietary cleaning agents specifically designed and formulated for that purpose; and,
- spot repair of mortar or masonry units.



*Example of inappropriate mortar used on a stone wall showing the loss of surface material due to entrapped moisture, and the visual impact of poor masonry work. Such work can significantly increase maintenance costs.*

### MASONRY WORK REQUIRING REVIEW

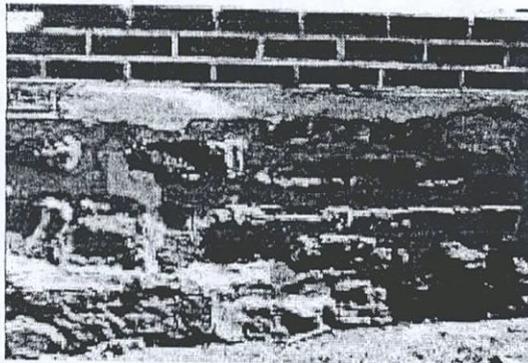
Examples of masonry work that would require review include any action that has the potential of damaging or changing the visual or physical characteristics of the material.

- painting currently painted masonry surfaces a different color;
- removing paint from exterior surfaces;
- cleaning exterior surfaces;
- repairing cracked joints or damaged masonry;
- repointing, tuckpointing, or otherwise changing or replacing existing mortar; and,
- application of anti-graffiti coatings.

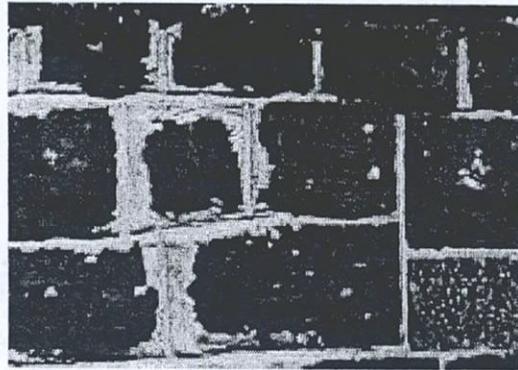
## MASONRY WORK THAT SHOULD BE AVOIDED

Because of the potential for permanent damage to masonry surfaces, there are actions that should not be undertaken. They include:

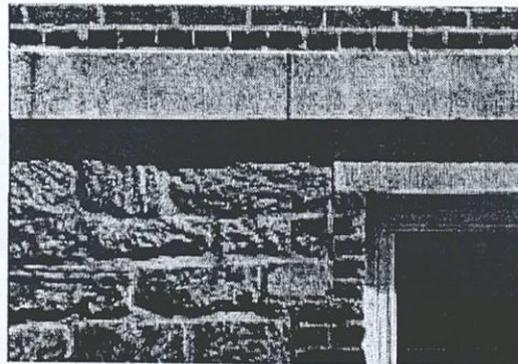
- abrasively cleaning masonry surfaces;
- tuckpointing mortar joints with mortar not closely matching the existing;
- use of caulking in mortar joints;
- application of waterproofing or preservative coatings on masonry surfaces;
- painting of previously unpainted masonry surfaces;
- resurfacing masonry; or,
- covering masonry with aluminum, vinyl, wood, or other materials.



*Inappropriate use of high strength mortar on a historic stone and brick wall. This technique of using the mortar has obscured the unit masonry. The type of mortar used will entrap moisture behind the masonry surface, causing damage.*

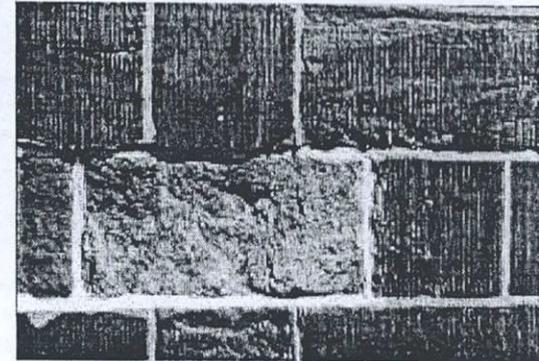


*There is no one mortar joint style used throughout the Historic District. In this case the stones are joined with a "butter joint". This is a thin layer of mortar placed on the stone like spreading butter. It is a very distinctive style of joint. Repairs to the joints have ignored the style and spread the mortar on the surface of the stone, changing its appearance and potentially damaging the material. New mortar joints should match the historic in style, color, texture, composition and appearance.*

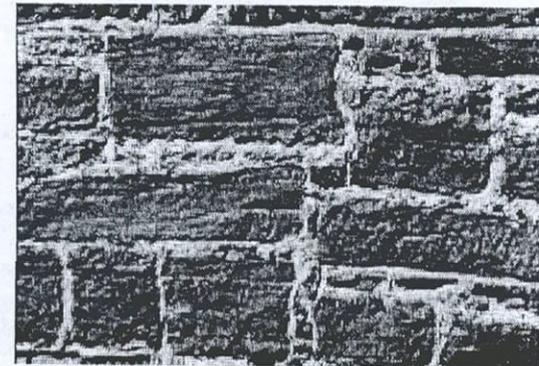


*Appropriate use of mortar on a historic stone and brick wall. This technique of using the mortar has preserved the unit masonry. The type of mortar used will allow moisture behind the masonry surface to escape, preventing damage.*

*Below is an illustration of how tuckpointing with an inappropriately strong mortar can entrap moisture and result in the surface material falling off.*



*Throughout the Historic District there are examples of rubble, ashlar, and dressed stone walls, all with their unique type of mortar joint. The rubble stone wall below has small pieces of stone set within the mortar bed joining the larger stones.*



### *WOOD SIDING, TRIM & DECORATIVE BUILDING FEATURES*

A number of individual buildings and groupings of structures within the historic district are covered with wood siding. In addition, almost all of the buildings have some level of exterior wood trim. Wood, similar to masonry, is vulnerable to damage caused by moisture and water infiltration. Wood siding is not as durable as masonry but, when properly maintained, will last the life of the structure, as will both decorative and functional trim pieces.

#### *WOOD WORK NOT REQUIRING REVIEW*

Basic, uniform maintenance of wood siding and trim generally does not require review, and will ensure continued protection of the material. Such work on exterior wood may include:

- repainting wood the same color using appropriate materials, including necessary sanding, scraping, and filing;
- minor repair or replacement of damaged siding, wood trim or decorative piece; and,
- washing wood using soft bristle brushes, a biodegradable soap or Tri Sodium Phosphate (TSP), and low-pressure water (<200psi.) (Care should be taken to ensure

that water is not forced under wood siding by spraying up, but should always be washed from the top down, spraying water either directly at the siding, or down from above.)

#### *WOOD WORK REQUIRING REVIEW*

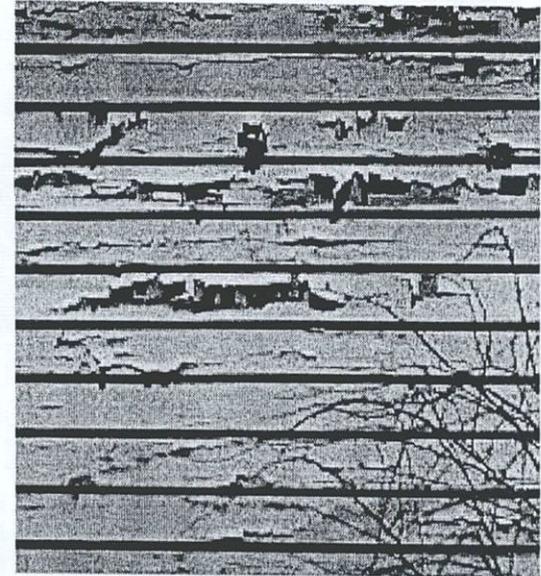
Work on exterior wood on a building that does require review includes:

- repainting wood a different color;
- chemical cleaning;
- more than minor repairs to broken siding, trim, or decorative features; and,
- replacement of siding, trim, or decorative features.

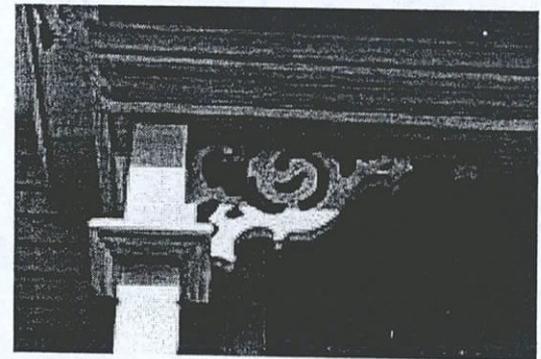
#### *WOOD WORK THAT SHOULD BE AVOIDED*

Because of the potential for permanent damage to wood surfaces, there are actions that should not be undertaken. They include:

- abrasively cleaning wood surfaces;
- use of power tools in removing excessive paint;
- covering wood with aluminum, vinyl, or other materials.



*Painted wood shiplap siding typical of frame buildings in the Historic District. Deteriorated paint is easily replaced. Deterioration is typically caused by excessive moisture generated inside the building.*



*Decorative wood trim on a Nolan Park house reflecting the Victorian architectural style of the building.*

## ROOFS & ROOFING

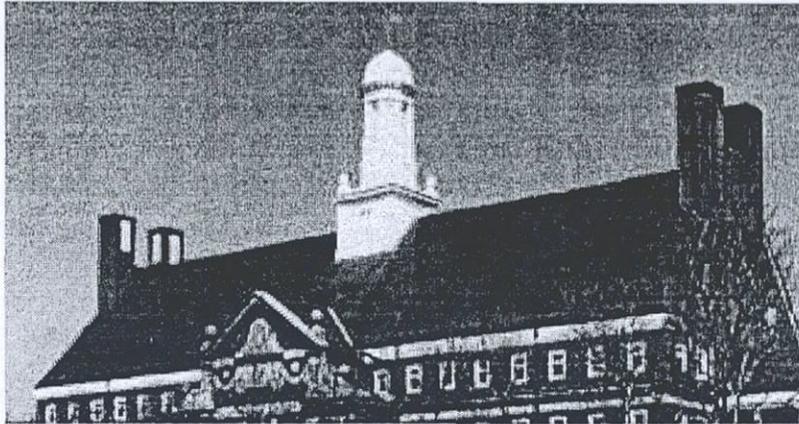
When viewing a building from a distance, the most distinctive feature is often its roof. It can reflect the style of the building and its architectural lineage, as well as providing scale and texture to the visual landscape. All of these are important to take into consideration when undertaking any work. A majority of the roofs within the Historic District are covered with either slate or composition shingles, generally with copper flashing and metalwork.

For the purposes of review, components of the roof includes the roof material (slate, shingle, metal), the roof flashing (copper, galvanized metal, aluminum), gutters and rain water leaders [RWL] (copper, aluminum), and fasteners (copper, iron, galvanized metal, aluminum).

### ROOF WORK NOT REQUIRING REVIEW

Routine maintenance of a roof will generally not require review. Examples of such work would include:

- routine cleaning of the roof surfaces, gutters, and rain water leaders;
- repainting of previously painted metal work the same color, using appropriate materials and methods; and,
- minor repair of roof shingles, flashing, gutters, and rain water leaders.



*Slate or composition roofs offer a strong monolithic form when viewed from a distance. Close up slate reveals a texture and color variation not available in composition shingles, adding to the character of the building. Existing slate roofs should be retained and, if necessary, repaired. New roofs should be executed in either the same material as the historic, or in a sympathetic material.*

### ROOF WORK REQUIRING REVIEW

Work that goes beyond routine maintenance will require review. Examples of that work include:

- major roof repairs or replacement;
- major repair or replacement of flashing, gutters, or RWL;
- repainting previously painted metal work a different color;
- painting previously unpainted roof surfaces;
- changing roofing materials, such as composition shingles to a metal roof;
- changing the form of the roof, such as converting a flat roof into a sloped roof; and,
- the addition of skylights or roof windows.

### ROOF WORK THAT SHOULD BE AVOIDED

There are actions that could so damage the architectural integrity of a property or the district that they should not be undertaken. Examples of these include:

- replacement of slate roof shingles with composition shingles, synthetic slate, metal, concrete tile, or any other material other than slate that matches the existing material;
- replacement of copper flashing, gutters, RWL, hardware, or other metal work with aluminum, vinyl, stainless steel, or any other material that does not match the existing copper;
- the use of incompatible materials in conjunction with slate or copper, including fasteners;
- painting previously unpainted copper; and,
- the use of abrasive or acid cleaners on roof materials.

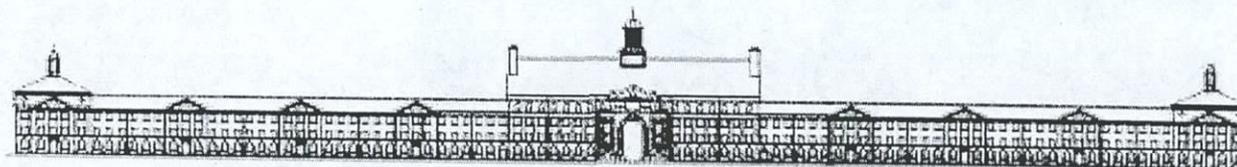
*Standard #5: All work will be executed in a manner that minimizes damage to historically significant landscapes or site features associated with the building or structure.*

The primary concern under this standard is that construction activities, even if they are limited to non significant interiors, and do not require review, can result in damage to surrounding property. The movement of construction equipment, personnel, and staging of materials has a high potential for causing damage. Protective measures should be taken to avoid such occurrences. These actions can include:

- locating materials and construction staging areas on sites that do not contain significant landscaping;
- establishing dedicated routes for personnel and machine access to the construction site;
- providing protective coverings for walkways;
- providing protective coverings for plants and landscaping; and,
- ensuring that steps are taken to repair any damaged landscaping after work is completed.



*Fort Jay Glacis*



All new construction within the historic district must be submitted to the State Historic Preservation Officer for review.

*Standard #1: All new construction within the Governors Island Historic District will be designed to be compatible with, but not duplicate existing structures, and will not attempt to create "historic" buildings.*

The Governors Island Historic District is a product of over one hundred years of development. Architectural styles within the district represent each of the periods of its growth, from early fortifications to Colonial Revival. Together, as a historic district, the assembly of these styles illustrates the grow and change of the resource. To preserve the history of the district, and to continue the reflection of development and growth, new construction should represent current architectural styles, while being compatible with the historic buildings and setting. Imaginative and contemporary design within the historic district is encouraged.

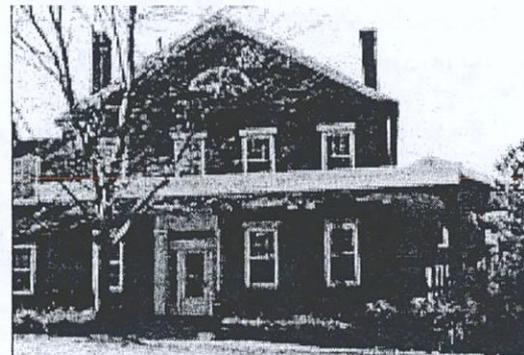
This can be accomplished by maintaining the scale and basic form of the surrounding buildings, while executing the design in contemporary style and detail.

## NEW CONSTRUCTION & ADDITIONS

The primary identifying elements of a building are its scale, massing and form, followed by the rhythm and detail of its components, such as columns and window openings. To be compatible with historic buildings within the historic district, new construction must focus on being sensitive to these primary elements. Detailing can vary considerably, but the scale, massing and form can be critical to providing an aesthetically pleasing addition to the historic district.

Examples of ways in which new construction can be compatible with their surroundings include:

- the new construction maintaining the same setback from the front property line as adjacent buildings;
- the height of new construction being within one-half story of the immediately adjacent buildings, e.g., no more than or less than one-half story higher or lower than adjacent buildings;



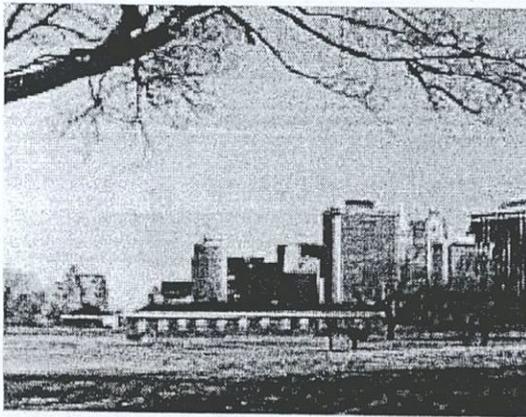
*Porch addition that includes decorative iron columns that are out of character with the original architecture and building style.*

- the perceived scale of new construction being similar to its adjacent buildings; and,
- the basic roof form of new construction being consistent with adjacent buildings, e.g., gable roofs adjacent to gable roofs, hip roofs adjacent to hip roofs, and so forth.

*Standard #2: All new construction within the Governors Island Historic District will be designed to preserve the character and significant features of the Island, including vistas and view sheds.*

The value of Governors Island as a strategic fortification was its unobstructed views across Buttermilk Channel and New York Harbor, allowing the sighting of and ships attempting to enter the harbor. Over years of development and changes in use, those views have been changed and restricted. However, significant views and vistas remain to and from the historic district. New construction should not diminish those views further.

Ways of preventing further diminution of the views and vistas include:

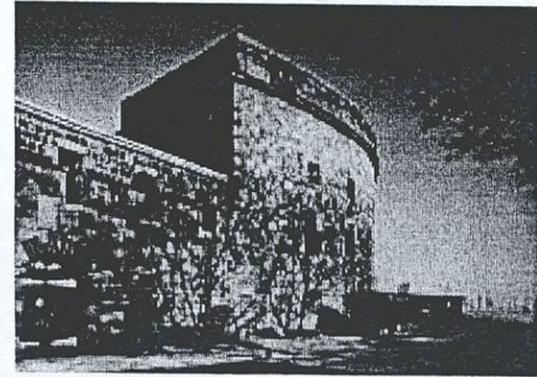


*View across Ft. Jay toward Lower Manhattan illustrating important vistas that should be preserved.*

- placing new construction on sites that will not restrict views to or from the Historic District;
- designing new construction in a manner that preserves existing views and vistas within the historic district. This can be accomplished by maintaining existing side yard spacing between buildings; and by avoiding construction on sensitive sites; and,
- avoiding the installation of landscaping in view corridors.

*Standard #3: New construction within the Governors Island Historic District will use materials consistent with their setting and environment.*

The building materials used in the historic district reflect the use of the structure, its period of construction, and its architectural status. Heavy stone was used on the Island for fortifications, more for its strength than appearance. Red brick was used for major administration and residential structures, and wood frame was used for secondary residential buildings. Materials, to a great extent, reflects the hierarchy of buildings in the Historic District. The design of new construction should maintain that pattern of use, and reflect the immediate environment in which it is being placed.



*The heavy stone of Castle Williams is a good material to reflect its initial use as a fortification, and later as a jail.*

Ways in which this can be accomplished include:

- new building materials being consistent with immediately adjacent buildings, e.g., brick next to brick, wood next to wood. However, the use of contrasting materials and details can enhance the architectural diversity of the district. Accordingly, each new construction design will be reviewed on its architectural value and impact on its setting and the Historic District; and,
- the hierarchical use of materials, i.e., stone foundations and detailing, red brick and wood siding for primary building materials and details. As with the use of materials similar to those on adjacent structures, the use of different materials in different situations can add design interest and diversity. Because of this, the use of materials in new design will be reviewed on the architectural merit of the proposal, and its impact on the historic district.

*Standard #4: New construction, including construction staging, will be undertaken in a manner that avoids damage to existing buildings, structures, landscapes, and landscape features.*



*Brick used in construction of the residential units along Colonels' Row illustrates the status of the residents and the importance of the buildings through the use of more expensive materials.*

Wherever new construction is undertaken in the historic district steps should be taken to avoid collateral damage. These steps can include:

- construction staging areas and materials storage being placed on sites previously disturbed, or paved;
- construction equipment access only across existing paved roadways sufficiently strong to withstand the weight of the equipment; and,

- the use of only temporary security fencing to enclose construction materials, not involving ground disturbing activities.
- the use of only temporary security fencing to enclose construction materials, not involving ground disturbing activities.

*Photograph of a wood-sided Nolan Park residence, illustrating the way materials have been used in the historic district to distinguish rank, style, and use.*



# LANDSCAPING

Although the Governors Island Historic District was not designed with a unified landscape concept or plan, simple patterns have been developed over the years. These vary from tree-lined streets and walkways to park settings. Each is important within its defined physical environment, and as a contributing part of the historic district. Those patterns should be preserved and maintained, and used as a guide for new development. Landscaping on the Island takes two forms. One is the plantings themselves, which can be measured quantitatively. The other is the environment created by all elements of the landscape—plantings, colors, textures, views, enclosures, and visual pathways. The measure of these is qualitative. The loss of either one would have a negative impact on the historic district.

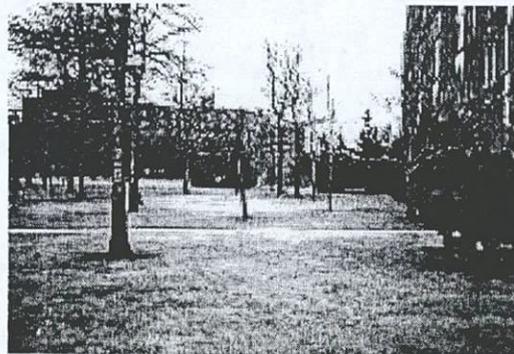
The review of landscaping work within the historic district will be undertaken by the New York State Office of Parks, Recreation and Historic Preservation.

For landscape projects not associated with projects requiring the Commission review, application can be made directly to the State office. Copies of correspondence should be provided to the Commission to prevent administrative concerns.

## LANDSCAPE WORK NOT REQUIRING REVIEW

There is some work that can be undertaken on the landscaping that will not require review. Examples of these include:

- normal, routine maintenance of plantings and site features, including pruning;



- replacement of diseased or damaged plantings in-kind;
- the installation of appropriate species of plantings to reestablish historic patterns; and,
- the installation of drip irrigation systems that do not involve ground disturbing activities.

## LANDSCAPING WORK REQUIRING REVIEW

Additional landscape work will require review. Examples of these include:

- new landscaping, including regrading, proposed as part of a site development project;
- redesign of existing landscape patterns and materials;
- removal of existing landscaping; and,
- the installation of irrigation systems that require ground disturbance.

*Standard #1: To the extent possible, existing, significant landscape features and patterns will be preserved, such as tree-lined streets, driveways, and walks, open spaces, and the glacis surrounding Fort Jay.*

To meet this standard, a number of steps should be considered, including:

- maintenance of existing mature landscaping;

*A building courtyard illustrating unique exterior rooms and landscaping found in the Historic District.*

- the installation of new plantings to reestablish the historic patterns;
- the installation of plantings in similar patterns as part of any new development; and,
- no new landscaping should be placed in open spaces, such as the Glacis around Fort Jay.

*Standard #2: New landscaping will be designed and executed in a manner that preserves the character and fabric of the Governors Island Historic District, and will use similar plant materials in similar situations.*

Whenever replacement plantings are required, or new landscaping as part of new development, the species of plants used should

be appropriate to the site, and consistent with existing landscaping. Plant materials not native to the region, or that are not present in the Historic District, should not be introduced.

*Standard #3: New landscaping will be designed to be unobtrusive.*

The goal of this standard is to maintain landscaping in the historic district at a scale that preserves the openness of the site. Accordingly, new landscaping should blend in with the scale, texture, and color of the existing. Landscaping should not be used as visual shields.

*Leeward promenade illustrating public access to the wateredge established by landscaping and pedestrian walkways.*



Hedges that are planted should not exceed four feet in height, and trees that are planted as edges should be spaced to allow, at minimum, filtered views. The exception to this guidance would be where plantings were placed to screen utilities or other objects, such as air conditioning units or trash containers.

Berms or other contouring of the land should be limited, designed to avoid visual impacts, and not block views and vistas.

*Standard #4: No property enclosure fencing will be installed within the boundaries of the Governors Island Historic District.*

There are locations within the historic district where decorative fencing has been installed as part of either landscape features, or as part of historic building development.

These decorative fences are part of the historic evolution of the site, and should be maintained.

New fencing should be limited within the historic district. The goal of this standard is to avoid the use of chain link, wood, plastic, or other types of fences that form physical or visual barriers, as well as masonry, or other types of walls that serve as fences.

Types of fencing that can be used include electronic fences designed to restrict pets, and boundary fencing, such as edging that defines a planting bed can be installed as part of a landscaping plan.

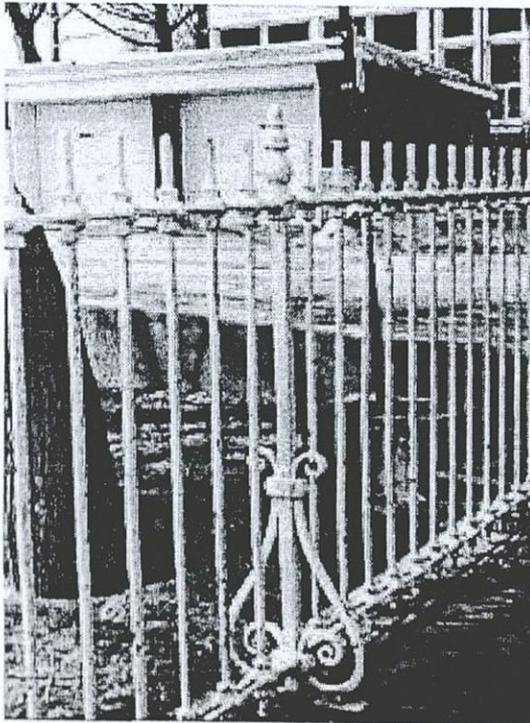
## DEMOLITION

Those buildings within the historic district that have been identified as either category 3 or 4 are neither individually significant, nor do they contribute to the significance of the district. Accordingly, they can be removed without damage to the historic or architectural integrity of the district. However, in any demolition project; there is significant potential for collateral damage to buildings, landscapes, and archeological sites. To prevent such damage, all proposed demolitions must be submitted to the SHPO for review.

In addition, proposed demolition of contributing buildings and structures (category 1 or 2), landscapes, landscape features, or site elements, must be submitted for review by the SHPO.

In some instances, when a building is removed, its site may not be suitable for new construction because of the interest to preserve or recapture important views and vistas. This can be determined in consultation with the SHPO staff.

*A decorative iron fence located along a pedestrian walkway at the east side of the Historic District.*



*Standard #1: Demolition of buildings and structures within the Governors Island Historic District that are not significant (category 3 and 4) will be undertaken in a manner that avoids damage to historic or archeological resources.*

Before work is initiated, a demolition plan should be developed that addresses the following:

- access to and egress from the site by demolition and debris removal equipment;
- protection of adjacent buildings and site features, including landscaping;
- removal of demolition materials; and,
- site clean-up and restoration.

*Standard #2: Demolition activities on historic properties, such as removal of previous additions, or removal of noncontributing interiors, will be undertaken in a manner that avoids, to the extent possible, removal of or damage to original building fabric.*

Care must be taken to avoid damage to remaining building or site elements. The steps that should be taken include:

- development of a demolition plan that addresses disconnecting building elements;
- protection of exposed building features from natural elements and vandalism;
- removal of demolition materials from the site; and,
- clean-up of the site.

## **LIFE SAFETY** **BUILDING CODE COMPLIANCE** **& HANDICAP ACCESSIBILITY**

### LIFE SAFETY

From the 19th to the 20th century, building and fire safety codes in the United States shifted emphasis from protection of property to protection of life. This transition left many historic buildings lacking in provisions for proper egress and fire protection. As fire protection laws became more stringent, historic properties fell further from compliance. Attempts to retrofit buildings to meet contemporary codes often resulted in destruction of the physical characteristics that made the property significant.

To avoid such problems, each of the governing organizations responsible for fire and building code development adopted provisions that allowed deviation from the letter of the code if strict compliance would result in destruction of the significant character of the property. The condition of taking advantage of this exemption was that the intent of the law must be followed, that alternative means of protection be equal to that required by the code, and that the local enforcement agent sign off on the alternative treatment as being adequate.

All work within the historic district must comply with all applicable national, State, and local fire safety and building codes. Alternative means of providing fire safety would be reviewed in accordance with local procedures. In meeting fire safety requirements in historic buildings, there are some guidelines that should be followed.

#### Means of Egress:

- new fire stairs, to the extent possible, should be installed in the interior of the building;
- if new fire stairs cannot be accommodated on the building interior, fire stairs on the building exterior should be located on a secondary facade, and conform with the guidance provided under "New Construction & Additions;"
- new fire stairs should be as inconspicuous as possible;

- exterior stairs and ramps leading to and from buildings should be located to provide minimal visual impact;
- when constructing new fire stairs, care should be taken to minimize destruction or removal of original building fabric; and,
- existing exterior openings that may be in conflict with new interior fire stairs should, if possible, not be "blocked up."

#### Fire Protection:

- the installation of fire sprinklers, or other mechanical fire protection systems, should be undertaken in a manner that minimizes visual intrusion on building exteriors, and on identified significant interiors;
- exterior mounted fire supply outlets should, to the extent possible, be located on secondary facades; and,
- exterior fire doors should match, to the extent possible, the original door in size and design.

## HANDICAP ACCESSIBILITY

### BUILDING CODE COMPLIANCE

As with fire safety codes, national building codes allow discretion when applying code requirements to historic structures. This would apply only when strict adherence to the letter of the code would destroy significant elements of the property.

Fortunately, the quality of construction found in most of the contributing buildings within the historic district exceeds that required under contemporary codes. However, deviation from the code will require approval from local enforcement agencies.



For handicap accessibility in the historic district there are three issues that should be understood:

- it is the intent to provide full access to programs and resources in a manner that does not damage the character or integrity of the historic district or individual contributing properties;
- the method of providing access should be a well thought out, permanent solution; and,
- the method of providing access should be inconspicuous, and made an integral part of the building or site design.

The purpose of the Americans with Disabilities Act of 1990 (P.L. 101-336, 104 stat 327) is "to provide a clear and comprehensive prohibition of discrimination on the basis of disability." The intent of the law and its implementing regulations is to provide equal access to programs and facilities. This can be accomplished in a number of ways.

It is important to recognize that there are many different types of disability, many requiring different solutions—visual and hearing impairments do not require a ramp, and a

person whose mobility is impaired does not require an audible signal at a street crossing. Wherever provisions are made for handicap accessibility within the historic district, whether it is access to buildings, traveling across open space or parks, or getting to or from the Island, full consideration must be given to eliminating barriers to the disabled.

For properties privately owned and used for private purposes, such as a residence, ADA does not apply. However, for buildings and sites that contain public services, or that are public in nature, compliance with ADA is required. This does not, however, mean that the historic character of the property should be destroyed to meet the requirements of the law. As with fire safety and building code compliance, alternative means of providing access to programs or space may be considered, as long as they meet the intent of the law.

Some basic guidance for providing accessibility should be followed:

- ramps to and from buildings should be located to avoid excessive damage or interference with the fabric and architectural qualities of the building;

- to the extent possible, the use of handicap lifts should be avoided;
- the design and choice of materials for a ramp should be well thought out and compatible with the building and site;
- temporary materials should not be used for permanent access solutions;
- to the extent possible, the natural or designed grading should be used to meet or assist in meeting ramping requirements; and,
- Braille directional, and other site and building signage designed to assist handicapped, should be integrated into standard signage.

#### Access within Buildings:

- to the extent possible, elevators and their associated mechanical systems should be located within the building.

#### Access to Programs:

- consideration should be given to locating public programs or services in buildings or areas that would require little or no unique access provisions, such as locating public services in first floor space that is already accessible.

Before undertaking any accessibility design, specific procedures should be followed:

- have a full understanding of the accessibility needs of a specific building or site;
- have an understanding of the laws, regulations, and standards that apply to providing accessibility;
- have a full understanding of the contributing elements of the specific building or site within the historic district;
- fully explore alternative treatments that could meet accessibility responsibilities; and,
- develop an accessibility plan and design that has a minimum effect on the resources.

*A current handicap ramp installation within the Historic District. Although this ramp functions properly, it has a negative visual impact on the historic building (as does installation of the air handling unit next to the front entrance.) A more successful installation at this location could place the ramp behind a short brick wall. This would enhance the emphasis on the door entry, and diminish the added visual complexity created by the ramp (and the mechanical unit) adjacent to the entrance. Another solution would be to locate the program in the building that doesn't require ramp accessibility. Install an interior ramp, or place the ramp at a less public entrance.*



The major guidance document available for addressing handicap accessibility to programs and services is the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

THREE IMPORTANT FACTORS MUST BE UNDERSTOOD WHEN ADDRESSING ACCESSIBILITY REQUIREMENTS:

- NO ORGANIZATION OR BUSINESS IS EXEMPT FROM COMPLIANCE;
- THE REQUIREMENT IS THAT PROGRAMS AND SERVICES MUST BE ACCESSIBLE, NOT NECESSARILY EVERY BUILDING AND SITE; AND,
- DISABILITIES COVER A FULL RANGE OF PHYSICAL CONSTRAINTS, SUCH AS DISABILITIES RELATED TO HEARING, VISION, SPEECH, AND MOVEMENT. ADDING A RAMP TO A BUILDING DOES NOT MEAN THAT THE REQUIREMENTS OF ADA HAVE BEEN MET.



## EXECUTION of the WORK

Care must be taken when executing any work with the historic district to avoid damage to any of the significant resources. The introduction of heavy vehicles, such as trucks and excavation equipment, can crush historic paving materials or archeological resources laying close to the surface. The storage of building materials or excavation debris over the root ball of historic trees can cause long-term damage that might lead to the demise of that landscaping element.

Before initiating any work in the historic district that has the potential of causing collateral damage, specific steps should be taken:

- a plan should be developed that identifies the traveling route for heavy equipment from its landing point on the Island to the construction site(s) and back. This route should, to the extent possible, avoid crossing historic building materials and potential archeological sites;
- in situations where either historic building materials or potential archeological sites cannot be avoided, a method should be developed and used that would allow passage of heavy equipment without damage to the

resource. These methods could include the construction of temporary bridgework above the resource to prevent direct loads from the equipment. Another method could be covering the resource with cushioning materials, such as dirt, to disburse the load, and to prevent ground disturbance from the heavy equipment;

- all significant landscape elements, such as mature trees and bushes, surrounding the building site, or adjacent to the traveling route for heavy equipment, should be identified and marked; and,
- barriers should be placed around all identified significant landscape elements outside of their root parameter to prevent travel over the element by equipment, or placement of materials too close to the roots, or damage to branches by construction machinery.

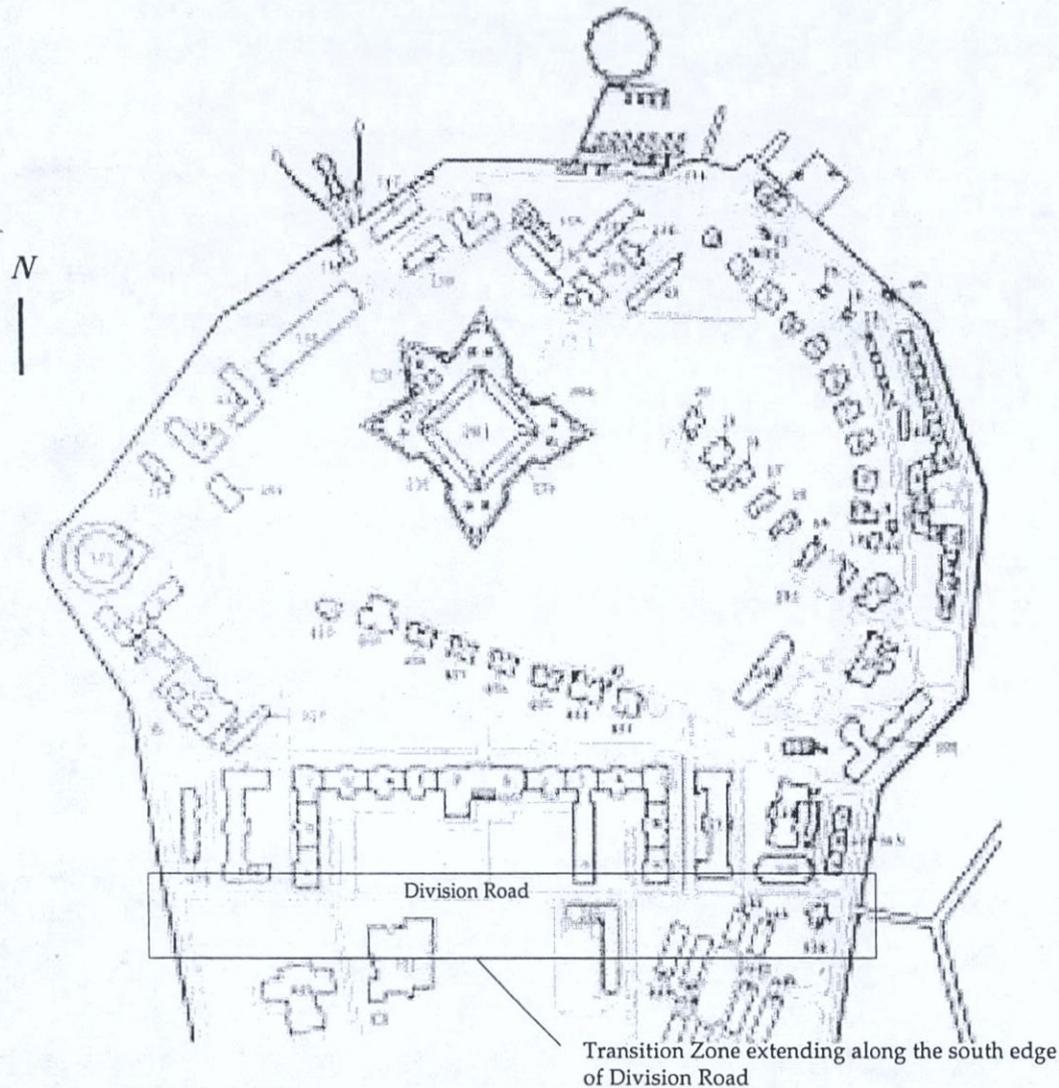
Construction debris should be removed from the site as quickly as possible. In addition, in situations where hazardous materials, such as lead paint, are being removed from a building, proper handling and disposal are essential to prevent contamination of the ground around the property.

Within the historic district, archeological artifacts can be located at any depth below the surface. To avoid unexpected encounters with these resources, ground disturbing activities, such as excavations, should either use existing trenches, or completely avoid those identified sensitive areas (see Site Development). If the archeological sensitive areas cannot be avoided, a testing (and recovery) plan should be developed in consultation with the SHPO staff, and submitted for review.

If a previously unidentified archeological resource is discovered during construction, work in the immediate area of the find should be stopped immediately, and the SHPO contacted. A preliminary determination will be made regarding the significance of the find. If it is determined that the archeological resource meets the criteria for recognition, a recovery plan may be required. If it is determined that the find is not significant, work can proceed. The determination of significance will be made by the SHPO in a timely manner to avoid unnecessarily construction delays.



## TRANSITION ZONE



All properties south of Division Road are outside of the Governors Island Historic District, and none are historically or architecturally significant. As such, development on this portion of the Island would not be subject to review by either the New York City Landmarks Commission or the New York State Office of Parks, Recreation and Historic Preservation. However, the design of new construction immediately south of Division Road, directly across from the historic district, will have a relationship to and interact with elements in the National Historic Landmark.

The transition zone provides an opportunity for a clear transition from the historic buildings north of the road, to new construction and development on the south. Development in the transition zone should be sensitive to the scale and massing of the existing buildings, their siting, and their design.

Development in the transition zone should be neither diminutive nor overwhelming in scale, should recognize the appropriate setbacks and pedestrian qualities of Division Road, and should maintain the character of the historic buildings to the north.

Transition Zone, Governors Island Historic District



## GLOSSARY

The following are commonly used terms in the fields associated with cultural resource conservation and preservation, and apply to work done in the Governors Island Historic District.

**Adaptive Use.** The process of adapting a historic building to meet the functional requirements of a use other than that for which it was designed.

**Building.** A construction intended to shelter any form of human activity.

**Commission (the):** New York City Landmarks Preservation Commission.

**Conservation.** The protection, improvement, and use of cultural resources according to principles that will support the federal agency mission and provide optimum public benefits.

**Consultation.** A process by which the applicant confers with the staff of the New York City Landmarks Commission, the New York State Office of Parks, Recreation, and Historic Preservation, or any other agency, organization, or interested group to seek ways to reduce or avoid adverse effects on historic properties.

**Context.** Contexts or "historic contexts" are those patterns, themes, trends, or cultural affiliations in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within prehistory or history is made clear.

**Contributing Properties:** Those buildings, structures, landscapes, archeological, and cultural resources that together, or individually, assist in defining the historic, architectural, or cultural character of a district.

Within the Governors Island Historic District there are four categories of properties.

*Category 1: Properties that are individually listed in the National Register of Historic Places, or that have been designated as individual landmarks by the New York City Landmarks Preservation Commission, and that contribute to the significance of the Governors Island Historic District.*

*Category 2: Properties that are contributing resources within the National Historic Landmark, and the NYC LPC Governors Island Historic District.*

*Category 3: Properties that are non-contributing elements within the National Historic Landmark, and the NYC LPC Governors Island Historic District.*

*Category 4: Properties that are intrusions into the Governors Island Historic District.*

**District.** A district is a geographically definable urban or rural area possessing a significant concentration, linkage, or continuity of sites, buildings, structures, elements, landscapes, or objects united by past or present events, or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

**Effect.** A project, activity, or other undertaking has an effect on a historic property when the undertaking may alter characteristics of the property that defines its significance.

**Environment.** The aggregate of social, cultural, biological and geophysical conditions that influence the life or condition of a resource, community, people or lifeway.

**Governors Island Historic District:** That portion of Governors Island, NY, lying northeast of a line running through the centerline of Division Road, extending from Buttermilk Channel to Upper New York Bay, excluding the Hudson River Tunnel Air Circulation Tower.

**Mitigation.** Action(s) taken to lessen the effect of an undertaking on historic properties or to offset that effect.

**National Historic Landmark (NHL).** Districts, sites, buildings, structures, or objects that have been determined by the Secretary of the Interior to be nationally significant in American history. Such properties are also included on the National Register of Historic Places. The Governors Island Historic District is a designated NHL, and selected individual buildings within the Historic District are also designated NHLs.

**National Register of Historic Places.** An inventory of districts, sites, buildings, structures, and objects significant in American history, architecture, engineering, archeology, landscaping, and culture, and evaluated as significant at the national, State, or local level.

**Preservation.** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

**Programmatic Agreement:** A document used when a program or classes of undertakings are repetitive in character or similar in affect.

**Protection.** The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment. In the case of archeological sites, the protection measure may be temporary or permanent.

**Reconstruction.** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

**Rehabilitation.** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions of features which convey its historical, cultural, or architectural values.

**Restoration.** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features

from other periods in its history and reconstruction of missing features from the restoration period.

**Significant (Resource).** Essential to understanding the meaning of some larger element, e.g., the significance of a single building to a historic theme, or the significance of a single species of plant life to a community.

**Site.** The location of a significant event, a pre-historic or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

**Standards (design):** Governors Island Historic District Preservation & Design Standards.

**State Historic Preservation Office (for the purposes of review of projects on Governors Island Historic District):** New York State Office of Parks, Recreation, and Historic Preservation, Historic Preservation Field Service Bureau.

**Structure.** A construction intended for some purpose other than to shelter human activity.

**View:** A field of vision, of something that is seen from a given vantage point.

**Vista:** A distant view seen through a passage, as between buildings or rows of trees.



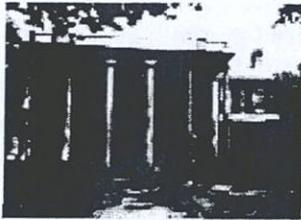
*BOQ defining the north edge of Nolan Park.*



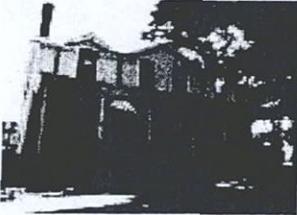
GOVERNORS ISLAND HISTORIC DISTRICT

*PRESERVATION & DESIGN MANUAL*  
*PART III*

*Building & Property*  
*Summary Sheets*

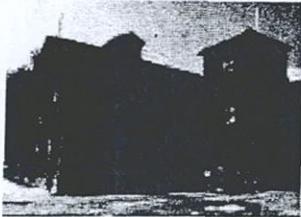


*Descriptions of Individual Historic  
Properties located within the Governors  
Island Historic District*



*United States  
General Services Administration*

*January 28, 2003*



The Building & Property Summary Sheets have been developed by the General Services Administration as part of the Governors Island Preservation & Design Manual, in consultation with New York City Landmarks Preservation Commission, New York State Historic Preservation Office, Advisory Council on Historic Preservation, and National Trust for Historic Preservation.



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Development of this document was accomplished with the assistance of information provided by John Milner Associates, Beyer Blinder Belle Consortium, and the New York City Landmarks Preservation Commission.

*January 28, 2003*

## INTRODUCTION

The Governors Island *Building & Property Summary Sheets* have been created to assist in guiding development of the Governors Island Historic District portion of the Island, while ensuring preservation of the historic and architectural resources that contribute to its importance. The Summary Sheets, along with the companion *Preservation & Design Standards*, and *Design & Development Guidelines*, each dated January 28, 2003 comprise the **Governors Island Historic District Preservation & Design Manual**.

The Summary Sheets lists each property within the boundaries of the Historic District, categorizes those properties based on their historic and architectural contribution to the District, and identifies those elements of the property that are important to understanding its significance.

In a number of instances, buildings within the District do not contribute to its importance or, in some cases, detract from its historic or architectural integrity. Non-contributing and intrusive buildings can be demolished, and the result will not damage the Historic District.

In a few buildings, the Admiral's House, Building 125, and South Battery, portions of the building interiors are considered important. In all other cases, although some interesting details may have survived extensive remodeling over the years, none of the existing interiors are worthy of preservation.

Questions of interpretation of the Summary Sheets to individual projects within the Governors Island Historic District will be provided by New York City Landmarks Preservation Commission and New York State Department of Parks, Recreation and Historic Preservation.

## Governors Island Historic District

Governors Island comprises 172 acres of land in Upper New York Bay, one-half mile off the southern tip of Manhattan. Approximately 121 acres of the north half of the Island were designated a National Historic Landmark by the U.S. Department of the Interior in 1985. New York City Landmarks Preservation Commission designated the area as a Historic District in 1996. Within the Governors Island Historic District there are 102 buildings, 75 of which have been determined as contributing to the historic significance of the Island.

Architectural styles on the Island range from early fortification to Colonial Revival, with a liberal distribution of non-descript utilitarian structures. The earliest fortifications were constructed using red sandstone, with a majority of the other buildings within the historic district constructed of red brick. The use of red brick, with light stone trim, serves to unite the historic features within the historic district, as does the overall small scale, usually not higher than two or three stories tall.

As expressed in the National Historic Landmark designation for the property, "The historic district is a loosely knit collection of individual historic properties and features, and several complexes of related buildings erected during various military eras". The early fortifications, Castle Williams, Fort Jay, and the South Battery, occupy what were the most strategic defensive positions on the Island. Castle Williams was constructed on the north point of the Island, located to protect the entrance to New York Harbor. Fort Jay was placed at the highest point of land on the Island, affording an unobstructed view on all sides to the waterfront. And, South Battery was situated at the southeast corner of the Island, facing Buttermilk Channel.

As the Island's function shifted from a fortification to an Arsenal, and later a military base, buildings and structures were added to accommodate new needs and uses. A grouping of Arsenal structures were constructed on the north side of the Island, and garrison functions were located along the flat hilltop southeast of Fort Jay. These buildings established the eastern edge of an open space later named "Nolan Park". In the last half of the 19th century additional residential units were erected around this open space, fully enclosing the park.

In the last part of the 19th century, the southwest portion of the Island was the site of new Officer's Housing, which originally faced the harbor. These are large, red brick structures constructed using standardized Army Quartermaster plans. The last large grouping are 13 Georgian Revival buildings constructed between 1924-1940 to accommodate the 16th Infantry. They extend across the full width of the Island along the southern edge, and extend up the east to west shorelines in a wide U-shape.

South of Division Road, outside of the historic district, there are numerous temporary buildings, none of which are historic or architecturally significant.

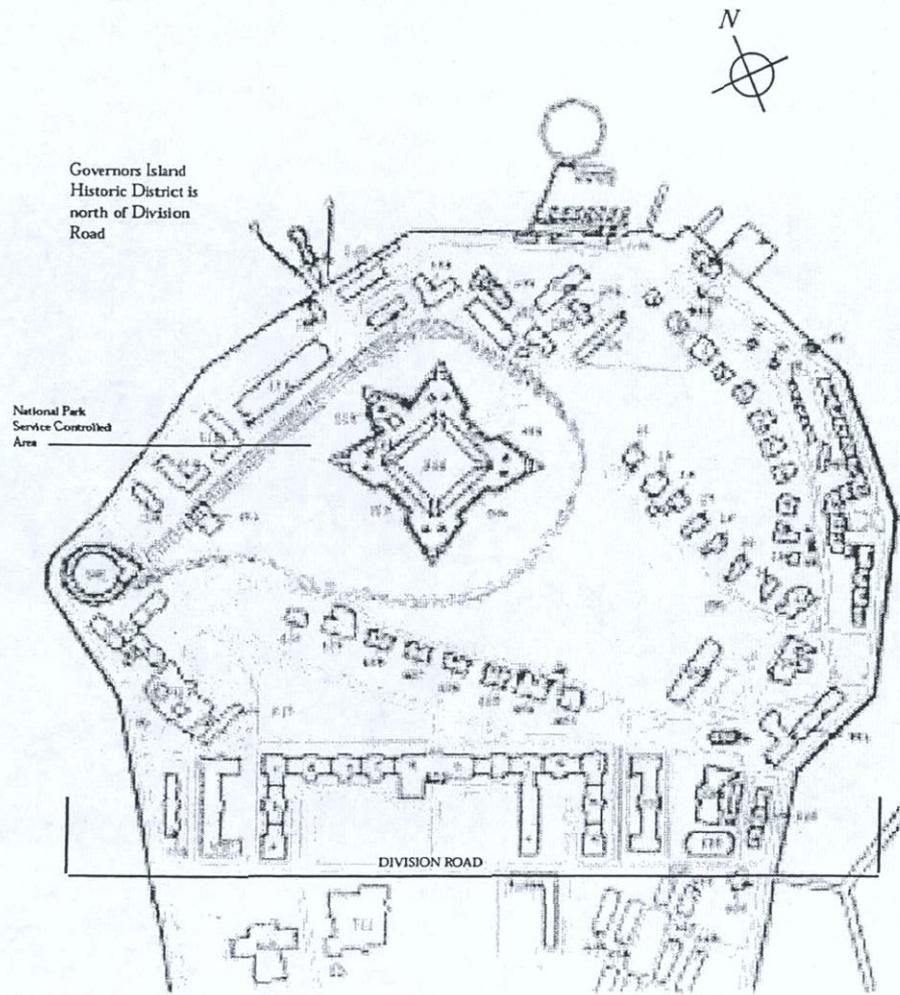
Within the historic district there are a number of historic and prehistoric archeological sites known to be sensitive. To a great extent these are focused at the original Island edges, and in the area of Fort Jay.

In addition, there are landscape features associated with historic development of the Island that contribute to its importance, such as Nolan Park, the glacia surrounding Fort Jay, Colonel's Row Green, memorials, and landscaping within the historic district and along the Island's boundary roads.



View of Governors Island looking north  
Lower Manhattan to the left, Buttermilk Channel to the right.  
The upper portion of the Island is the Governors Island  
Historic District, the lower portion is of more recent  
development and is non-historic.

**Governors Island Historic District**



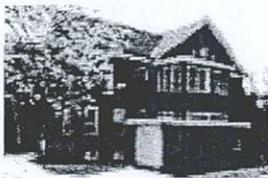
*Partial plan of Governors Island*

## Building & Property Summary Sheets

### LISTING OF PROPERTIES WITHIN THE GOVERNORS ISLAND

#	Name	Cat.	#	Name	Cat.
1	Admiral's House	1	208	Garage*	3
2	Governor's House	1	209	Garage*	3
3	The Dutch House	2	210	Ft. Jay Family Housing	1
4	Field Officers' Quarters	2	211	Garage*	3
5	Field Officers' Quarters	2	212	Garage*	3
6	Company Officers' Qtrs.	2	213	Triangle*	2
7	Company Officers' Qtrs.	2	214	Ft. Jay Family Housing	1
8	Company Officers' Qtrs.	2	215	Ft. Jay Magazine*	2
9	Block House	1	217	Garage*	3
10	Company Officers' Qtrs.	1	218	Garage*	3
11	Steward's Quarters	2	251	Tampa Library	3
12	Officers' Housing	2	293	Motel/Guesthouse	4
13	Chapel of St. Cornelius	2	298	South Battery	1
14	Company Officers' Qtrs.	2	301	School	2
15	Company Officers' Qtrs.	2	309	Catholic Chapel	3
16	Company Officers' Qtrs.	2	315	Family Housing	2
17	Company Officers' Qtrs.	2	324	YMCA	2
18	Company Officers' Qtrs.	2	330	Theater	2
19	Company Officer's Qtrs.	2	333	Detachment Barracks	2
20	Officers' Quarters	2	400	Liggett Hall	2
25	Ordinance Storehouse	2	403	Officers' Housing	2
33	Garage*	3	404	Officers' Housing	2
35	Garage*	3	405	Officers' Housing	2
36	Garage*	3	406	Officers' Housing	2
39	Garage*	3	407	Officers' Housing	2
40	Jewish Chapel	2	408	Officers' Housing	2
45	Transformer Building*	4	409	BOQ	2
46	Garage*	3	410	Officers' Housing	2
85	Store House*	3	414	Garage*	3
91	Omaha Dock*	4	415	Garage*	3
92	Transformer Building*	3	456	Monument*	2
95	Omaha Dock*	4	501	Castle Williams	1
96	Group Engineering	3	513	Enlisted Quarters	4
104	Ordinance Storehouse	2	515	Post Hospital	2
105	Armory	2	517	Medical Clinic	3
106	Reservoir Pumphouse	4	518	Biohazard Storage*	4
107	Storehouse	2	519	Emergency Generator*	4
108	Marshall Hall	3	525	Storehouse*	4
109	Administrative Offices	3	550	Barracks	2
110	Storage Depot	2	555	Family Housing	2
111	Family Housing	2		Nolan Park	2
112	Family Housing	2		Ft. Jay Glacis	2
114	Nurses' Quarters	2		Colonels' Row Green	2
125	Pershing Hall	2		Views & Vistas	2
130	Workshop	2			
134	Station New York	4			
135	Commander's Quarters	2			
140	Storehouse	2			
142	Soissons Dock	3			
144	Soissons Dock	3			
146	Generator Bldg.*	3			
147	Mechanical Equip.*	4			
148	Ferry Waiting Building	3			
155	Transformer Vault	4			
201	Ft. Jay Guard House	1			
202	Ft. Jay Family Housing	1			
203	Garage*	3			
204	Triangle*	2			
205	Garage*	3			
206	Ft. Jay Family Housing	1			
207	Triangle*	2			

\* Selected buildings and structures numbered on the site plan are not included in the "Building & Summary Sheets" portion of the Preservation and Design Manual. These are secondary structures in categories 3 and 4. An example of these is the garage associated with Officer's Housing #404. Where category 3 and 4 buildings represent a significant element within the Historic District, they are included.



CATEGORY 1: properties are individually listed in the National Register of Historic Places, or have been designated as individual landmarks by New York City Landmarks Preservation Commission, and contribute to the significance of the Governors Island Historic District.

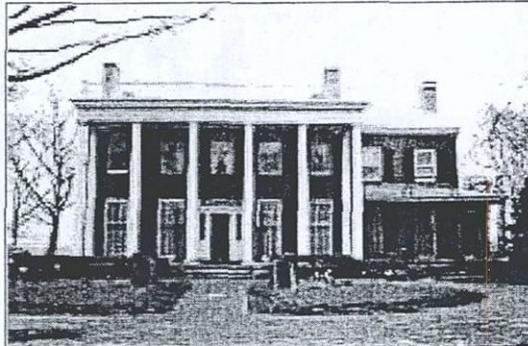
CATEGORY 2: properties are contributing buildings within the Governors Island Historic District.

CATEGORY 3: properties are non-contributing elements within the Governors Island Historic District.

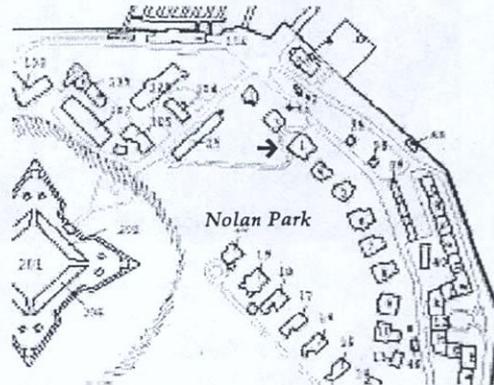
CATEGORY 4: properties are intrusions into the Governors Island Historic District.

*Governors Island Historic District*

**BUILDING #1  
ADMIRAL'S HOUSE**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #1, formerly "Commanding General's Quarters," is a two and one-half story house located along the east perimeter of Nolan Park. Rectangular in plan and constructed of brick on a stone foundation, the building sits on a bluff overlooking the confluence of the East River and Buttermilk Channel. The structure is topped with low sloped, standing seam terne metal, gable roofs. Six brick chimneys penetrate the roof. Porticoes with six two-story Doric columns are located on the east and west facades. The porticoes are surmounted by wood balustrades. A onestory porch, surmounted by an iron railing, is located at the southwest corner. Fenestration is comprised of six-over-six double-hung windows on the first floor, six-over-nine double-hung windows on the second floor, and paneled wood doors. All windows have sandstone sills and lintels. The main entrance faces Nolan Park and is flanked by cast iron lampposts. Other names used for this structure include Admiral's House, Admiral's Quarters, Quarters One.

**SITE LOCATION**

Building #1 is located near the center of the Nolan Park, with its front entrance facing west toward the Park. Both the north and east elevations front streets, with the south elevation facing Building #4.

**HISTORIC DEVELOPMENT**

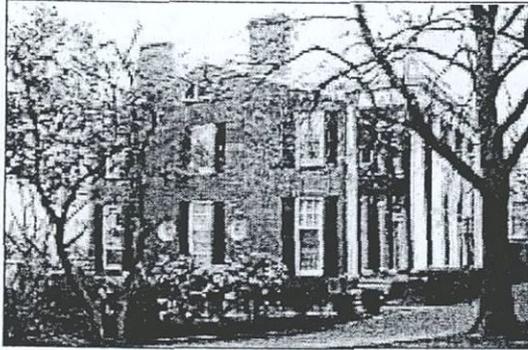
In 1843, a two-story house, designed in the Greek Revival style by New York City architect Martin E. Thompson, was constructed to serve as new quarters for the commanding officer of Fort Columbus. This new construction replaced Quarters #2, which was then used for offices and as a guard house. In 1936 the building went through a major renovation by Charles O. Cornelius as part of WPA-era work on the island. Cornelius removed the peak roof, redesigned the rear of the house, replaced wooden porch elements with brick, and embellished the front and rear porches with ironwork.

**SIGNIFICANCE**

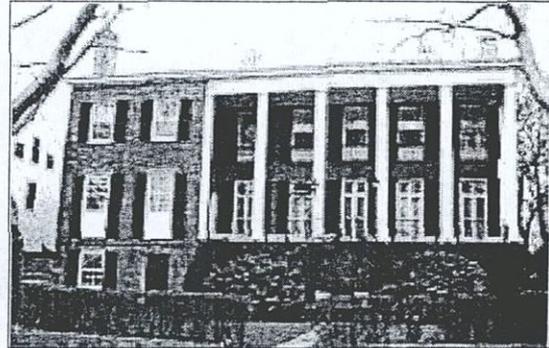
Building #1 is a category 1 property.

This structure is individually listed on the National Register of Historic Places and was designated a New York City Landmark on September 19, 1967. Building #1 is one of the few structures on the island that has had a single continuous use. Since its construction in 1843 it has been home to a number of important Army and Coast Guard leaders including Winfield Scott Hancock, Adna R. Chafee, Leonard Wood, Robert L. Bullar, and Dennis E. Nolan. In 1988 a historic luncheon meeting between President Ronald Reagan

## Governors Island Historic District



Side Elevation



Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

Although Building #1 has been modified from its original appearance, it retains a great deal of its original character, and major renovations during the 1930s have contributed to the significance of the property.

Exterior elements of the building that should be preserved include the basic building form, scale, and materials; its setting; front entry; multi-paned windows and panel doors; millwork; columns; shutters; portico roof at south side entry; rear portico and steps; open porches; chimneys, lighting fixtures, foundation landscaping; and, brick walkways leading to the front entry and surrounding the building.

Building #1 is one of the few structures within the Governors Island Historic District that contain interior detailing that contributes to the significance of the property. Accordingly, certain interior elements within the main spaces of the house should be preserved. They include: front door and vestibule door leaded glass sidelights & transom; first and second floor doors and door surrounds and jambs; ceiling molding; floor-to-ceiling windows and French doors with transoms in all first floor rooms except for kitchen, and pantry; front & rear (split) stair; cabinetry with concealed safe in family room; five fireplaces with their surrounds, original 1930s metal cabinets in kitchen; pocket doors between front & rear parlors;

light fixtures from 1930s; wainscoting; fireplaces in five bedrooms; hardwood floors; and, library shelving in the small rear bedroom.

### KEY PRESERVATION ISSUES

Those elements that contribute to the character and significance of the property should be maintained. When removing non-contributing elements, leave as much historic fabric intact as possible. Alterations associated with reuse should retain residential character of interior. Repair deteriorated fabric in-kind.

Building #1 is a prominent landmark within the Historic District. New construction or additions affecting the exterior are discouraged. If required, additions to the building, or handicap access, should be limited to the south elevation.

### LANDSCAPE & SITE FEATURES

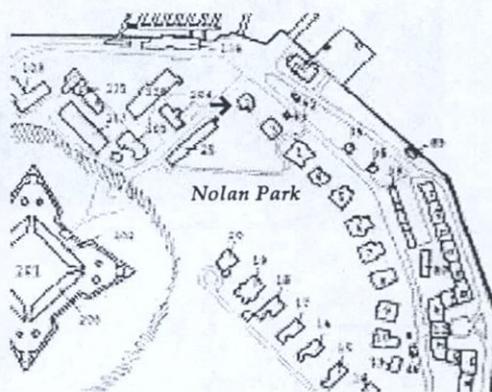
Building #1 is surrounded by sloped brick and slate walkways and driveways. Mature trees are located around the building. Two cannon flank the path leading to the main entrance. These elements are important landscape and site features and should be preserved.

For further information on landscape features related to this building, see the property summary sheet for Nolan Park.

**BUILDING #2**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #2 is a compact two-story structure, originally in the form of a Greek Cross in plan. Built c. 1813 in the Georgian Revival style, its brick basement walls are capped by a brownstone belt course supporting Flemish bond brick walls. The pedimented gable ends feature prominent wood cornices. Splayed brick lintels and brownstone sills frame 6-over-6 double hung wood windows. The first floor is raised and the house is entered by way of concrete steps on a brick base leading to an entrance portico whose ionic columns and pilasters support a full entablature. The 1930's garage addition to the east features brick walls and a cast stone belt course and sills.

**SITE LOCATION**

Located along Andes Road, the primary axis between Buttermilk Channel and the main entrance to Fort Jay, Building #2's prominent location allowed it to control access to the and from the Island. Historically, the building's relationship to the water was as important as its relationship to the rest of the Island; it is one of the few buildings that survive from the Fortification period of the Island's history. As the Island's function changed from that of fortification to that of administration, as Nolan Park developed later during the Nineteenth Century, and

with the development of Soisson's Dock as the primary public landing area, the building's location lost some of its prominence. At present, it defines the corner of the grouping of buildings that form Nolan Park.

**HISTORIC DEVELOPMENT**

Sometimes misnamed the Governor's House, Building #2 is the oldest habitable structure on Governors Island. Built c.1813, it was the original guardhouse for the Island and was subsequently converted in 1824 for use as the commanding officers quarters. With the 1843 construction of Building #1 as the new commanding officers quarters, Building #2 became the offices of the Post Commanding officer, although its basement remained in service as a guardhouse at least as late as 1863. After 1922, the building was converted again into officers' quarters.

The building has been altered several times. By 1839, the combination hip/gable roof was in place and one-story porches on each floor replaced an original two-story portico. As a part of the 1930's WPA work, the original cruciform plan was largely obscured by the one-story Colonial Revival addition that wraps the north and east side of the building.

## Governor's Island Historic District



Setting

### SIGNIFICANCE

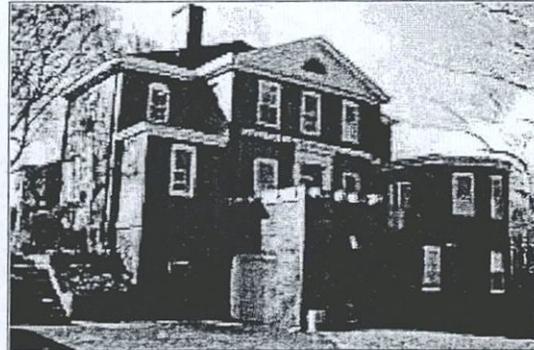
Building #2 is a category 2 property.

The building is individually listed on the National Register of Historic Places and was designated an individual New York City Landmark on September 19, 1967. Building #2 is the oldest non-fortified building within the Governors Island Historic District, and is the only habitable building remaining from the Island's fortification period. Building #2's location and its history of uses attest to the changing function of the Island from its earliest military occupation.

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #2 retains most of its original exterior materials and appearance. The most significant alteration to the building was the 1930's one-story addition that significantly compromises the relatively pure and straightforward form of the building. The interior of the building was also substantially renovated during the 1930's, with the replacement of much of the wood trim.

Exterior elements of the building that should be preserved include its scale; brick walls and brownstone belt course and sills; chimneys; wood windows and doors including transoms; ionic portico; wood cornices and painted gable end with louvered attic window; and, ironwork railing on rear patio.



Rear elevation

Because of the extensive renovations, there are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

The location of Building #2 at the tip Nolan Park and its orientation are important, as is the evolved character of the building.

Because of the prominence of the building, and its location, there are no suitable areas on its north, west, or east sides where additions could be placed.

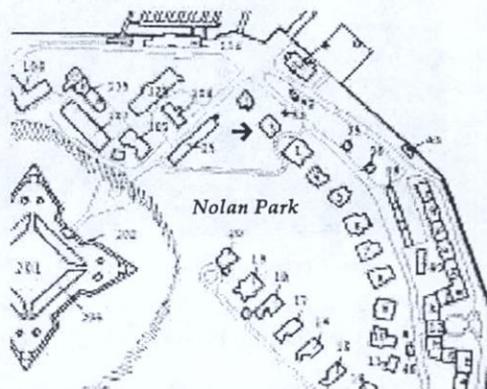
### LANDSCAPE & SITE FEATURES

Building #2 is surrounded by sloped brick and slate walkways and driveways, and mature trees. An enclosed elevated yard is located on the east (rear) side and is surrounded by a high retaining wall. All of these features contribute to the significance of the property, and should be preserved and maintained.

**BUILDING #3  
THE DUTCH HOUSE**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #3 is a two-story twin (two-family) rectangular "Dutch" utilitarian house built of common brown brick walls laid in common bond on schist stone foundation walls. Its stepped gable ends have caused it to be known as "The Dutch House." Windows have wood 12-over 12 and 2-over 2 double-hung sash with brownstone sills and jack-arched heads. Simple hipped-roof entry porches were added at the west facade during the early 1920's. Several original openings have been altered or bricked up. The east elevation has wood clapboard walls and a recently-constructed screened porch. (The two sides of Building #3 have been commonly denoted as #3A and #3B. For the purposes of this property summary, it is considered one building.)

**SITE LOCATION**

Located between Buildings #1 and #2, Building #3's location and original orientation related directly to the docks where goods were off- and on-loaded. Historically, the building's relationship to the water was as important than its relationship to the rest of the Island, for which it served as storehouse.

**HISTORIC DEVELOPMENT**

Built c.1846 as a storehouse for the commissary and the Quartermaster, the interior of the building was originally clear span space typical of warehouses. Its orientation was originally north towards a cobbled way that led down to the docks along Buttermilk Channel, to allow for the movement of goods in and out of the building. The first story was originally for stores and provisions and the second was for clothing and issuing. Building #3's construction is associated with the move of the Federal military headquarters to Governors Island, the development of the Island as an arsenal, and its loss of strategic importance. Building 3's historic role was that of on-Island supply depot.

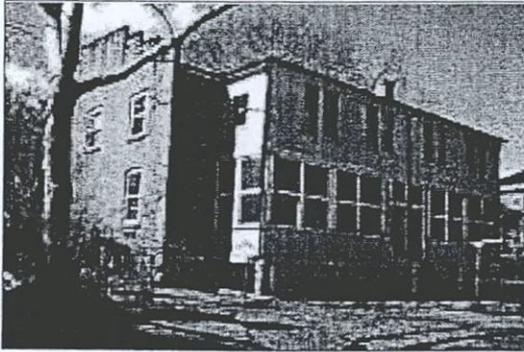
The Army converted the building in 1920-1922 to officers' housing for two families, reorienting it towards Nolan Park.

**SIGNIFICANCE**

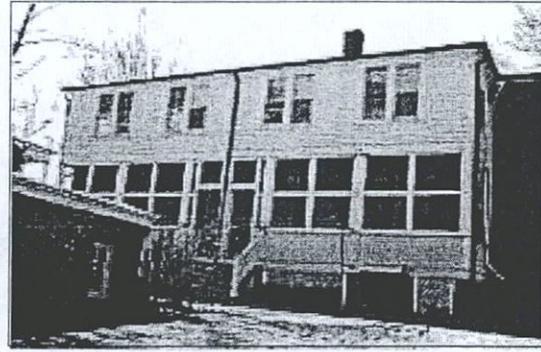
Building #3 is a category 2 property.

Its evolution reflects the change of the Island's function from harbor defense to military command post.

## Governors Island Historic District



Side Elevation



Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #3 has changed form from its original configuration. The altered window and door openings and the west facade porticoes contribute to the significance of the building in that they help explain how the buildings on the Island were altered to accommodate Governors Island's changing role in the National Defense. The wood clapboard and the east screen porches detract from the building's integrity.

Exterior elements of the property that should be preserved include its scale and form; brick walls, stone foundation walls; brownstone sills; steppe gable end; and, wood windows and doors.

Because of numerous remodelings, there are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

The location and orientation of the building within the Nolan Park complex of properties is important, as is the history of the building.

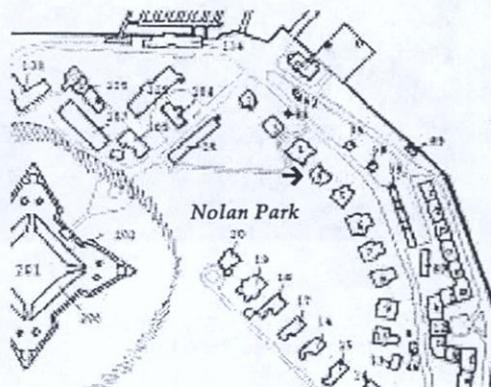
### LANDSCAPE & SITE FEATURES

Building #3 is surrounded by sloped brick and slate walkways and driveways, and mature trees. These elements should be preserved and maintained.

**BUILDING #4**  
**FIELD OFFICERS' QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #4 is a two-and-a-half-story twin (two-family) rectangular "Italianate Vernacular" style house built of wood frame construction on painted brick foundation walls. Exterior clapboard walls rise to meet a simple board cornice at the eaves; the simple gable roof is covered in asphalt and punctured by dormers. The full-width front porch faces west and is supported by heavy square posts connected by simple railings and balusters. Six-over-six double-hung wood windows are protected by aluminum storm windows. Paneled wood doors have glazed transoms and aluminum storm doors.

On the east side of the house, the original porch of the north unit has been enclosed; the screen porch at the south unit remains. An undistinguished one-story addition at the south side contains a later kitchen below a hip roof with a shed extension. (The two sides of Building #4 have been commonly denoted as #4A and #4B. For the purposes of this Building Summary, it is considered one building.)

**SITE LOCATION**

The siting of Building #4 was the first step in extending the building line established by the Commandant's Quarters, Offices and the Storehouse

(Buildings #1, #2, and #3.) Once complete, they created a symmetrical composition about the Commandant's Quarters at Building #1.

**HISTORIC DEVELOPMENT**

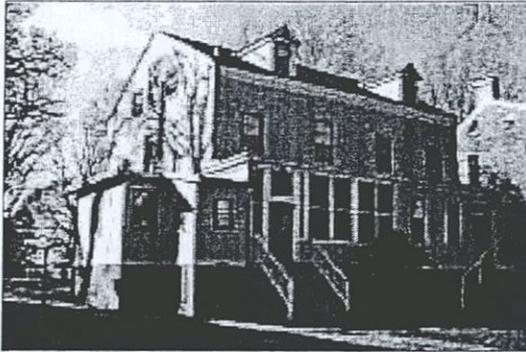
Built c.1857 as Field Officers' Quarters, Building #4 has retained its residential function and character. Its porches and dormers were added in the 19th Century, and the addition to the south side dates to the turn of the century. Buildings #4 and #5 were built at the same time as the first Field Officers' housing on the Island and served as the models for the small-scale wood frame residential buildings that were built during the remainder of the 19th Century, and that enclose most of the space at Nolan Park. Asphalt shingles that were installed over clapboards in the 50's were recently removed.

**SIGNIFICANCE**

Building #4 is a category 2 property.

The role of Building #4 on the island was as part of its "administrative center" with Building #5. Built three years after the Island was changed from an artillery post to a recruiting depot, Building #4 is one of the earliest frame structures to survive on Governors Island.

## Governors Island Historic District



Side Elevation



Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

Although Building #4 has received additions in the 19th and 20th centuries, it retains much of its original character. Its original siding materials, and the large front porches date back to the nineteenth century, although the railings appear to be of recent vintage. The addition on the south of the building is sympathetic and does not detract from its character.

Exterior elements of the building that should be preserved include the basic form, scale, and style of structure; clapboard, brick basement walls, chimneys, front and rear porches, windows, doors, trim, and, dormers.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

Building #4 is one of a group of residential structures which establish and define the east edge of Nolan Park and, as such, is an important element within the Governors Island Historic District. In addition, the relationship between Building #4 and Buildings #1 and #5, including sideyard open space, should be preserved.

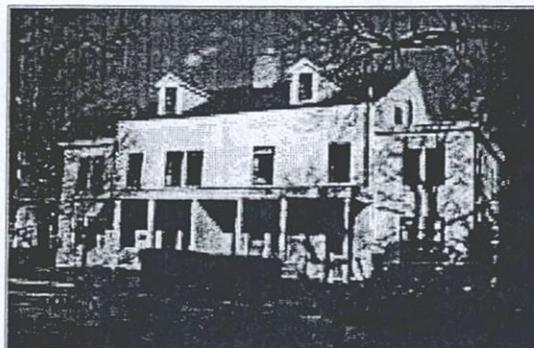
Because of its siting, above grade additions to Building #4 should not be placed on either its west or east facade. Any additions between it and Buildings #1 and #5 should take into consideration, and maintain, open space between the buildings.

### LANDSCAPE AND SITE FEATURES

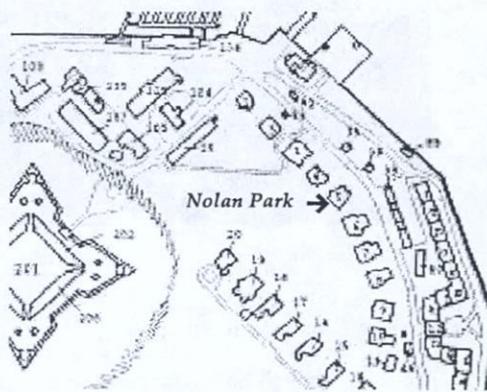
Building #4 is surrounded by sloped brick and slate walkways and driveways, and mature trees are located around the building. These site elements should be preserved and maintained.

For further information on landscape features related to this building, see the property summary sheet for Nolan Park.

**BUILDING #5  
FIELD OFFICERS' QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #5 is a two-and-a-half-story twin (two-family) rectangular "Italianate Vernacular" style house built of wood frame construction on painted brick foundation walls. Exterior clapboard walls rise to meet a simple board cornice at the eaves; the simple gable roof is covered in asphalt and punctured by dormers. The full-width front porch faces west and is supported by heavy square posts connected by simple railings and balusters. Six-over-six double-hung wood windows are protected by aluminum storm windows. Paneled wood doors have glazed transoms and aluminum storm doors.

On the east side of the house, the original porch of the north unit has been enclosed; the screen porch at the south unit remains. An undistinguished one-story addition at the south side contains a later kitchen below a hip roof with a shed extension. (The two sides of Building #5 have been commonly denoted as #5A and #5B. For the purposes of this Building Summary, it is considered one building.)

**SITE LOCATION**

The siting of Building #5 was the first step in extending the building line established by the Commandant's Quarters, Offices and the Storehouse

(Buildings #1,#2, and #3.) Once complete, they created a symmetrical composition about the Commandant's Quarters at Building #1.

**HISTORIC DEVELOPMENT**

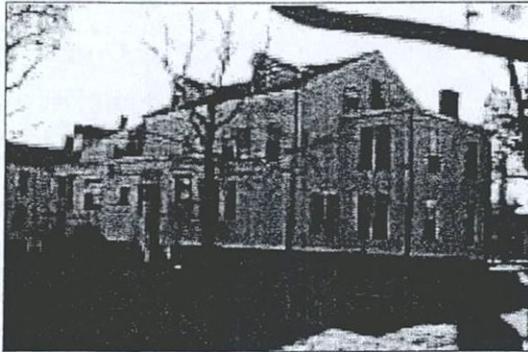
Built c.1857 as Field Officers' Quarters, Building #5 has retained its residential function and character. Its porches and dormers were added in the 19th Century, and the addition to the south side dates to the turn of the century. Buildings #4 and #5 were built at the same time as the first Field Officers' housing on the Island and served as the models for the small-scale wood frame residential buildings that were built during the remainder of the 19th Century, and that enclose most of the space at Nolan Park. Asphalt shingles that were installed over clapboards in the 50's were recently removed.

**SIGNIFICANCE**

Building #5 is a category 2 property.

The role of Building #5 on the island was as part of its "administrative center" with Building #4. Built three years after the Island was changed from an artillery post to a recruiting depot, Building #5 is one of the earliest frame structures to survive on Governors Island.

## Governors Island Historic District



Side/Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

Although Building #5 has received additions in the 19th and 20th centuries, it retains much of its original character. Its original siding materials, and the large front porches date back to the nineteenth century, although the railings appear to be of recent vintage. The addition on the south of the building is sympathetic and does not detract from its character.

Exterior elements of the building that should be preserved include the basic form, scale, and style of structure; clapboard, brick basement walls, chimneys, front and rear porches, windows, doors, trim, and dormers.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

Building #5 is one of a group of residential structures which establish and define the east edge of Nolan Park and, as such, is an important element within the Governors Island Historic District. In addition, the relationship between Building #5 and Buildings #4 and #6, including sideyard open space, should be preserved.

Because of its siting, above grade additions to Building #5 should not be placed on either its west or east facade. Any additions between it and Buildings #5 and #6 should take into consideration, and maintain, open space between the buildings.

### LANDSCAPE AND SITE FEATURES

Building #5 is surrounded by sloped brick and slate walkways and driveways, and mature trees are located around the building. These site elements should be preserved and maintained.

For further information on landscape features related to this building, see the property summary sheet for Nolan Park.

## Building & Property Summary Sheets

### BUILDING #6 COMPANY OFFICER'S QUARTERS



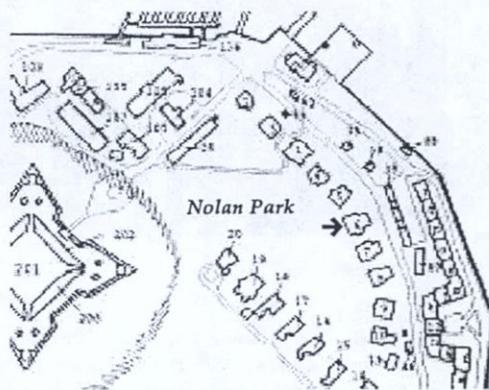
Front Elevation

#### ARCHITECTURAL DESCRIPTION

Building #6 is a two-and-a-half-story T-shaped twin (two-family) "Victorian Vernacular" style house built of wood frame construction on painted brick foundation walls. Exterior clapboard walls rise to meet a board cornice at the eaves; the simple gable roof is covered in asphalt and punctured by two single and one double dormer on the front slope and two double dormers on the rear slope. The full-width front porch faces west; its shallow hipped roof is supported by heavy square posts connected by simple newels, railings and balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. Paneled wood doors have glazed transoms and aluminum storm doors. One story structures have been added to both the north and south sides of the building. (The two sides of Building #6 have been commonly denoted as #6A and #6B. For the purposes of this Building Summary, it is considered one building.)

#### SITE LOCATION

Building #6 is located alongside its twin, Building #7 and continues at a slight angle the wall of buildings that form the east side of Nolan Park. The angle reflects the change in the adjacent shoreline and



Site Location Map

serves to connect the predominant building line with the front of Building #9, which was built in 1839. The siting of Building #6 was the result of the unified vision that created Nolan Park.

#### HISTORIC DEVELOPMENT

Built in 1878 as a double unit for Company Officers' Quarters, Building #6 was intended to accommodate the arrival of officers associated with Fort Columbus' becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #6 has retained its residential function and character, serving most recently as housing for Coast Guard officers' families. The south addition was built in the early 20th Century and the north side addition was added later. Asphalt shingles that were installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed. Buildings #6 and #7 were built as a matched pair, and were a part of the building campaign that produced buildings that formally enclosed Nolan Park.

#### SIGNIFICANCE

Building #6 is a category 2 property.

## Governors Island Historic District



Side Elevation



Rear Elevation

Building #6 was part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of a rational attempt to create a residential enclave around Nolan Park.

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #6 has retained much of its material and appearance. It retains its original siding materials, and the large front porches date back to the nineteenth century, although the railings appear to be of recent vintage. The additions to either side are of a scale and age such that they do not detract from the integrity of the building.

Exterior elements of the building that should be preserved include the basic building form, scale, and materials; its setting and orientation to Nolan Park; cornice & trim; front and rear porches; wood multi-paned windows; and, french doors.

There are no interior elements that require preserved.

### KEY PRESERVATION ISSUES

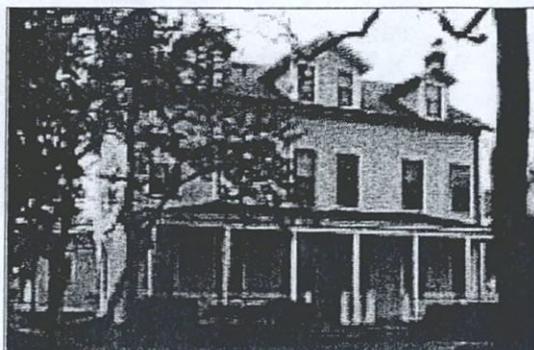
The scale and siting of Building #6 are the most critical preservation issues. As part of the east wall of Nolan Park, its presence and compatibility with adjacent structures is important in maintaining the character of the Park and historic district.

### LANDSCAPE & SITE FEATURES

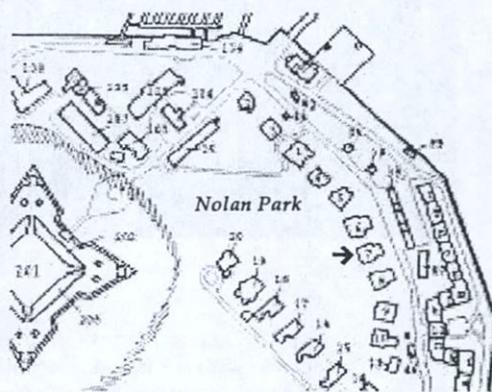
Building #6 is surrounded by sloped brick and slate walkways and driveways. Mature trees are located around the building. Preservation of the landscaping and site features is important.

For further information on landscape features related to this building, see the property summary sheet for Nolan Park.

**BUILDING #7  
COMPANY OFFICER'S QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #7 is a two-and-a-half-story T-shaped twin (two-family) "Victorian Vernacular" style house built of wood frame construction on painted brick foundation walls. Exterior clapboard walls rise to meet a board cornice at the eaves; the simple gable roof is covered in asphalt and punctured by two single and one double dormer on the front slope and two double dormers on the rear slope. The full-width front porch faces west; its shallow hipped roof is supported by heavy square posts connected by simple newels, railings and balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. Paneled wood doors have glazed transoms and aluminum storm doors. One story structures have been added to both the north and south sides of the building. (The two sides of Building #7 have been commonly denoted as #7A and #7B. For the purposes of this Building Summary, it is considered one building.)

**SITE LOCATION**

Building #7 is located alongside its twin, Building #6 and continues at a slight angle the wall of buildings that form the east side of Nolan Park. The angle reflects the change in the adjacent shoreline and

serves to connect the predominant building line with the front of Building #9, which was built in 1839. The siting of Building #7 was the result of the unified vision that created Nolan Park.

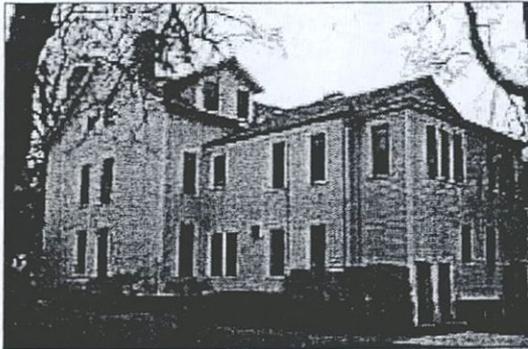
**HISTORIC DEVELOPMENT**

Built in 1878 as a double unit for Company Officers' Quarters, Building #7 was intended to accommodate the arrival of officers associated with Fort Columbus' becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #7 has retained its residential function and character, serving most recently as housing for Coast Guard officers' families. The south addition was built in the early 20th Century and the north side addition was added later. Asphalt shingles that were installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed. Buildings #6 and #7 were built as a matched pair, and were a part of the building campaign that produced buildings that formally enclosed Nolan Park.

**SIGNIFICANCE**

Building #7 is a category 2 property.

## Governors Island Historic District



Side Elevation



Rear Elevation

Building #7 was part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of a rational attempt to create a residential enclave around Nolan Park.

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #7 has retained much of its material and appearance. It retains its original siding materials, and the large front porches date back to the nineteenth century, although the railings appear to be of recent vintage. The additions to either side are of a scale and age such that they do not detract from the building's integrity.

Exterior elements of the building that should be preserved include the basic building form, scale, and materials; its setting and orientation to Nolan Park; cornice & trim; front and rear porches; wood multi-paned windows; and, french doors.

There are no interior elements that require preserved.

### KEY PRESERVATION ISSUES

The scale and siting of Building #7 are the most critical preservation issues. As part of the east wall of Nolan Park, its presence and compatibility with adjacent structures is important in maintaining the character of the Park and historic district.

### LANDSCAPE & SITE FEATURES

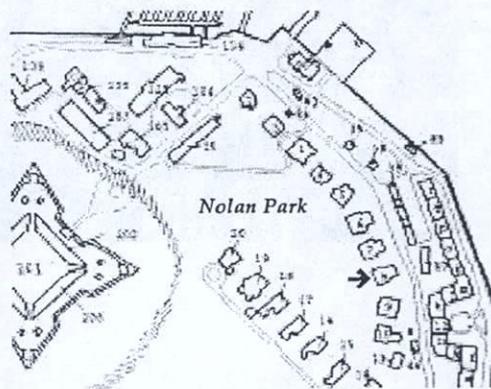
Building #7 is surrounded by sloped brick and slate walkways and driveways. Mature trees are located around the building. Preservation of the landscaping and site features is important.

For further information on landscape features related to this building, see the property summary sheet for Nolan Park.

BUILDING #8  
COMPANY OFFICER'S QUARTERS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #8 is a two-and-a-half-story T-shaped twin (two-family) "Victorian Vernacular" style house built of wood frame construction on painted brick foundation walls. Exterior clapboard walls rise to meet a slender boarded cornice at the eaves penetrated by gabled projections above the windows. The full-width front porch faces west; its shallow hipped roof is supported by heavy square posts connected by simple newels, railings and balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. The paired paneled wood entrance doors have glazed transoms and aluminum storm doors. A one story den was added to the north side of the 'T', and enclosed sun porches were added to both units. (The two sides of Building #8 have been commonly denoted as #8A and #8B. For the purposes of this Building Summary, it is considered one building.)

SITE LOCATION

Building #8 is aligned with Buildings #6 and #7 and separated from its twin Building #10 by the older Building #9. Building #8 continues at a slight angle the wall of buildings that form the east side of Nolan

Park, reflecting the change in the adjacent shoreline and connecting the predominant building line with the front of Building #9, which was built in 1839. The siting of Building #8 was the result of the unified vision that created Nolan Park.

HISTORIC DEVELOPMENT

Built in 1878 as a double unit for Company Officers' Quarters, Building #8 was intended to accommodate the arrival of officers associated with Fort Columbus' becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #8 was built with Building #10 as a matched pair; both were a part of the building campaign that also produced buildings that formally enclosed Nolan Park. Building #8 has retained its residential function and character, serving most recently as housing for Coast Guard officers' families. The north addition was built in the first two decades of the twentieth century, and sunrooms were added to the rear in 1936-37. Asphalt shingles installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed.

## Governors Island Historic District



Side

### SIGNIFICANCE

Building #8 is a category 2 property.

Building #8 was a part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of a rational attempt to create a residential enclave around Nolan Park.

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #8 retains most of its original exterior materials and appearance. These include the original siding materials, and the large front porches, which date back to the nineteenth century, although the railings appear to be of recent vintage. The addition on the north side and the sun rooms to the east are of a scale and age such that they do not detract from the building's integrity. The interior layout of unit #8B has been substantially altered.

Exterior elements that should be preserved include the basic form, scale, and materials of the building; the cornice and trim; front porch; multi-paned wood windows; front doors; and, dormers.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

Building #8 is a contributing element to the Governors Island Historic District, and is important in defining the east edge of Nolan Park. As such, its preservation is important in maintaining the character of the historic district.

Because of its site location, additions to the building are discouraged, however, if necessary, they could occur on the north and south sides of the building, preserving the open spaces between Building #8 and the adjacent properties.

### LANDSCAPE & SITE FEATURES

Building #8 is surrounded by sloped brick and slate walkways and driveways, and mature trees are located around the building. These elements contribute to the property and should be preserved.

For further information on landscape features related to this building, see the property summary sheet for Nolan Park.

**BUILDING #9  
BLOCK HOUSE**



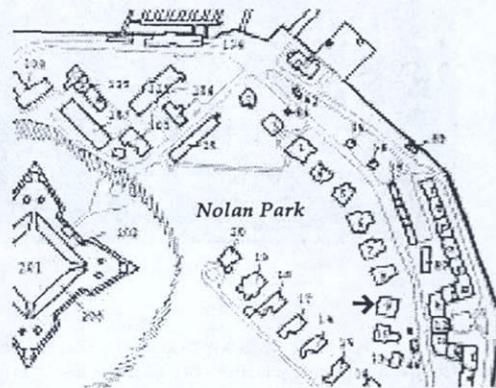
Front Elevation

**ARCHITECTURAL DESCRIPTION**

Building #9 is a red brick two-story "Greek Revival" style structure set on a high basement of schist stone at the front and rear, and brick at the sides. A granite band course articulates the basement walls from the upper courses. Nearly a square in plan, the building was built in 1839 in the Greek revival style to serve as the Post Hospital. The main entrance steps and entrance portico are of granite. The entrance door is set a pedimented wood surround. Wood double-hung six-over-six windows are set in simple masonry openings with granite lintels and sills. The brick walls corbel slightly at the eaves, which feature wood dentils. The original parapet wall was removed before 1863 in order to replace the original flat roof with the present shallow hipped roof. An areaway surrounds the building, capped by a granite curb with a wrought and cast iron fence. A wrought iron balcony at the second floor front is echoed on the rear by a railing in front of the second story window, although the balcony itself has been removed. Large patient wings were added towards the south in 1874, but were removed later.

**SITE LOCATION**

Building #9, with its later neighbor Building #10, forms the southern end of Nolan Park, connecting informally the west and east sides.



Site Location Map

Building #9 predated the development of Nolan Park, and was a factor in establishing its form and boundaries. The original siting of Building #9 was determined by the original shoreline.

**HISTORIC DEVELOPMENT**

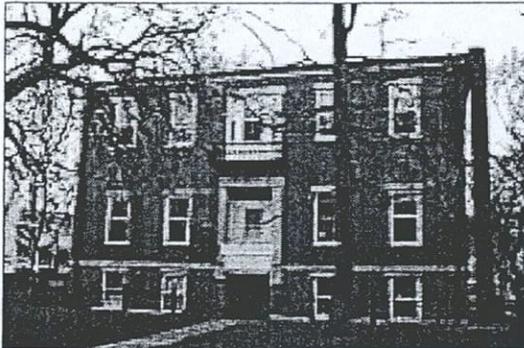
Sometimes known as the Block House, Building #9 has undergone substantial alterations. Built in 1839 as the Post Hospital for the Fort Columbus garrison, 1874 saw the construction of two substantial patient wings extending south from either side of the main facade. With the 1878 arrival of the Military Division of the Atlantic, the building was deemed unsuitable as a hospital and was converted to Headquarters for the Division, as well as the Department of the East. Sometime between 1919 and 1934, the wings were demolished and, by at least 1947, the original building had been converted to apartments for four officers.

**SIGNIFICANCE**

Building #9 is a category 1 property.

Building #9 is highly significant to the history of Governors Island. It is individually listed on the National Register of Historic Places and was designated an individual New York City Landmark on September 19, 1967.

## Governors Island Historic District



Rear elevation

Building #9 is the one of the oldest non-fortified buildings within the Governors Island Historic District, and its location and history of uses attest to the changing function of the island from its earliest military occupation.

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #9 has a great deal of historic material from different times. Many of the alterations to the exterior are old enough to be considered historic elements of their own, and help to explain the history of uses. The interior has been altered many times, most recently during the 1930's.

Exterior elements of the building that should be preserved include the current form and scale of the building, and its stone and brick basement walls, brick walls, limestone window sills and heads, and granite belt course. In addition, the front steps and portico, front and rear door surround, wood windows, wood cornice with dentils, ironwork at the balconies, and areaway with curb and fencing.

Because of extensive and numerous remodelings of the building, there are no interiors that require preservation.



Side Elevation

### KEY PRESERVATION ISSUES

The siting and form of Building #9 are important to preserve, as well as the many historic changes to the building that reflect its different uses and history.

Because of the prominent location of Building #9, additions to the building are discouraged.

### LANDSCAPE & SITE FEATURES

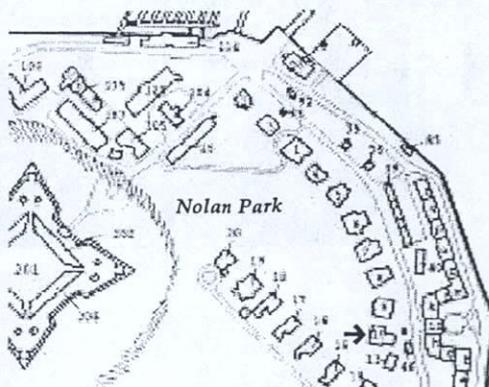
Building #9 is surrounded by sloped brick and slate walkways and driveways, and mature trees around the building. These are important elements to preserve.

For further information on landscape features related to this building, see the property summary sheet for Nolan Park.

**BUILDING #10**  
**COMPANY OFFICER'S QUARTERS**



*Front Elevation*



*Site Location Map*

**ARCHITECTURAL DESCRIPTION**

Building #10 is a two-and-a-half-story T-shaped twin (two-family) "Victorian Vernacular" style house built of wood frame construction on painted brick foundation walls. Exterior clapboard walls rise to meet a slender boarded cornice at the eaves penetrated by gabled projections above the windows. The full-width front porch faces west; its shallow hipped roof is supported by heavy square posts connected by simple newels, railings and balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. The paired paneled wood entrance doors have glazed transoms and aluminum storm doors. A one story den was added to the north side of the 'T', and enclosed sun porches were added to both units. (The two sides of Building #10 have been commonly denoted as #10A and #10B. For the purposes of this Building Summary, it is considered one building.)

**SITE LOCATION**

Building #10 is aligned with Building #9, and together they form the southern end of Nolan Park, connecting informally the west side to the east side.

The siting of Building #10 was the result of the unified vision that created Nolan Park

**HISTORIC DEVELOPMENT**

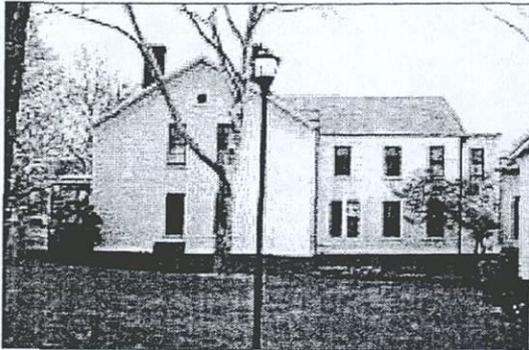
Built in 1878 as a double unit for Company Officer's Quarters, Building #8 was intended to accommodate the arrival of officers associated with Fort Columbus' becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #10 was built with Building #8 as a matched pair; both were a part of the building campaign that also produced buildings that formally enclosed Nolan Park. Building #10 has retained its residential function and character, serving most recently as housing for Coast Guard officer's families. The north addition was built in the first two decades of the twentieth century, and sunrooms were added to the rear in 1936-37. Asphalt shingles installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed.

**SIGNIFICANCE**

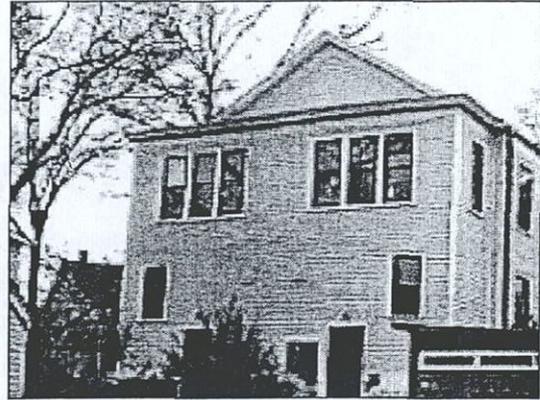
Building #10 is a category 1 property.

Building #10 was a part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of a rational attempt to create a residential enclave around Nolan Park.

## Governors Island Historic District



Side Elevation



Rear

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #10 retains most of its original exterior materials and appearance. These include the original siding materials, and the large front porches, which date back to the nineteenth century, although the railings appear to be of recent vintage. The addition on the north side and the sun rooms to the east are of a scale and age such that they do not detract from the building's integrity. The interior layout of both living units has been substantially altered.

Exterior elements that should be preserved include the basic form, scale, and materials of the building; the cornice and trim; front porch; multi-paned wood windows; front doors; and, dormers.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

Building #10 is a contributing element to the Governors Island Historic District, and is important in defining the east edge of Nolan Park. As such, its preservation is important in maintaining the character of the historic district.

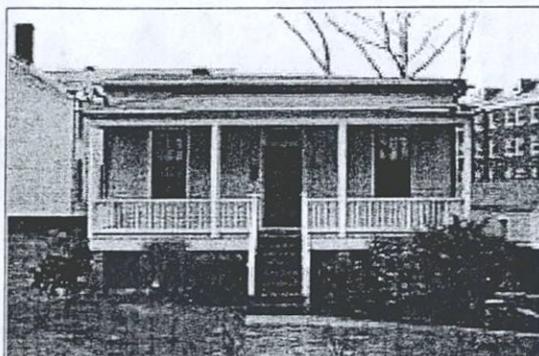
Because of its siting, additions to the building are discouraged, however, if necessary, they could occur on the north and south sides of the building, preserving the open spaces between Building #10 and the adjacent properties.

### LANDSCAPE & SITE FEATURES

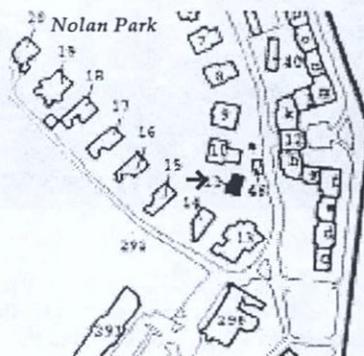
Building #10 is surrounded by sloped brick and slate walkways and driveways, and mature trees are located around the building. These elements contribute to the property and should be preserved.

For further information on landscape features related to this building, see the property summary sheet for Nolan Park.

**BUILDING #11  
STEWARD'S QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #11 is a small, single-family, one-story, wood frame house set on a high brick base-ment. This vernacular style building has with wood tongue-and-groove siding, and a low gabled roof covered with asphalt shingles. A full width porch with simple posts and railings and a shallow hipped roof runs along the north front facade of the structure. Aluminum storm windows protect the six-over-six double-hung wood windows. The front door is glazed and paneled, with a transom above. A small one story frame addition to the north has a gabled roof. Non-historic asbestos shingles have been removed and wood clapboards have been restored.

**SITE LOCATION**

Building #11 is located at the southern periphery of Nolan Park, adjacent to Building #10, and southeast of the original hospital, Building #9.

**HISTORIC DEVELOPMENT**

Built in 1878 as quarters for the hospital steward, Building #11's construction was simultaneous with the arrival of officers associated with Fort

Columbus' becoming the Headquarters of the Military Division of the Atlantic and the Department of the East, and was a part of the building campaign that also produced buildings that formally enclosed Nolan Park. Interestingly enough, Building #11 was sited in 1878 to be close to the hospital, but the hospital was relocated a year later in 1879.

**SIGNIFICANCE**

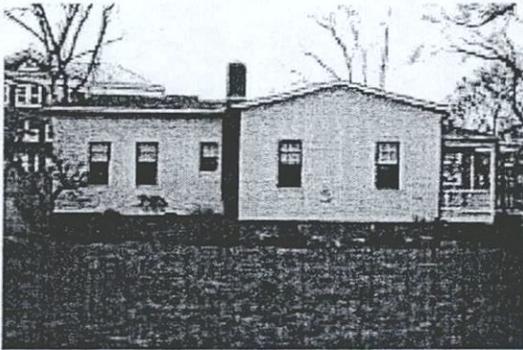
Building #11 is a category 2 property.

Building #11 is small and somewhat isolated, reflecting the fact that while the steward needed to be quartered near the hospital, his status did not warrant the prominence of the structures on Nolan Park. It form the southern closure of Nolan Park, and is an intregal park of the historic development of the Island.

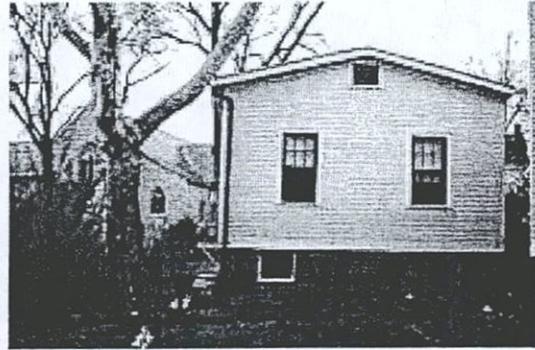
**WHAT IS IMPORTANT TO PRESERVE?**

The exterior of Building #11 has a great deal of its original exterior materials and appearance. It retains its original siding materials, and the large front porch date back to the 19th century. The interior of the building appears to have been substantially rehabilitated in the 1930's.

## Governors Island Historic District



Side Elevation



Rear

Exterior elements of the building that should be preserved include the basic building form, scale and materials; wood siding, brick basement walls; eaves; front porch; wood windows; and front door.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

The small scale of Building #11 is important in conveying its original use and status within the development of Governors Island. Although it is not a prominent building within the historic district, its closure of the southern end of Nolan Park is important to preserve.

Any additions to the building should avoid changing the feeling of small scale of the property, and should be limited to the south side of the structure.

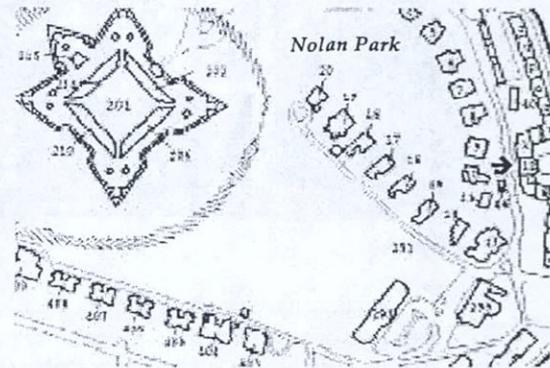
### LANDSCAPE AND SITE FEATURES

Building #11 faces Nolan Park and is accessed from a brick walkway. This walkway, along with the mature trees surrounding the structure, are important to the setting of the building and should be preserved.

**BUILDING #12  
OFFICERS' HOUSING**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #12 is a four and one-half-story Neo-Georgian style building composed of fifteen sections, with a total of 93,000 SF, located on a land-fill site overlooking Buttermilk Channel. The central portion of the building forms a large U-shaped courtyard facing the water. This 14-family housing unit is built of red brick masonry over cement foundation and a limestone watertable. The gable roof is covered with slate shingles. Fenestration consists of six-over-six double-hung metal windows with metal frames, limestone window sills, and wood paneled doors. Separate entrances, serving each of the 14 family housing units, face south towards the channel and have decorative limestone door surrounds.

**SITE LOCATION**

Building #12 is located along the south (leeward) shore between Barry and Kimmel Roads, below Nolan Park. The leeward shore area extends along the shore from the South Battery north to Andes Drive. This area has one of the steepest slopes on the island. It is sheltered from the prevailing winds and faces a relatively placid water view of Buttermilk Channel.

**HISTORIC DEVELOPMENT**

Built in 1931 by the Army's Construction Division of the Office of the Quartermaster General, Building #12 was designed by the prominent New York architectural firm of McKim, Mead & White. It served as officer's quarters and family housing from 1931 to 1997.

**SIGNIFICANCE**

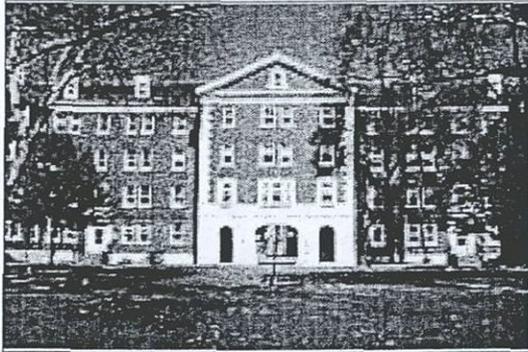
Building #12 is a category 2 property.

This structure was the first housing for officers constructed in accordance with the c.1928 unified beautification plan for Governors Island, which was also developed by McKim, Mead & White. It is similar in style to Building #400, and set a standard for later officer's housing, notably Buildings #315 and #555.

**WHAT IS IMPORTANT TO PRESERVE?**

The exterior of Building #12 has retained most of its original masonry material and appearance. All of the original window units have been replaced by six-over-six double-hung aluminum windows.

## Governors Island Historic District



Setting

Exterior elements of the building that should be preserved include the basic form, scale, and configuration of the structure; exterior materials; cornices; dormers; fenestration; limestone door surrounds; and, paneled doors.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

The unique form of Building #12, along with the open courtyard facing Buttermilk Channel, and the exterior detailing of the building are important preservation issues.

Building #12 has no secondary facades. Its southeast facade presents a formal view to Buttermilk Channel, while the northwest facade is visible from Barry Road and Nolan Park. Because of this there are no apparent locations where additions can be placed on the building.

### LANDSCAPE & SITE FEATURES

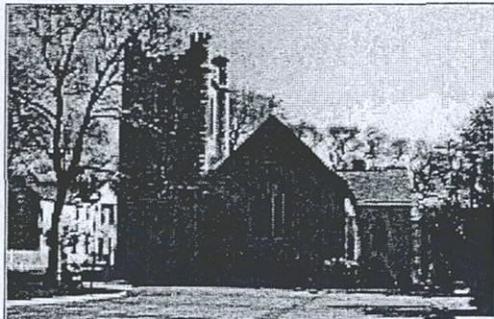
Building #12 is surrounded by concrete and asphalt paving, which can be removed or modified. Mature trees are located within grassy plots around the building, which should be preserved.

For further information on landscape features, see the property summary sheet on the seawall.

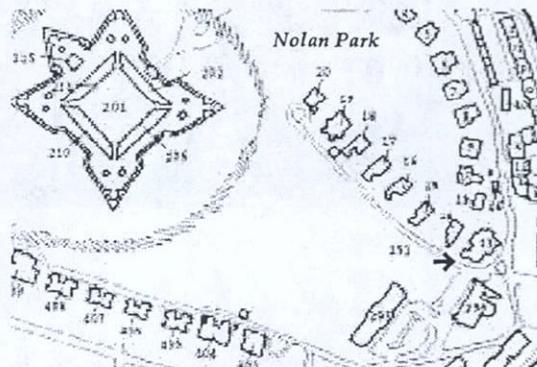


Side Elevation

**BUILDING #13**  
**CHAPEL OF S<sup>t</sup>. CORNELIUS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #13 is a two-story church on a raised basement. Walls are rock-face limestone laid in regular coursing. Built in 1905 in the neo-Gothic style, the building is roughly cruciform in plan with a substantial three-story tower at the northwest corner providing the primary entrance. Steep intersecting gables are covered with slate with copper gutters, ridges, and flashing. Most windows are lancet arched with ornamental carved limestone tracery; 35 leaded and stained glass sash are covered with protective glazing. The raised basement most recently contained church offices and a day care facility.

**SITE LOCATION**

The Chapel of S<sup>t</sup>. Cornelius is located just off Nolan Park. It faces away from Nolan Park, suggesting that its architect was aware that the island was on the verge of growth and development towards the south. Its presence established the location of a group of 'community' amenities that were built in the early twentieth century including the school, the YMCA, and the theater, and that were intended to serve what was developing as a military island community.

**HISTORIC DEVELOPMENT**

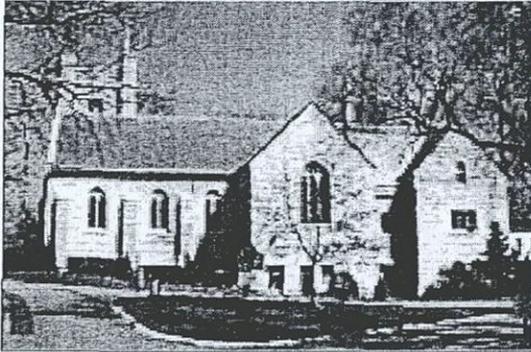
The architect Charles C. Haight designed Building #13, better known as the Chapel of S<sup>t</sup>. Cornelius the Centurion, to replace an earlier 1847 wood frame chapel. Trinity Parish in Manhattan was substantial donors for the construction of the first Chapel. When the Army ceased providing Chaplains to Governors Island in 1868, Trinity Church began providing a Chaplain and provided for the maintenance of the building. When the post was expanded in 1924, the Army resumed assigning Chaplains to the Island, but Trinity continued to maintain the building. The Coast Guard took over administration of the Chapel when it arrived in 1966; the Parish of Trinity Church deeded the property to the Coast Guard in 1986, with the stipulation that the property will revert to Trinity when the Coast Guard vacates the island. The Chapel traditionally was a repository for memorabilia commemorating troops stationed on Governors Island.

**SIGNIFICANCE**

Building #13 is a category 2 property.

The Chapel of S<sup>t</sup>. Cornelius connected together the spiritual and community lives of the inhabitants of the island. It also has historic ties to

## Governors Island Historic District



Side Elevation

### WHAT IS IMPORTANT TO PRESERVE?

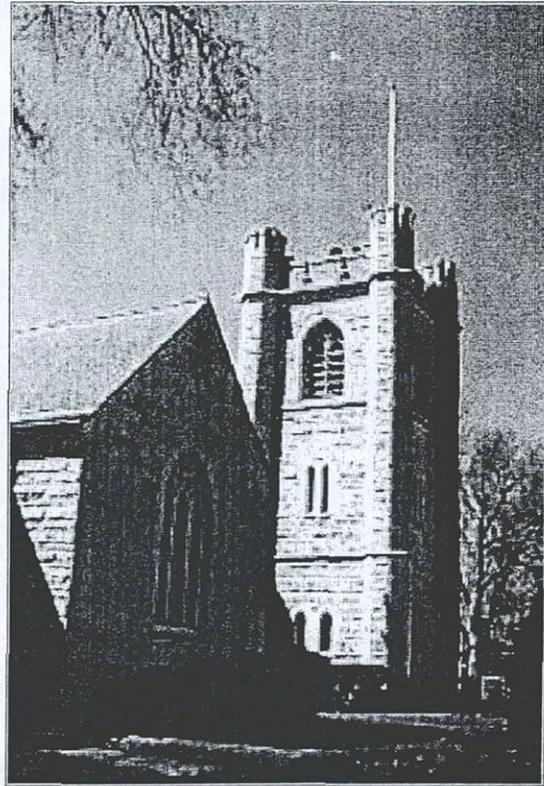
The exterior of the building retains most of its original exterior materials and appearance. The building has not seen much major alteration, and has been well maintained. The Chapel space also has a relatively high level of integrity, but the basement spaces have been altered to accommodate contemporary uses.

Exterior elements of the building that should be preserved include the original form, scale, and style of the Chapel; masonry facades; leaded and stained glass windows; front and side entry doors and surrounds; and, roofing.

Interior elements that should be preserved include the exposed wood trusses and ceiling; stone archways and corbels; baptismal font; stone altar and door surrounds; decorative tile floor; glazed ceramic tile; paneled wood doors; and, trim.

### KEY PRESERVATION ISSUES

The symbolic presence of the Chapel is an important element in the Governors Island Historic District. Its location within the residential core of the Island demonstrates the "community" quality developed on the Island as it evolved from a fortification to an installation. While there is a great deal of flexibility in rehabilitating the basement, the Chapel should be treated very gently. Deteriorated fabric should be repaired, rather than replaced, and all necessary replacement should be done *in-kind*.



Tower

Building #13 is a prominent historic and community landmark with a strong architectural presence. New construction or additions affecting the exterior are discouraged, but, if necessary, should be located on secondary facades, and be clearly minor in scale.

### LANDSCAPE & SITE FEATURES

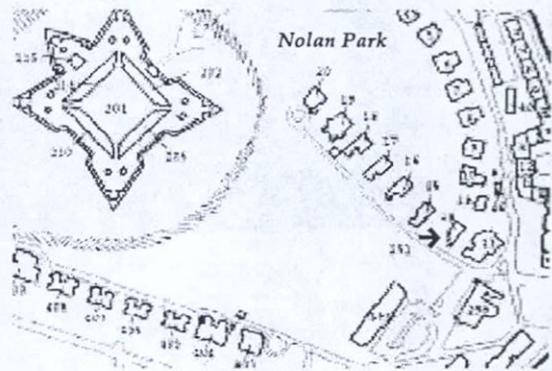
Building #13 is bordered by asphalt paving to the south and west and is surrounded by small grassy areas. The paved areas can be removed and replaced. Any mature landscaping should be preserved.

The Chapel of St. Cornelius is owned by, and under the control of Trinity Church in New York. It is not available for development or modification by any party, organization, or group other than Trinity Church. Data included on this property in the Preservation & Design Manual is provide for information purposes only. No development should encroach on the Chapel property, or restrict access to the property or its use.

**BUILDING #14  
COMPANY OFFICERS' QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #14 is a two-story, "Victorian Vernacular" style, single-family house built of wood frame construction on brick foundation walls. Exterior clapboard walls rise to meet a slender boarded cornice at the bracketed eaves, which are penetrated by gabled projections above the windows. The full-width front porch faces east; its soffit is articulated with scrollwork brackets extending away from the column capitals, and its railing features decorative balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. The paneled wood entrance door has a glazed transom and an aluminum storm door. Building #14 is L-shaped in plan, with a screened in porch to the rear. The building was originally constructed to a standardized plan identical to buildings #15, #16, #17, and #18.

**SITE LOCATION**

Building #14 is sited to form a part of the enclosure of Nolan Park, but also to align with the adjacent shoreline at the time of construction.

**HISTORIC DEVELOPMENT**

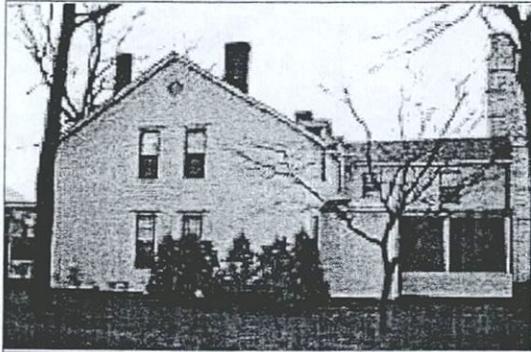
Built in 1879 for Company Officer's Quarters, Building #14 was intended to accommodate the arrival of officers associated with Fort Columbus' becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #14, along with #s15-18, formally enclosed Nolan Park, establishing it as the islands premiere residential enclave. Building #14 has retained its residential function and character, serving most recently as housing for Coast Guard officer's families. Asphalt shingles installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed.

**SIGNIFICANCE**

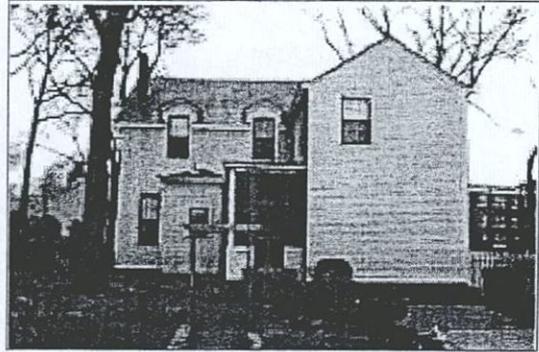
Building #14 is a category 2 property.

The building was a part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of an effort to create a residential enclave around Nolan Park.

## Governors Island Historic District



Side Elevation



Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #14 has kept most of its original materials and appearance. It retains its original siding, and the large front porch dates back to the nineteenth century, although the railings appear to be of recent vintage. The sun rooms are of a scale and age such that they do not detract from the building's integrity. However, the interior of the building has been substantially altered.

Exterior elements of the building that should be preserved include its basic form and scale; clapboard siding; brick basement walls; eaves, front porch, with decorative brackets and balusters; multi-paned wood windows; front door and trim; dormers; and, chimneys.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

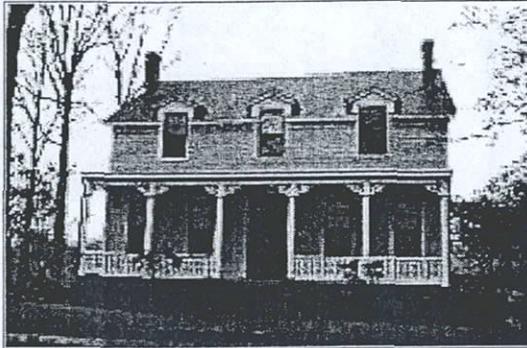
The relationship and association of the building with Nolan Park and the residential structures constructed along the west side of the Park, is an significant element in the Governors Island Historic District. Maintenance of the orientation of this building to the Park is important.

New construction or additions to the building should not be placed on the front facade. Additions should be limited to the west facade of the building, or the rear portions of the north and south facades.

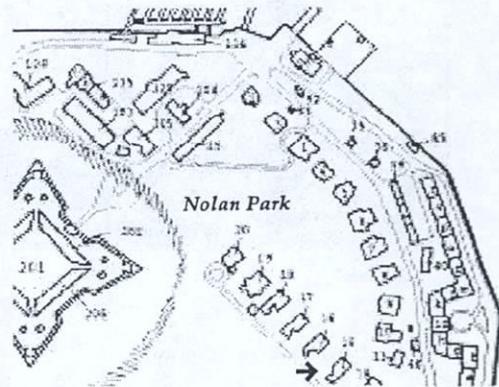
### LANDSCAPE AND SITE FEATURES

Building #14 faces Nolan Park and is surrounded by sloped brick walkways and driveways, and mature trees are located around the building. These are important elements to preserve.

BUILDING #15  
COMPANY OFFICERS' QUARTERS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #15 is a two-story, "Victorian Vernacular" style, single-family house built of wood frame construction on brick foundation walls. Exterior clapboard walls rise to meet a slender boarded cornice at the bracketed eaves, which are penetrated by gabled projections above the windows. The full-width front porch faces east; its soffit is articulated with scrollwork brackets extending away from the column capitals, and its railing features decorative balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. The paneled wood entrance door has a glazed transom and an aluminum storm door. Building #15 is L-shaped in plan, with a screened in porch to the rear. The building was originally constructed to a standardized plan identical to buildings #14, #16, #17, and #18.

SITE LOCATION

Building #15 is aligned with Buildings #16-18, forming the west side of Nolan Park. To the west the building fronts the parade ground and Fort Jay.

HISTORIC DEVELOPMENT

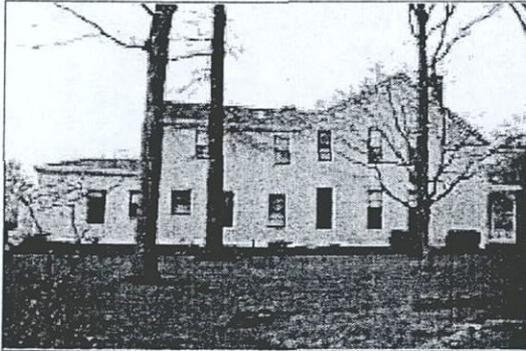
Built in 1879 for Company Officers' Quarters, Building #15 was intended to accommodate the arrival of officers associated with Fort Columbus becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #15, along with #14 and numbers 16-18, formally enclosed Nolan Park, establishing it as the Island's premiere residential enclave. Building #15 has retained its residential function and character, serving most recently as housing for Coast Guard officer's families. Asphalt shingles installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed.

SIGNIFICANCE

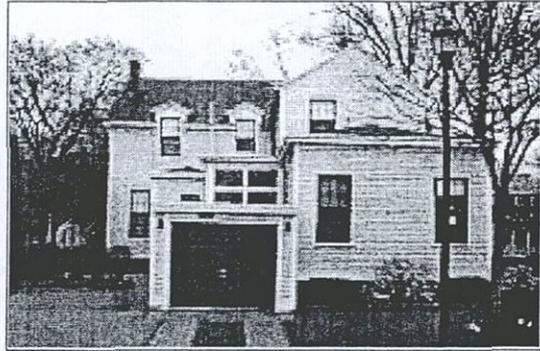
Building #15 is a category 2 property.

The building was a part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of an effort to create a residential enclave around Nolan Park.

## Governors Island Historic District



Side Elevation



Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #15 has kept most of its original materials and appearance. It retains its original siding, and the large front porch dates back to the 19th century, although the railings appear to be of recent vintage. The sun rooms are of a scale and age such that they do not detract from the building's integrity. However, the interior of the building has been substantially altered.

Exterior elements of the building that should be preserved include its basic form and scale; clapboard siding; brick basement walls; eaves, front porch, with decorative brackets and balusters; multi-paned wood windows; front door and trim; dormers; and, chimneys.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

The relationship and association of the building with Nolan Park and the residential structures constructed along the west side of the Park, are significant elements in the Governors Island Historic District. Maintenance of the orientation of this building to the Park is important.

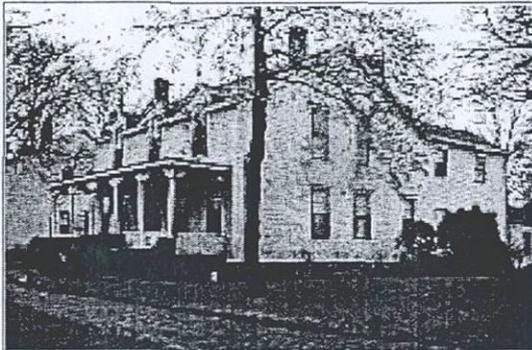
New construction or additions to the building

should not be placed on the front facade. Additions should be limited to the west facade of the building, or the rear portions of the north and south facades.

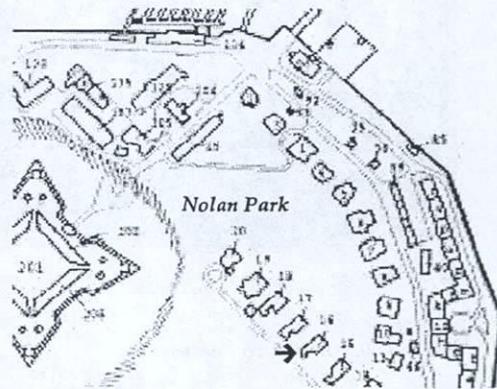
### LANDSCAPE AND SITE FEATURES

Building #15 faces Nolan Park and is surrounded by sloped brick walkways and driveways, and mature trees are located around the building. These are important elements to preserve.

**BUILDING #16**  
**COMPANY OFFICERS' QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #16 is a two-story, "Victorian Vernacular" style, single-family house built of wood frame construction on brick foundation walls. Exterior clapboard walls rise to meet a slender boarded cornice at the bracketed eaves, which are penetrated by gabled projections above the windows. The full-width front porch faces east; its soffit is articulated with scrollwork brackets extending away from the column capitals, and its railing features decorative balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. The paneled wood entrance door has a glazed transom and an aluminum storm door. Building #16 is L-shaped in plan, with a screened in porch to the rear. The building was originally constructed to a standardized plan identical to buildings #14, #15, #17, and #18.

**SITE LOCATION**

Building #16 is aligned with Buildings #s14-15, and numbers 17-18, forming the west side of Nolan Park. To the west the building fronts the parade ground and Fort Jay.

**HISTORIC DEVELOPMENT**

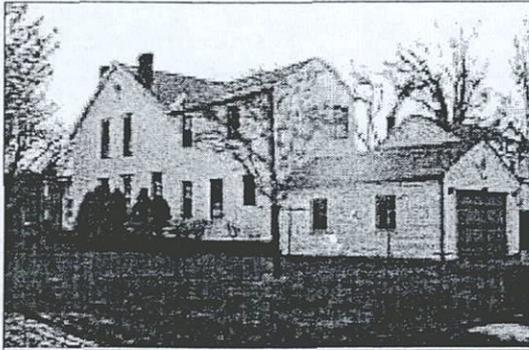
Built in 1879 for Company Officers' Quarters, Building #16 was intended to accommodate the arrival of officers associated with Fort Columbus becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #16, along with numbers 14 and 15 and numbers 17 and 18, formally enclosed Nolan Park, establishing it as the Island's premiere residential enclave. Building #16 has retained its residential function and character, serving most recently as housing for Coast Guard officer's families. Asphalt shingles installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed.

**SIGNIFICANCE**

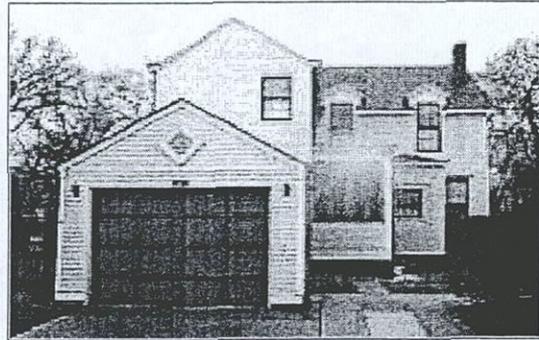
Building #16 is a category 2 property.

The building was a part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of an effort to create a residential enclave around Nolan Park.

## Governors Island Historic District



SSide Elevation



Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #16 has kept most of its original materials and appearance. It retains its original siding, and the large front porch dates back to the nineteenth century, although the railings appear to be of recent vintage. The sun rooms are of a scale and age such that they do not detract from the building's integrity. However, the interior of the building has been substantially altered.

Exterior elements of the building that should be preserved include its basic form and scale; clapboard siding; brick basement walls; eaves, front porch, with decorative brackets and balusters; multi-paned wood windows; front door and trim; dormers; and, chimneys.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

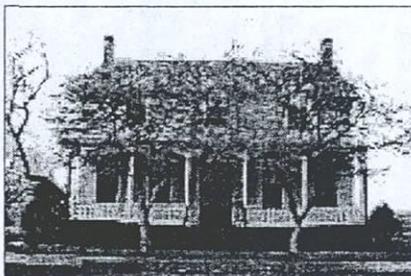
The relationship and association of the building with Nolan Park and the residential structures constructed along the west side of the Park, are significant elements in the Governors Island Historic District. Maintenance of the orientation of this building to the Park is important.

New construction or additions to the building should not be placed on the front facade. Additions should be limited to the west facade of the building, or the rear portions of the north and south facades.

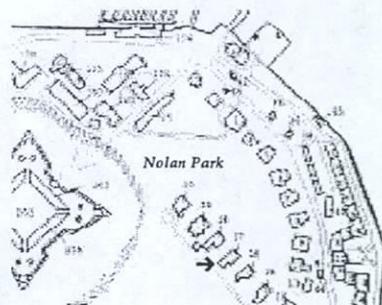
### LANDSCAPE AND SITE FEATURES

Building #16 faces Nolan Park and is surrounded by sloped brick walkways and driveways, and mature trees are located around the building. These are important elements to preserve.

**BUILDING #17  
COMPANY OFFICERS' QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #17 is a two-story, "Victorian Vernacular" style, single-family house built of wood frame construction on brick foundation walls. Exterior clapboard walls rise to meet a slender boarded cornice at the bracketed eaves, which are penetrated by gabled projections above the windows. The full-width front porch faces east; its soffit is articulated with scrollwork brackets extending away from the column capitals, and its railing features decorative balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. The paneled wood entrance door has a glazed transom and an aluminum storm door. Building #17 is L-shaped in plan, with a screened in porch to the rear. The building was originally constructed to a standardized plan identical to buildings #14, #15, #16, and #18.

**SITE LOCATION**

Building #17 is aligned with Buildings #15-16 and #18, forming the west side of Nolan Park. To the west the building fronts the parade ground and Fort Jay.

**HISTORIC DEVELOPMENT**

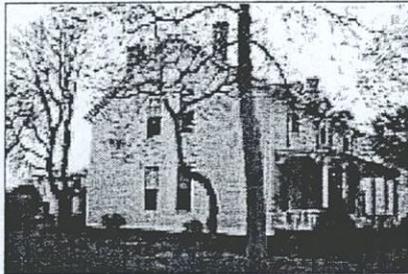
Built in 1879 for Company Officers' Quarters, Building #17 was intended to accommodate the arrival of officers associated with Fort Columbus becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #17, along with numbers 14-16, and #18, formally enclosed Nolan Park, establishing it as the Island's premiere residential enclave. Building #17 has retained its residential function and character, serving most recently as housing for Coast Guard officer's families. Asphalt shingles installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed.

**SIGNIFICANCE**

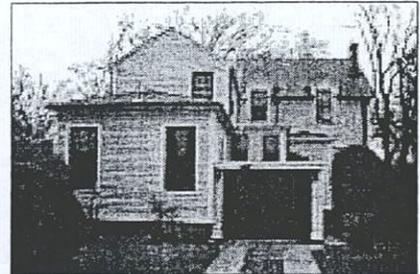
Building #17 is a category 2 property.

The building was a part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of an effort to create a residential enclave around Nolan Park.

## Governors Island Historic District



Side Elevation



Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #17 has kept most of its original materials and appearance. It retains its original siding, and the large front porch dates back to the nineteenth century, although the railings appear to be of recent vintage. The sun rooms are of a scale and age such that they do not detract from the building's integrity. However, the interior of the building has been substantially altered.

Exterior elements of the building that should be preserved include its basic form and scale; clapboard siding; brick basement walls; eaves, front porch, with decorative brackets and balusters; multi-paned wood windows; front door and trim; dormers; and, chimneys.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

The relationship and association of the building with Nolan Park and the residential structures constructed along the west side of the Park, are significant elements in the Governors Island Historic District. Maintenance of the orientation of this building to the Park is important.

New construction or additions to the building should not be placed on the front facade. Additions should be limited to the west facade of the building, or the rear portions of the north and south facades.

### LANDSCAPE AND SITE FEATURES

Building #17 faces Nolan Park and is surrounded by sloped brick walkways and driveways, and mature trees are located around the building. These are important elements to preserve.

**BUILDING #18  
COMPANY OFFICERS' QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #18 is a two-story, "Victorian Vernacular" style, single-family house built of wood frame construction on brick foundation walls. Exterior clapboard walls rise to meet a slender boarded cornice at the bracketed eaves, which are penetrated by gabled projections above the windows. The full-width front porch faces east; its soffit is articulated with scrollwork brackets extending away from the column capitals, and its railing features decorative balusters. Aluminum storm windows protect the six-over-six double-hung wood windows. The paneled wood entrance door has a glazed transom and an aluminum storm door. Building #18 is L-shaped in plan, with a screened in porch to the rear. The building was originally constructed to a standardized plan identical to buildings #14, #15, #16, and #17.

**SITE LOCATION**

Building #18 is aligned with Buildings #15-17, forming the west side of Nolan Park. To the west the building fronts the parade ground and Fort Jay.

**HISTORIC DEVELOPMENT**

Built in 1879 for Company Officers' Quarters, Building #18 was intended to accommodate the arrival of officers associated with Fort Columbus becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Building #18, along with numbers 14-17, formally enclosed Nolan Park, establishing it as the Island's premiere residential enclave. Building #18 has retained its residential function and character, serving most recently as housing for Coast Guard officer's families. Asphalt shingles installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed.

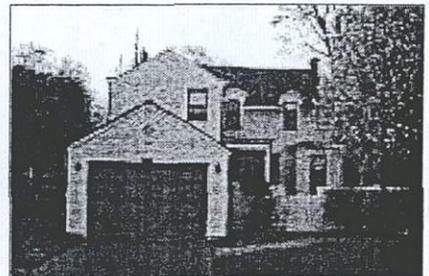
**SIGNIFICANCE**

Building #18 is a category 2 property.

The building was a part of the building campaign associated with the Island's becoming an important military headquarters, and as a part of an effort to create a residential enclave around Nolan Park.



*Side Elevation*



*Rear Elevation*

**WHAT IS IMPORTANT TO PRESERVE?**

The exterior of Building #18 has kept most of its original materials and appearance. It retains its original siding, and the large front porch dates back to the nineteenth century, although the railings appear to be of recent vintage. The sun rooms are of a scale and age such that they do not detract from the building's integrity. However, the interior of the building has been substantially altered.

Exterior elements of the building that should be preserved include its basic form and scale; clapboard siding; brick basement walls; eaves, front porch, with decorative brackets and balusters; multi-paned wood windows; front door and trim; dormers; and, chimneys.

There are no interior elements that require preservation.

**KEY PRESERVATION ISSUES**

The relationship and association of the building with Nolan Park and the residential structures constructed along the west side of the Park, are significant elements in the Governors Island Historic District. Maintenance of the orientation of this building to the Park is important.

New construction or additions to the building should not be placed on the front facade. Additions should be limited to the west facade of the building, or the rear portions of the north and south facades.

**LANDSCAPE & SITE FEATURES**

Building #18 faces Nolan Park and is surrounded by sloped brick walkways and driveways, and mature trees are located around the building. These are important elements to preserve.

**BUILDING #19  
COMPANY OFFICERS' QUARTERS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #19 is a two-family, two-story-with-attic "Victorian Vernacular" style house built of wood frame construction on brick foundation walls. Exterior clapboard walls rise to meet a slender boarded cornice. Eaves, gables and cross gables are bracketed. Wrap-around front porches flanking the projecting wing have square posts with decorative brackets supporting a bracketed soffit and a shallow hip roof; its railings feature decorative balusters. Side porches have been screened in. Aluminum storm windows protect the one-over-one double-hung wood windows. Paneled wood entrance doors are protected by aluminum storm doors. Building #19 is cross-shaped in plan, with one-story octagonal wings added to the north and south sides, and garages added to the west. (The two sides of Building #19 have been commonly denoted as #19A and #19B. For the purposes of this building summary, it is considered one building.)

**SITE LOCATION**

Building #19 is aligned with Buildings #15-20 and together they form the west side of Nolan Park. To the west, the building looks across the parade ground towards Fort Jay. The siting of Building #19 followed the unified vision that created Nolan Park.

**HISTORIC DEVELOPMENT**

Built in 1891 as a double unit for Company Officers' Quarters, Building #19 was intended to accommodate the arrival of officers associated with Fort Columbus' becoming the Headquarters of the Military Division of the Atlantic and the Department of the East. Built thirteen years later than the majority of the clapboard frame residential structures around Nolan Park, Building #19 was clearly intended as a continuation of the precedent set in 1855 by buildings #4 and #5. The octagonal additions date to 1902, as do the porch extensions. Asphalt shingles installed over clapboards in the 1950's were recently removed, and the enclosure of the front porch was reversed. Building #19 has retained its residential function and character, serving most recently as housing for Coast Guard officer's families.

**SIGNIFICANCE**

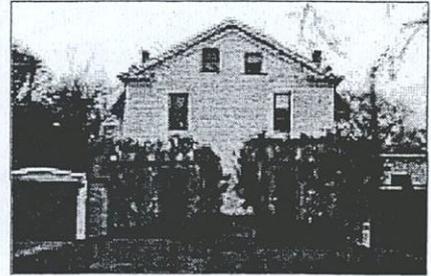
Building #19 is a category 2 property.

Building #19 was part of a second wave of building associated with the Island's becoming an important military headquarters, and as a part of an ongoing attempt to create a residential enclave around Nolan Park.

## Governors Island Historic District



Side Elevation



Rear Elevation

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #19 has most of its original materials and appearance. It retains its original siding materials, and the large front porches and decorative scrollwork date back to the nineteenth century. The octagonal and side porch additions are of a scale, design, and age that contribute to the character of the building. The garage additions do not contribute to the structure.

Exterior elements of the building that should be preserved include the form, scale and style of the original building and the octagonal and side porch additions; the original wood clapboard siding; brick basement walls; eaves; front porches with decorative brackets and balusters; wood windows and surrounds; front doors and surrounds; trim; eaves and gable brackets; chimneys; and, stained glass window.

The interiors of Building #19 contain some good architectural detailing and elements, however, the original interior has been modified, and no longer retains historic or architectural integrity. Elements and details of the interior may be retained, but there are no portions requiring preservation.

### KEY PRESERVATION ISSUES

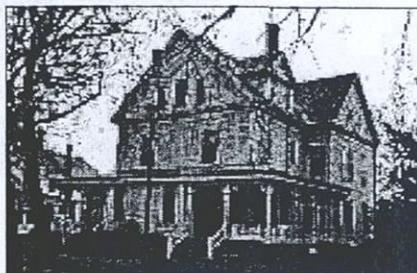
In addition to the building form, site orientation of Building #19 is an important preservation issue. Its relationship to Nolan Park and the Parade Ground is an important element in defining this portion of the Governors Island Historic District.

Building #19 is part of a prominent group of buildings within the historic district. Any new construction or additions affecting the exterior should be limited to the west side of the building.

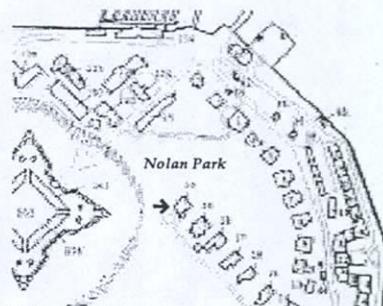
### LANDSCAPE & SITE FEATURES

Building #19 faces Nolan Park and is surrounded by sloped brick walkways and driveways, and mature trees are located around the building. These are important site elements that should be preserved and maintained.

BUILDING #20  
OFFICERS' QUARTERS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #20 is a two-family "Victorian/ Colonial Revival" style residential structure located at the end of the west side of Nolan Park. Originally built as a large, single family officer's quarters in 1904, it was rehabilitated for two families around 1936. The main building is a rectangular shaped three-story wood frame structure covered with wood clapboards. The foundation has two different materials—brick to the west and schist to the east of the structure. Screened-in wood porches with decorative wooden columns and baluster run along the east facade, behind which are located the two main entrances, one for each family. The original balusters had turned posts. Fenestration consists of six-over-six double-hung wood windows and paneled wood doors. Although altered, Building #20 remains in harmony with the other small-scale frame residences surrounding Nolan Park. It has a shared original fire stair in the rear which is the only means of access to 3rd floor servants quarters and basement.

SITE LOCATION

Building #20 is aligned with buildings #15-19 and together they form the west side of Nolan Park. To the west, the building looks across the parade ground towards Fort Jay.

HISTORIC DEVELOPMENT

Building #20 was constructed in 1902 as company officer's housing when Fort Columbus was the headquarters of the Military Division of the Atlantic and the Department of the East. While it follows the general form of the other Nolan Park structures, it is designed with Colonial Revival detailing. It was reconfigured in 1936-38 as a two-family house, but retains much of its historic character. These renovations included reconfiguring the porch, removal of the south bay, and removal of decorative brackets and dentils from the eaves. In 1986 the exterior was restored.

SIGNIFICANCE

Building #20 is a category 2 property.

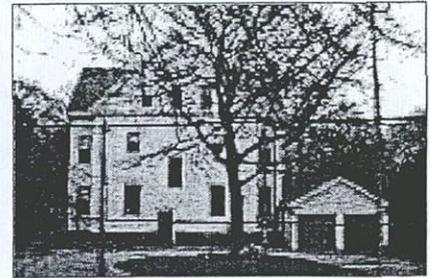
Building #20 was a part of a second wave of building associated with the Island's becoming an important military headquarters, and as a part of an ongoing attempt to create a residential enclave around Nolan Park. It was the last structure built on Nolan Park

WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #20 has most of its original materials and appearance. It retains its original



Left Front Elevation



Rear Elevation

siding materials, and the large front porches and decorative scrollwork appear to be original. The additions are of a scale and age compatible with the original building, and contribute to its character.

Exterior elements of the building that should be preserved include the basic building form and scale; the original exterior materials—wood clapboard siding, brick and schist basement walls; eaves; front porches with decorative brackets and balusters; wood windows and surrounds; front doors and surrounds; trim; eaves and gable brackets; chimneys; and stained glass window.

Although there are individual elements and details in Building #20 that could be retained, extensive remodelings have resulted in a loss of architectural and historic integrity. Accordingly, there are no elements of the interior that require preservation.

#### KEY PRESERVATION ISSUES

The scale, form and orientation of Building #20, along with the other residential structures lining the west side of Nolan Park, is the most critical preservation issue.

Additions to the building, if necessary, should be limited to the west side, and the rear portions of the north and south elevations.

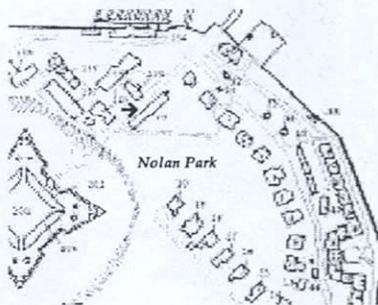
#### LANDSCAPE & SITE FEATURES

Building #20 is surrounded by sloped brick and slate walkways and driveways, and mature trees are located around the building. These are important site features that should be preserved and maintained. Non-historic tennis courts are located on the parade ground side of the building.

BUILDING #25  
ORDNANCE STOREHOUSE



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #25 is the Ordnance Storehouse. It is a long, narrow utilitarian structure constructed of brick masonry bearing walls. There are two stories on the front (south) facade and three on the back (north). The brick work is in Flemish bond in the western section and common bond in the eastern section. A cantilevered, woodframe with white-painted clapboard siding addition has been built onto the second floor along the long southern flank facing Nolan Park. This addition is supported by square, white-painted, wooden columns. Asphalt shingles cover the hipped roof.

SITE LOCATION

Building #25 is located at the northern end of Nolan Park, which is located in the southeastern end of the historic district. This long, narrow structure is oriented on an east-west axis. The southern facade faces the grassy expanse of Nolan Park, and the northern facade faces Buildings #104 and #125.

HISTORIC DEVELOPMENT

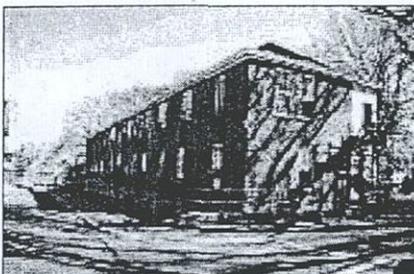
With the original section dating to 1811, the Ordnance Storehouse was constructed to accompany the newly rebuilt Fort Columbus, the masonry fort

(later renamed Fort Jay) that replaced the original earthworks of old Fort Jay. During its long history, this building has been adapted and reused many times. In 1878 the Headquarters of the Military Division of the Atlantic and the Department of the East were transferred to Fort Columbus, and Building #25 became the office of the post commander and was enlarged with the second story addition, then an open porch. Between 1936 and 1938, the porch was partially enclosed, and in 1953 more portions were enclosed. These sections were enclosed with clapboard siding and windows with granite sills.

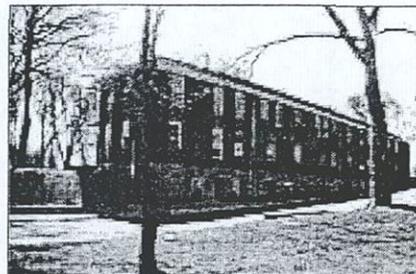
SIGNIFICANCE

Building #25 is a category 2 property.

Although the building has undergone numerous changes it remains a highly significant structure within the Governors Island Historic District. The Ordnance Storehouse is one of the oldest surviving buildings that date to the reconstruction of Fort Jay in the first half of the 19th century. The design of this building has been attributed to Lt. Col. Jonathan Williams, architect for Castle Williams.



*Side Elevation*



*Rear Elevation*

#### WHAT IS IMPORTANT TO PRESERVE?

Building #25 retains much of the historic 19th century materials and additions, however, the enclosure of the porch throughout the 20th century detracts from its significance. Accommodation of modern necessities in office technology has significantly reduced the integrity of the interior.

Exterior elements of the building that should be preserved include its form and current scale; multi-pane double-hung wood windows; openings and doors in the brick walls behind the enclosed porch on the first and second floor; and the wood paneled doors below transom lights.

The recent enclosures of the porch; window air-conditioning equipment; storm windows; and the concrete areaway and areaway railing on the building detract from its integrity.

Due to extensive remodelings, there are no interior elements that require preservation.

#### KEY PRESERVATION ISSUES

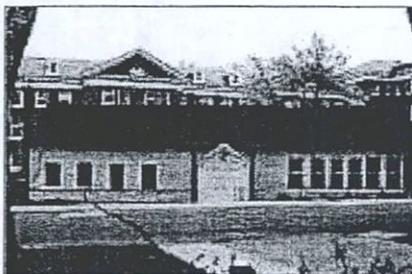
The important preservation issues on Building #25 center around its scale and siting at the north edge of Nolan Park.

Any additions to the building should be limited to its north side.

#### LANDSCAPE & SITE FEATURES

Building #25 faces Nolan Park and is surrounded by sloped brick walkways and driveways, and mature trees are located around the building. These important site elements should be preserved and maintained.

**BUILDING #40  
JEWISH CHAPEL**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #40 is a one-story rectangular frame structure set on a painted brick foundation. The original wood siding was laid vertically, then subsequently covered with asbestos shingles. In more recent years (post 1983), these have been replaced by horizontal clapboard. The gabled roof is covered with asphalt shingles. The portion of the building used for worship purposes has multi-paned wood windows set behind storm sash. The remainder of the building has one-over-one windows set behind storm sash.

**SITE LOCATION**

Building #40 is located on Barry Road between Nolan Park and South Battery areas, adjacent to Building #12.

**HISTORIC DEVELOPMENT**

Building #40 was originally constructed for temporary storage in 1918 as the Army was expanding its facilities on the Island during World War I. In the mid-20th century (perhaps the 1960s) it was converted for purposes of Jewish worship and as a meeting space.

**SIGNIFICANCE**

Building #40 is a category 2 property.

This temporary structure was listed in 1984 on the National Register of Historic Places as part of the Governors Island National Historic Landmark District, and is part of the New York City Governors Island Historic District, dated June 18th, 1996. It attests to the cultural diversification of the permanent military community and is one of the few surviving temporary structures from World War I in the Governors Island Historic District.

**WHAT IS IMPORTANT TO PRESERVE?**

Building #40 has been significantly altered from its original appearance. At one time all the windows were replaced, and the basement windows have been filled in on the south side. The building appears to have been modernized in the 1950s and then again in the 1980s.

Exterior elements of the building that should be preserved include the basic form and scale of the structure; wood cornice; and, window openings

There are no interior elements that require preservation.

*Governors Island Historic District*



*Side Elevation*



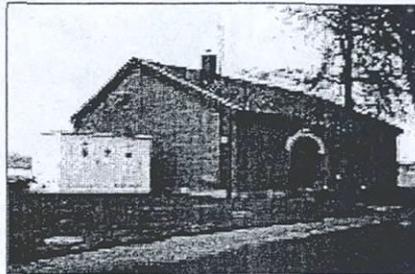
*Rear Elevation*

**KEY PRESERVATION ISSUES**

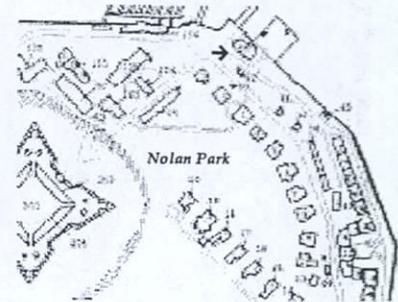
This building has been designated as a possible candidate for demolition given the low level of integrity and significance. It is, however, one of the few remaining temporary structures from World War I, and preference should be given to re-using the structure.

**LANDSCAPE & SITE FEATURES**

Building #40 is surrounded by concrete and asphalt paving, which can be removed. The mature trees located within grassy plots around the building should be preserved.



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #96 is a modern one-story structure used for workshops. This structure is rectangular in plan, constructed mainly of brick masonry over a concrete foundation and topped with a metal gable roof. This structure has a series of metal and brick storage and utility sheds surrounding it. It has an excellent, unobstructed view of Buttermilk Channel from the north, south and east sides as well as a view of the Nolan Park area.

**SITE LOCATION**

Building #96 is located between Kimmel Road and Omaha Dock along the eastern shore of the Island.

**HISTORIC DEVELOPMENT**

Since its construction in 1986, Building #96 has functioned as the location of the USCG Group Engineering. Since its construction there have been no known alterations or modernization.

**SIGNIFICANCE**

Building #96 is a category 3 property.

This structure is not listed on the National Register for Historic Places and is not a contributor to the Governors Island Historic District.

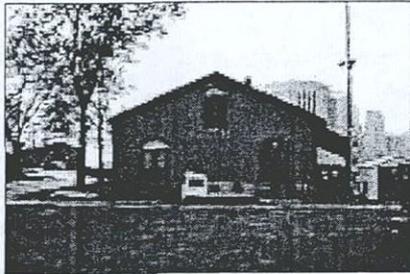
**KEY PRESERVATION ISSUES**

Building #96 is a noncontributing, modern structure that is eligible for demolition and may be a suitable site for significant modification. Due to its proximity to significant historic structures, additions are discouraged.

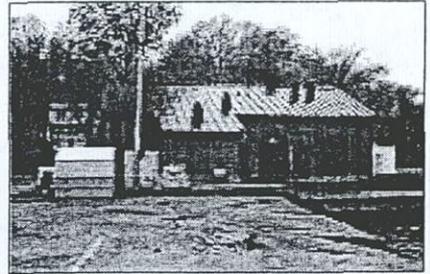
**LANDSCAPE & SITE FEATURES**

Building #96 is bordered by the harbor and Omaha Dock on one side and paved roadway and grassy areas with mature trees on the other. The site of the building has no significant landscape features.

*Governors Island Historic District*

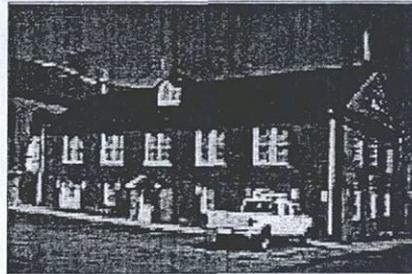


*Side Elevation*

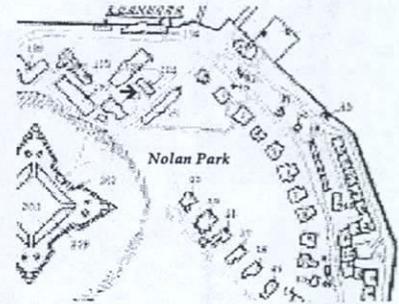


*Rear Elevation*

BUILDING #104  
ORDNANCE STOREHOUSE



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #104 is a two-and-one-half story utilitarian building constructed of brick masonry bearing walls on a granite water table set on a rubble stone foundation. The building is closely related in scale, materials and architectural details to the other structures in the Arsenal complex. Three wood-framed dormers project from the gable roof—two on the east elevation and one on the west elevation. A three-story brick masonry tower with a hipped roof is centered on the east elevation. The first floor level of the tower contains elliptical, arched entryways. These have been fenced in to protect air-conditioning equipment. Sandstone soffits run the full perimeter of the building. Windows consist primarily of aluminum six-over-six double-hung sash.

SITE LOCATION

Building #104 is located near the waterfront in the area of the Island developed as the New York Arsenal. It stands between Buildings #25 and #125. Parking lots surround the building, and grassy areas lie beyond those.

HISTORIC DEVELOPMENT

Building #104 was constructed as an ord-

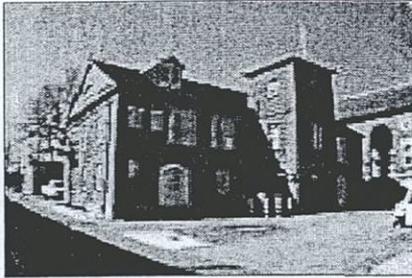
nance storehouse for the New York Arsenal in 1850. The clock tower is typical of ordnance storehouses from this period, but the original clock was replaced with a window. The building was converted to a museum in 1882 when it was loaned to the Military Service Institute of the United States, created through the efforts of General Winfield Scott Hancock, the commanding officer at Fort Columbus in 1878. Window openings were added to the second floor between 1884 and 1895. When the museum closed in 1917, the Smithsonian Institution took possession of the collection. In 1920, when the New York Arsenal left Governors Island, the Second Corps Area of the Army took possession of the building and converted it to offices. Building #104 was scheduled for demolition after the completion of the new headquarters building for the Second Corps Area (Pershing Hall, Building #125) in 1934.

SIGNIFICANCE

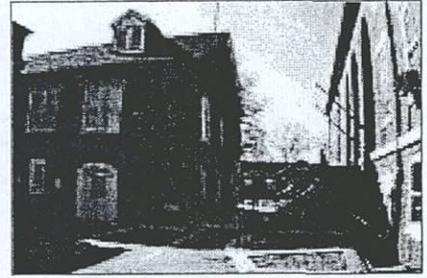
Building #104 is a category 2 property.

The significance of Building #104 derives from its age and original use as an ordnance storehouse for the New York Arsenal. It is included in the New York City Landmark Preservation Commission designation report for the Governors Island Historic District, as well as the National Historic Landmark District nomination. It has been continually used

## Governors Island Historic District



Rear Elevation



Side Elevation

time. While the clock tower suggests its original function as an ordnance storehouse, the fenestration in the second floor diminishes the appearance of that phase of its history.

### WHAT IS IMPORTANT TO PRESERVE?

Many original features of Building #104 have been lost and the replacements have not always matched the originals, but most of the exterior is intact. However, the interior has been gutted. No significant interior material remains except for sections of the original wood trusses in the attic. All windows in the building have been covered over on the inside with panels.

Exterior elements of the building that should be preserved include the basic building form and scale; clock tower; masonry walls; first floor arched opening with splayed brick lintels; fan lights and side lights on the east side; fan light on the north end of the third floor; and projecting brick moldings above the first and second stories.

There are no interior elements that require preservation.

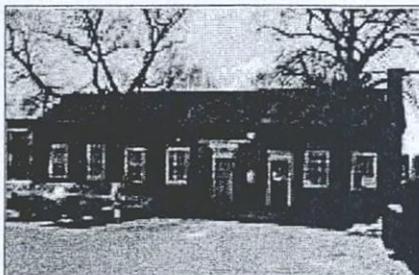
### KEY PRESERVATION ISSUES

In terms of architecture or siting, Building #104 is not a significant element in the historic district, however, its history and continued use are important elements in illustrating the early development and evolution of Governors Island.

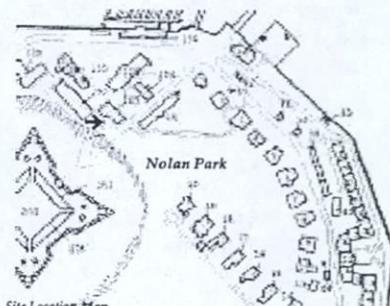
Because of the significance and visibility of each of the building's facades, no above-grade additions should be placed on the structure.

### LANDSCAPE & SITE FEATURES

Building #104 is surrounded by asphalt paving to the south and a grassy slope to the north. There are no landscape or site features that should be preserved.

BUILDING #105  
ARMORY

Front Elevation



Site Location Map

## ARCHITECTURAL DESCRIPTION

Building #105, the Armory and Offices of the New York Arsenal, consists of two one-story brick masonry utilitarian structures with gable roofs—a north section and south section. These sections are joined by another gable roofed section. The older sections exhibit common bond brickwork with granite trim and granite bases. Window openings feature splayed-brick lintels. The south section is accented with a brick string course. The south gable has a brick parapet which is pierced with a lunette. The windows are typically six-over-six double-hung wood windows with modern aluminum storm sash.

## SITE LOCATION

Building #105 lies east of the entrance to Fort Jay on Andes Road, between Buildings #106 and #104. The building consists of two sections. The north section is oriented east-west, and the south is oriented north-south. It is flanked by small grassy areas, and a portion surrounds a large deciduous tree.

## HISTORIC DEVELOPMENT

The building was constructed in several stages—the north section in 1853 as an armory and office; the south section in 1860 as an office. It also

housed a museum. The connecting section was added in 1882 when the south section was expanded with a western wing. When the New York Arsenal took residence on the Island in 1833, it began a building campaign to accommodate its many, various needs. Building #105 and others in the immediate vicinity were constructed during this period of the mid-19th century. The Second Corps of the Army took possession of the building when the New York Arsenal closed in 1920. In 1940, Building #105 was expanded again. Up until the Coast Guard vacated the Island, the building was used as offices.

## SIGNIFICANCE

Building #105 is a category 2 property.

The significance of the building lies in its association with the New York Arsenal. Taken together the buildings related to the Arsenal are significant, but many individual structures do not warrant individual listing.

## WHAT IS IMPORTANT TO PRESERVE?

Building #105 retains a great deal of its original exterior materials and appearance. While additions to the building were constructed through much of the nineteenth century, these additions are now significant as each reflects a change in use.

## Governors Island Historic District



Side Elevation



Rear Elevation

Exterior elements of the building that should be preserved include its form and scale; masonry walls, including brick and brownstone blocks around the door on the north facade holding the door hardware; marble window sills and beltcourse on south facade; fanlights/transoms in the west facade; lunette windows on all sides; decorative wood soffits on the south end; and brick stringcourses at the north end.

Although there are isolated pieces and details of the interior of the building that are interesting, such as a decorative pressed tin ceiling at the north end of the building, and decorative plaster ceilings in the central storage room and the room at the south end of the building; numerous remodelings and changes in use have destroyed any integrity of the interior. There are no interior elements that require preservation.

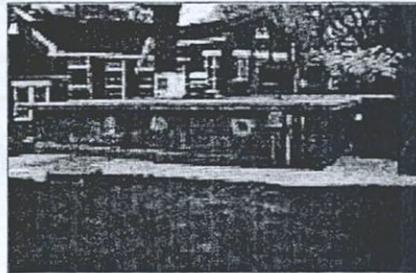
### KEY PRESERVATION ISSUES

The significant features of Building #105 are its scale and form. The unique pediments along the exterior walls, and the detailing around the openings are important to preserve. Additions to this building are discouraged but, if necessary, should be limited to the north end of the structure.

### LANDSCAPE & SITE FEATURES

Building #105 is surrounded by small grassy areas and mature trees. These are important site features that should be preserved.

**BUILDING #106  
RESERVOIR PUMPHOUSE**



Streetside Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #106 is the pumphouse for the reservoir. A small sunken rectangular structure, it was constructed with American bond brick masonry walls and a flat concrete roof. The windows are two-over-two double hung metal sash. There are metal louvered vents and metal doors. The building is set down into the ground with the entrance nine steps below grade. Its roof is approximately four feet above grade.

**SITE LOCATION**

This little building stands directly across Andes Road from the entrance to Fort Jay. It is wedged between Buildings #105 and #107 in the northeastern quadrant of the Governors Island Historic District.

**HISTORIC DEVELOPMENT**

The Reservoir Pumphouse was constructed in 1941 near the time of the entry of the United States into World War II. During this period the First United States Army was stationed on Governors Island (1933-1943).

**SIGNIFICANCE**

Building #106 is a category 4 property.

The significance of the Pumphouse is minimal as it serves a purely utilitarian function and is architecturally undistinguished.

**WHAT IS IMPORTANT TO PRESERVE?**

There are no exterior or interior elements of the building that should be preserved. The location of the structure interferes with visual access to Building #105.

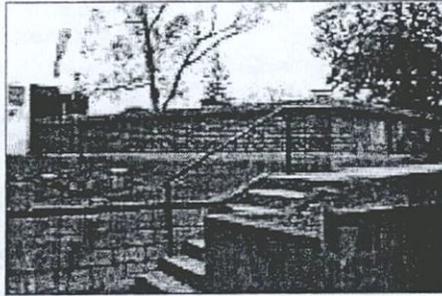
**KEY PRESERVATION ISSUES**

This building has been designated as a possible candidate for demolition. Given its prominent location along a principal path of travel, and its proximity to Fort Jay, if it is demolished, no new above grade construction should occur on the site.

**LANDSCAPE & SITE FEATURES**

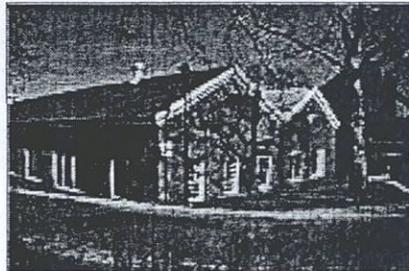
Building #106 is surrounded by concrete walkways and sloped grassy areas. There are no site features that require preservation.

*Governors Island Historic District*

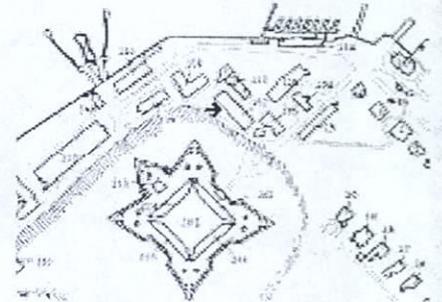


*Rear Elevation*

**BUILDING #107  
STOREHOUSE**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #107 was built as a New York Arsenal storehouse. This long, single story brick-masonry utilitarian structure was built in several sections. It has parallel double gable roofs with wood eaves and fascia. The foundation is bluestone rubble on the west and concrete on the east. Windows are typically six-over-six double hung aluminum sash, but windows on the north elevation are nine-over-nine-over-nine triple-hung sash which were added in 1996. An entrance vestibule was added to the west elevation in 1980.

**SITE LOCATION**

Building #107 is a part of the New York Arsenal character area within the Governors Island Historic District. It is located across Andes Road to the north east of Fort Jay. The topography of this area drops off markedly toward the shore. In between the shoreline and Building #107 is the Building #135 (Commanding Officer's Quarters of the New York Arsenal).

**HISTORIC DEVELOPMENT**

When the New York Arsenal took residence on the island in 1833, it began a building campaign to accommodate its many, varied needs. The western

section of the building was constructed between 1856 and 1857 as a storage shed for gun carriages. This was the fourth storehouse constructed by the Arsenal. This structure burned and was rebuilt in 1904. The eastern section was added between 1908 and 1918. When the New York Arsenal closed in 1920 the Second Corps of the Army took possession of the building and continued to use it for storage. It was converted to office space in 1940. Since then the interior was gutted by the Coast Guard in preparation for a rehabilitation that was never completed.

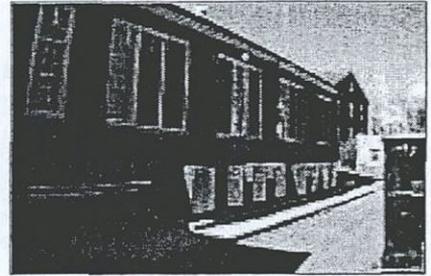
**SIGNIFICANCE**

Building #107 is a category 2 property.

Although this structure is not listed individually on the National Register of Historic Places or as an individual New York City Landmark, it is included in the New York City Landmark Preservation Commission Designation Report for the Governors Island Historic District, and listed as a contributing building in the Governors Island National Historic Landmark designation. The significance of the building relates to the period of its construction, having been a part of the New York Arsenal occupation on the Island.



*Side Elevation*



*Rear Elevation*

**WHAT IS IMPORTANT TO PRESERVE?**

Building #107 retains its original form and masonry shell. Otherwise, it does not retain many of its original materials. The interior has been gutted. The concrete floor is exposed and the walls are unfinished. The exterior brickwork is intact, but the windows have been replaced—some as recently as 1996.

On the exterior of the structure, elements that should be preserved include the overall building form, scale, and materials; the entry door opening on the east facade with a brick arch; and, concrete keystone surrounded by brick pilasters.

There are no interior elements in this structure that require preservation.

**KEY PRESERVATION ISSUES**

Those elements that contribute to the character and significance of the property should be maintained. Building #107 is part of a prominent grouping of structures within the Historic District. New construction or additions affecting the exterior are discouraged, however, if required, they should be limited to the building's east side.

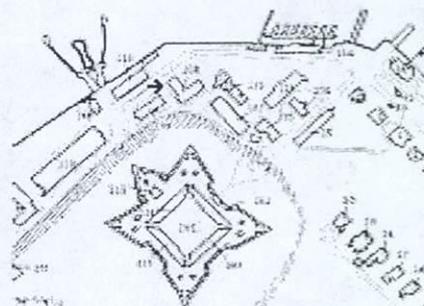
**LANDSCAPE & SITE FEATURES**

Building #107 is surrounded by paved roadways, concrete walkways and sloped grassy areas containing several mature trees. With the exception of the mature trees, there are no significant landscape or site features.

BUILDING #108  
MARSHALL HALL



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #108 is a two-story brick "Neo-Georgian" style office building with a full basement, an L-plan, and neo-Georgian detailing. It is masonry bearing construction with a cross-gable, asphalt-shingle roof. A raking wood cornice defines the roofline. Windows are six-over-six double-hung aluminum replacement sash. The primary entrance is on the south elevation and is flanked by Tuscan columns supporting a flat entablature. A modern, elevated deck is situated along the north wing.

SITE LOCATION

The building is situated to the northeast of Andes Road and the south of Carder Road with views of the Manhattan skyline. It lies directly adjacent to Building #109, across from Fort Jay.

HISTORIC DEVELOPMENT

Building #108 was constructed in 1945 as administrative office space for the First Army of the United States, which was a unit of primary military importance during World War I and World War II. It was built during the final years of the Island's last major building campaign. The building was named *Marshall Hall* in recognition of the accomplishments of General George C. Marshall. After the Coast

Guard took over the Island, it continued to be used as offices.

SIGNIFICANCE

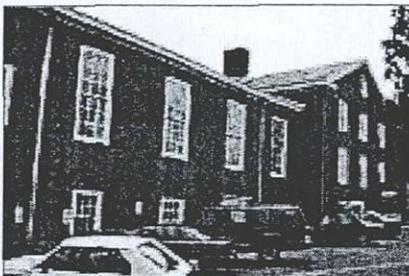
Building #108 is a category 2 property.

This building is significant for its associations with the First Army of the United States, a prominent and powerful military unit during the World War I and World War II. Its Neo-Georgian details are representative of military design of the period found at Army installations, and which was used on the Island in the 1920s.

WHAT IS IMPORTANT TO PRESERVE?

Alterations to the exterior of Building #108, including the addition of a deck on the north side of the building, the installation of handicapped ramps on the south and west facades, infilling two windows with brick and vents, replacement of original window sash and doors, has somewhat diminished the integrity of detail on the structure, but its overall importance remains.

Exterior elements of the building that should be preserved include its form and scale; pedimented entrances, transom, wood cornice, louvered oculus, and broken pediments on gable ends.



*Left Side Elevation*



*Rear Elevation*

Due to numerous remodelings, there are no interior elements that require preservation.

#### KEY PRESERVATION ISSUES

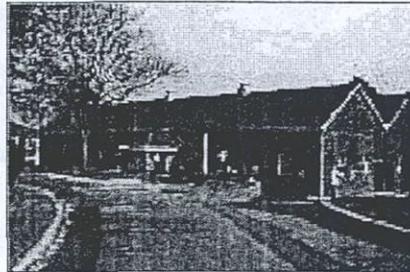
Building # 108 is part of a prominent group of buildings within the Historic District, and its orientation toward Fort Jay, along with the scale of the building, are important preservation issues.

No additions should be placed along the south or front west sides of the building. Additions, if necessary, should be limited to the interior of the "L" of the building.

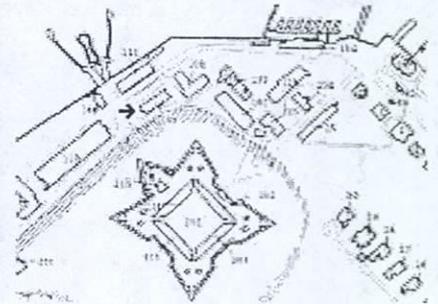
#### LANDSCAPE & SITE FEATURES

Building # 108 is surrounded by concrete walkways and sloped grassy areas. There are no significant site features requiring preservation.

**BUILDING #109  
ADMINISTRATIVE OFFICES**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #109 is a rectangular-plan, one-story tall utilitarian brick office and storage building that rests on a raised stone basement. It was originally constructed in wood in 1918 and rebuilt in brick after 1945. Ornamental details include brick quoins, diamond panels on the side walls, splayed brick lintels, and lunettes in the gable ends. The building has a double-gable roof form sheathed in asphalt shingles and penetrated by two chimneys. Windows are six-over-six double-hung wood sash set behind modern storm sash. The entrance has a rustic, wood door surround.

**SITE LOCATION**

The building is situated north of Andes Road near the ferry landing at the entrance to the Island. It has views of Fort Jay to the south.

**HISTORIC DEVELOPMENT**

Building #109 was originally constructed in 1918 as a frame, utilitarian warehouse. It was later used as administrative offices for the Second Corps Area of the Army. During the 1930s and 1940s, the structure saw new life as the post commissary. In 1945, it was

rebuilt in brick for office use. Under the Coast Guard administration, it served as the offices of the Captain of the Post.

**SIGNIFICANCE**

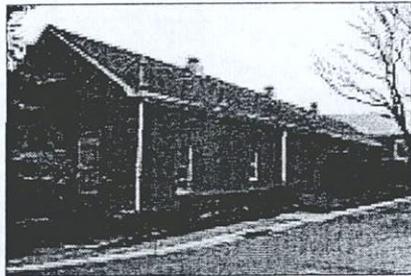
Building #109 is a category 2 property.

Building #109 was one of the last buildings constructed for the New York Arsenal on Governor's Island. It was used to store ammunition prepared for army use during World War I.

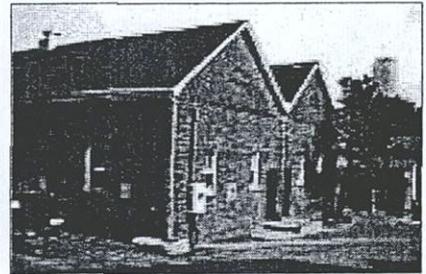
**WHAT IS IMPORTANT TO PRESERVE?**

Modern exterior alterations to the building include the addition of a "rustic" wood entrance on the west facade, a mechanical room and retaining wall on the south facade, and concrete steps at the east entrance. Interior alterations are extensive. The interior of the building was completely remodeled and all visible historic fabric removed.

Exterior elements of the building that should be preserved include the low scale of the building along Andes Road; brick masonry exterior; quoins; water table; dentil band course; diamond panels; and, lunette windows.



*Side Elevation*



*Rear Elevation*

There are no interior elements in the building that require preservation.

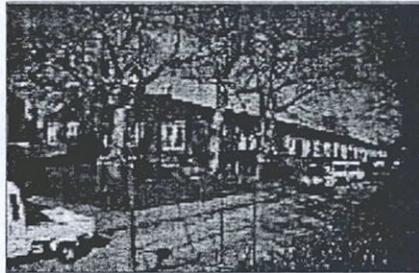
**KEY PRESERVATION ISSUES**

The low scale of the Andes Road face of the building is important in maintaining the character of the immediate site around Fort Jay. Additions to the building, if necessary, should be limited to its north facade.

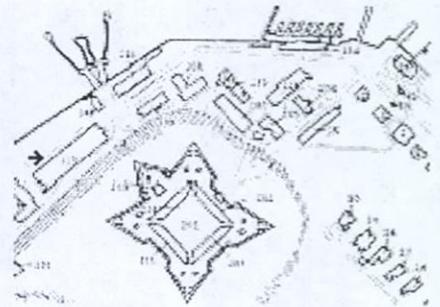
**LANDSCAPE & SITE FEATURES**

Building #109 is surrounded by paved roadways, concrete walkways and sloped grassy areas containing several mature trees. Also, brick retaining walls line the roadways around the building. The mature trees and brickwork should be preserved and maintained.

BUILDING #110  
STORAGE DEPOT



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #110 is a two-and-one-half-story, rectangular, brick utilitarian "Romanesque Revival" style building with a shallow-pitch gable roof. The roof is sheathed with rolled asphalt. The structure is masonry bearing wall construction with projecting brick pilasters that define the structural bays on the front facade. The primary entrance is centered on the east facade and consists of paired, multi-light doors with sidelights and an elliptical transom above. The windows are paired, double-hung, wood replacements with applied muntins, stuccoed brownstone lintels, and limestone sills. The long south facade features two entrances. Window openings have been altered.

SITE LOCATION

The building is sited on the north side of Andes Road west of the ferry slip with views of Manhattan, the water, the golf course, and Fort Jay. It was built into the hillside on the north waterfront. A severe paved area lies between the building and the north shore.

HISTORIC DEVELOPMENT

Built between 1870-79 to house obsolete Civil War munitions for the New York Arsenal, Building #110 was later used as a Quartermaster storage depot and was eventually converted for office use during World War I. The building contained offices through the remainder of the U.S. Army and Coast Guard periods.

SIGNIFICANCE

Building #110 is a category 2 property.

Building #110 is associated with the New York Arsenal-period of the Island's development.

WHAT IS IMPORTANT TO PRESERVE?

Exterior alterations to Building #110 include the addition of a handicap ramp on the south facade, infilled archways on the north facade, window opening alterations, window replacements, and the construction of a new mechanical room on the west facade. The interior building has been gutted and remodeled, leaving no visible historic fabric.

Exterior elements of the building that should be preserved include its basic form and scale; brick masonry; visible steel tie rods; arched entryways, original hardware; and east facade door.

There are no interior elements in the building that require preservation.

**KEY PRESERVATION ISSUES**

The low scale of this building across Andes Road from Fort Jay is important, and should be maintained. Additions may be placed at the north side of the building, and the parking area to the north is a potential site for new construction.

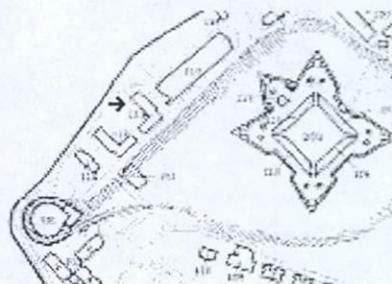
**LANDSCAPE & SITE FEATURES**

Building #110 is surrounded by paved parking lots and roadways, concrete walkways and sloped grassy areas containing mature trees. The building has excellent views of lower Manhattan. The trees and view are important features to be preserved and maintained.

BUILDING #111  
FAMILY HOUSING



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #111 is a three and a half story, brick-on-reinforced-concrete-frame, L-shaped residential structure, built in the Neo-Georgian style. The limestone base supports brick walls laid in a Flemish bond. Keystones at the first floor window surrounds, windowsills and a beltcourse at the second floor are of limestone. Prominent chimneys punctuate the flat brick gable end walls. Its simple gable roof is punctured with small dormer windows and a pedimented gable over the central primary entry bays along Andes Road. The roof has been recently replaced in slate. The main entrances are articulated by large 1-1/2 story limestone surrounds with broken pediments, and an arched stucco panel in which is set a large double-hung Palladian window. Entrance doors are paneled wood set behind storm doors with entrance steps of granite. Windows throughout the building are relatively recent six-over-six and eight-over-eight double hung metal replacements. The L-shape of Building #111 and its mirror-twin, #112, form a landscaped courtyard to the north. The courtyard elevations reveal that the Andes Road wing is a half-floor higher than the ell. The courtyard facades feature prominent two story wood bays topped by parapets.

SITE LOCATION

Building #111 is located between Andes and Carder Roads. Its site slopes down to the north, and the north ell steps down to accommodate that slope. The building serves to complete the relatively dense wall of buildings along Andes Road, and, with its mirror image Building #112, defines a relatively sheltered, pleasantly landscaped waterside park along Carder Road with sweeping views of the Hudson River, lower Manhattan, and New Jersey.

HISTORIC DEVELOPMENT

Building #111 was constructed in 1934 to the design of the Architects Rogers and Poor. Intended as family housing for officers of the 16th Infantry, the building continued to function as officers' housing until the closing of the U.S. Coast Guard base. Building #111 is a part of the large ensemble of buildings that represent the last major military building campaign on Governors Island, and that were a part of the island-wide beautification plan initially conceived by the architectural firm of McKim, Mead, and White.



Courtyard Elevation



Rear Elevation

#### SIGNIFICANCE

Building #111 is a category 2 property.

The building is notable for its role in the 1930's expansion of the Island's population, as well as its link to the 16th Infantry that was stationed on the Island from 1921 until the Second World War. Along with Building #125, Buildings #111 and #112 are the only buildings in the northern part of the Island built as a part of the 1930's between-the-wars construction campaign. The particular configuration of the two buildings that defines the courtyard space recalls the design of both Building #400 and #550 and is typical of the Beaux Arts approach to urban planning.

#### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #111 possesses much of its original appearance. The masonry walls are in good condition and largely intact. The recent re-roofing was carried out in a careful manner. The loss of the original wood windows detracts from the building's integrity.

Exterior elements of the building that should be preserved include its scale and form, its relationship to Building #112 and the courtyard created by the two structures; the Flemish bond brick walls; limestone water table; limestone entrance surrounds; cast iron lamps on pilasters; wood door surrounds; granite entrance steps; projecting two-story bays;

wood entablature; and, entrance doors. The replacement windows detract from the integrity of the building.

There are no interior elements in the building that require preservation.

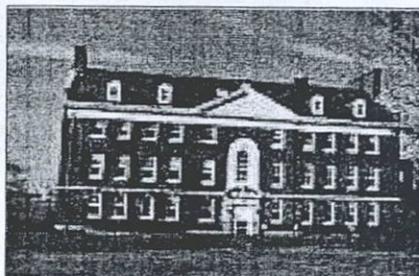
#### KEY PRESERVATION ISSUES

Building #111 is a major, imposing structure on the Island. The scale and formality of the building is important to maintain, as is the open space created by the ell configuration. Because of the visibility of the building, no above-grade additions should be placed on any facade.

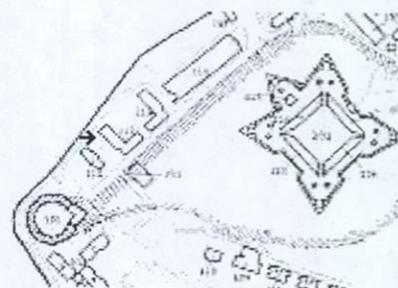
#### LANDSCAPE & SITE FEATURES

Building #111 is surrounded by paved roadways, concrete walkways and sloped grassy areas containing several mature trees. The building surrounds a small park-like space containing playground equipment and benches. The building has spectacular views of lower Manhattan. Important elements to preserve are the mature trees and landscaping, and the park-like space adjoining Building #112.

BUILDING #112  
FAMILY HOUSING



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #112 is a three and a half story, brick-on-reinforced-concrete-frame, L-shaped residential structure, built in the Neo-Georgian style. The limestone base supports brick walls laid in a Flemish bond. Keystones at the first floor window surrounds, windowsills and a beltcourse at the second floor are of limestone. Prominent chimneys punctuate the flat brick gable end walls. Its simple gable roof is punctured with small dormer windows and a pedimented gable over the central primary entry bays along Andes Road. The roof has been recently replaced in slate. The main entrances are articulated by large 1-1/2 story limestone surrounds with broken pediments, and an arched stucco panel in which is set a large double-hung Palladian window. Entrance doors are paneled wood set behind storm doors with entrance steps of granite. Windows throughout the building are relatively recent six-over-six and eight-over-eight double hung metal replacements. The L-shape of Building #112 and its mirror-twin, #111, form a landscaped courtyard to the north. The courtyard elevations reveal that the Andes Road wing is a half-floor higher than the ell. The courtyard facades feature prominent two story wood bays topped by parapets.

SITE LOCATION

Building #112 is located between Andes and Carder Roads. Its site slopes down to the north, and the north ell steps down to accommodate that slope. The building serves to complete the relatively dense wall of buildings along Andes Road, and, with its mirror image Building #111, defines a relatively sheltered, pleasantly landscaped waterside park along Carder Road with sweeping views of the Hudson River, lower Manhattan, and New Jersey. Along with Buildings #111, and #114, Building #112 was used as quarters in an area where most other buildings were used as administrative offices.

HISTORIC DEVELOPMENT

Building #112 was constructed in 1934 to the design of the Architects Rogers and Poor. Intended as family housing for officers of the 16<sup>th</sup> Infantry, the building continued to function as officers' housing until the closing of the U.S. Coast Guard base. Building #112 is a part of the large ensemble of buildings that represent the last major military building campaign on Governors Island, and that were a part of the island-wide beautification plan initially conceived by the architectural firm of McKim, Mead, and White.



Side Elevation



Rear Elevation

#### SIGNIFICANCE

Building # 112 is a category 2 property.

The building is notable for its role in the 1930's expansion of the Island's population, as well as its link to the 16<sup>th</sup> Infantry that was stationed on the Island from 1921 until the Second World War. Along with Building # 125, Buildings # 111 and # 112 are the only buildings in the northern part of the Island built as a part of the 1930's between-the-wars construction campaign. The particular configuration of the two buildings that defines the courtyard space recalls the design of both Building # 400 and # 550 and is typical of the Beaux Arts approach to urban planning.

#### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building # 112 possesses much of its original appearance. The masonry walls are in good condition and largely intact. The recent re-roofing was carried out in a careful manner. The loss of the original wood windows detracts from the building's integrity.

Exterior elements of the building that should be preserved include its scale and form, its relationship to Building # 111 and the courtyard created by the two structures; the Flemish bond brick walls; limestone water table; limestone entrance surrounds; cast iron lamps on pilasters; wood door surrounds; granite entrance steps; projecting two-story bays;

wood entablature; and, entrance doors. The replacement windows detract from the integrity of the building.

There are no interior elements in the building that require preservation.

#### KEY PRESERVATION ISSUES

Building # 112 is a major, imposing structure on the Island. The scale and formality of the building is important to maintain, as is the open space created by the ell configuration. Because of the visibility of the building, no above-grade additions should be placed on any facade.

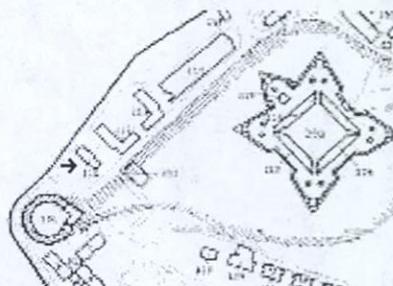
#### LANDSCAPE & SITE FEATURES

Building # 112 is surrounded by paved roadways, concrete walkways and sloped grassy areas containing several mature trees. The building surrounds a small park-like space containing playground equipment and benches. The building has spectacular views of lower Manhattan. Important elements to preserve are the mature trees and landscaping, and the park-like space adjoining Building # 111.

BUILDING #114  
NURSES' QUARTERS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #114 is a rectangular-plan, two-story brick "Neo-Georgian" style building with Neo-Georgian details. It was designed by the architecture firm Rogers and Poor and constructed in 1934. The building rests on a raised limestone foundation. It has a two-and-one-half story central pavilion flanked on either side by two-story wings. The gable roof of the central pavilion is standing seam metal. The wings each have flat roofs with metal parapets. The building has two main entrances—one with limestone pediment and granite steps on the east, and another with a columned limestone porch on the west. The double-hung wood windows have eight-over-eight sash with limestone sills and brick lintels with the exception of the central windows. The central windows have are four-over-four double-hung sash.

SITE LOCATION

Building #114 is located adjacent to Castle Williams on the west end of the north shore of the Island, and has superb views north over the water to Manhattan. It is situated between Carder and Andes Roads. This structure is closely related to Buildings #111 and #112, also designed by architects Rogers and Poor.

HISTORIC DEVELOPMENT

Rogers and Poor designed Building #114 in 1934 as the nurses' quarters for the Island's hospital. Its construction was part of a major building campaign that was carried out between 1924 and 1940 to accommodate the post garrison and the 16th Infantry. Other buildings from this period include Building numbers 12, 111, 112, 301, 315, 324, 330, 333, 400, 515, 550, and 555. These buildings are larger in scale than most of the earlier buildings in the historic district and draw generally on the Beaux-Arts principles established by the McKim, Mead, and White's previous plans for the Island. The structures replaced temporary World War I structures that had covered much of the Island's open space.

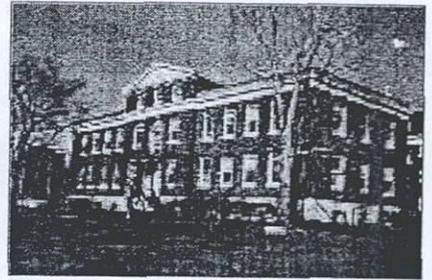
SIGNIFICANCE

Building #114 is a category 2 property.

Its neo-Georgian details, large-scale, and ordered siting are representative of the Island's last major building campaign. Just prior to the completion of the building, the Island became the home base of the First United States Army, which was considered one of the nation's most important field armies during the World War I and World War II.



*Left Front Elevation*



*Rear Elevation*

#### WHAT IS IMPORTANT TO PRESERVE?

Building #114 has experienced minimal change to the exterior and retains a high level of integrity. The interior, however, was completely gutted and remodeled c.1992, and no historic interior features remain.

Exterior elements of the building that should be preserved include its form and scale; exterior paneled doors; limestone trim and wood door surrounds; transoms; quoins at the central pavilion; wood cornice; lunette gable window; water table; and, limestone window sills and brick lintels.

There are no interior elements in the building that require preservation.

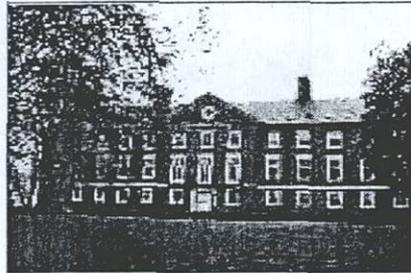
#### KEY PRESERVATION ISSUES

Building #114 is part of a prominent grouping of structures within the Historic District and is adjacent to one of the most significant structures on the island. Its scale and basic building form are important to maintain. Because of its unique siting, above grade additions to the building are discouraged.

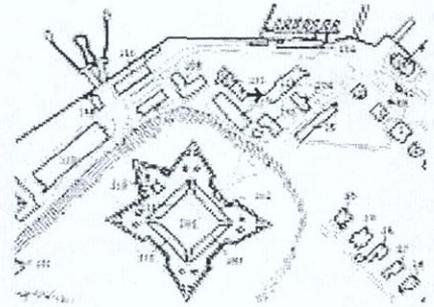
#### LANDSCAPE & SITE FEATURES

Building #114 is surrounded by paved roadways, concrete walkways and sloped grassy areas containing several mature trees. The building faces Castle Williams and has spectacular views of lower Manhattan. Mature plantings should be preserved and maintained, as should the views to and from the building.

BUILDING #125  
PERSHING HALL



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #125 is a large-scale, rectangular-plan "Neo-Georgian" style building with a reinforced concrete structural system and Flemish-bond, brick veneer. It is three stories high with a central projecting gable. Two massive chimneys penetrate the main gable of the slate roof on either side of the center wing. Glass skylights are present around the perimeter of the roof. The south facade has a limestone door surround with granite steps at the main entry. Curved stairways sweep up to a loggia recessed behind three two-story arches. The north facade, facing New York Harbor, has a first-floor entrance with a rusticated limestone surround flanked by impressive wrought iron lanterns. A stone belt course separates the first and second floors. Windows are eight-over-eight double-hung windows on the first and third floors and twelve-over-twelve double-hung windows on the second floor. All have either limestone sills or surrounds.

SITE LOCATION

The building is located on the eastern edge of the Governors Island Historic District in the midst of the New York Arsenal buildings on the north side of Andes Road. Its hilltop site is prominent, though somewhat physically constrained, suggesting that its

location may have been predicated on the demolition of Building #104 to the south.

HISTORIC DEVELOPMENT

Building #125 was designed by architect Lorimer Rich to house the headquarters and administrative offices of the Second Corps Area, which was a subset of the First Army. Construction was completed in 1934. In 1954 it was rededicated as Pershing Hall to honor General John J. Pershing, First Commander of the United States Army in 1918. It continued to be in use as administrative offices even after the Coast Guard took over the Island. After 1966, it served as the headquarters of the Third District of the Coast Guard.

SIGNIFICANCE

Building #125 is a category 2 property.

It was constructed as part of the Island's last major building campaign, which was carried out between 1924 and 1940. Its neo-Georgian details are representative of military architecture of the period. The building served as a high-level command center for the First United States Army from the mid-1930s through the 1950s, second only in importance to those in Washington.



Rear Elevation

#### WHAT IS IMPORTANT TO PRESERVE?

Significant exterior alterations to Building #125 include the insertion of skylights on the perimeter of the roof, insertion of glass block within lower level windows, and the transformation of one lower level entrance into a picture window. The first and second levels of the building have been extensively remodeled leaving few historic details.

Exterior elements of the building that should be preserved include its basic form and scale; exterior masonry; recessed entry porch; split semi-circular entrance stair; limestone ornament, including door surrounds, belt course, lintels, and sills; original windows; chimneys, metal and wood cornices; and, central pediment and oculus.

Building #125 is one of three structures in the Governors Island Historic District that include interior features and details that should be preserved in place. In this building they are the 1934 WPA murals located in the second floor corridors, and the Admiral's offices and conference rooms leading directly off of those corridors.

#### KEY PRESERVATION ISSUES

The mass and scale of Building #125 is important on its site, and the selected interior ceremonial spaces on the second floor should be preserved. The 1934 WPA murals were contemporary with construction of the building, and are important illustrations of unique artwork on Army



Side Elevation

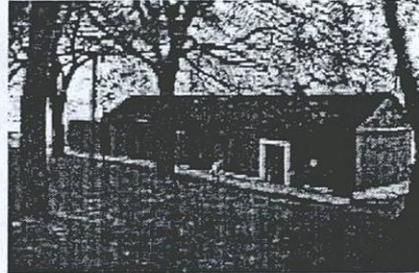
installations at the time, and on Governors Island in particular.

Because of the siting of the building, no additions should be placed on the north facade. The proximity of the building to Building #104 to the south prevents major additions from being placed there, and the exposure of the east and west ends of the building suggest that any new construction on the ends must be undertaken with great care to avoid damaging or diminishing the form and integrity of the building.

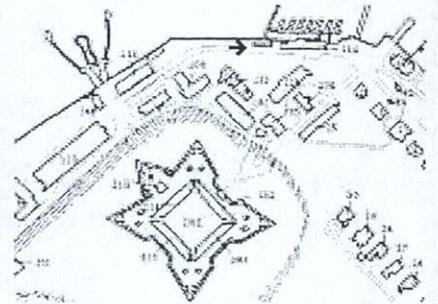
#### LANDSCAPE & SITE FEATURES

Building #125 is surrounded by asphalt paving to the south and grassy areas to the north and east. Mature trees and plantings should be preserved.

BUILDING #130  
WORKSHOP



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #130 is a long, narrow, one-story brick structure originally built in 1843 as a workshop for the New York City Arsenal and gradually expanded for use as storage and office space. The utilitarian building is masonry bearing wall construction with common bond brick walls that rest on a brick foundation. The gabled roof is sheathed with asphalt shingles. Historic additions to the building were demolished in 1971 and replaced by a modern, flat-roof extension.

SITE LOCATION

The building is located on the north shore within the Governors Island Historic District and has views of Manhattan and Brooklyn. It fronts on Carder Road at the COTP Moorings. The eastern end of the building connects with the access causeway that leads to the Brooklyn Battery Tunnel ventilator.

HISTORIC DEVELOPMENT

Building #130 is one of the few remaining structures dating to the New York Arsenal period. It was built in 1843 as a small-scale workshop and gradually expanded for storage and office use. It is a utilitarian structure with minimal architectural ornament. In 1971 extensive work was carried out

on the exterior and interior, replacing historic building additions with new masonry/metal extensions, and converting much of the interior to office space.

SIGNIFICANCE

Building #130 is a category 2 property.

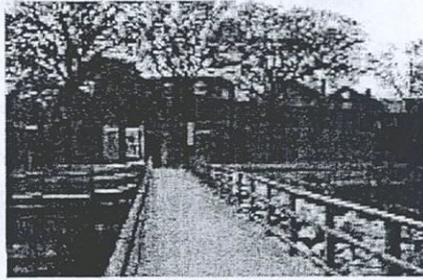
The building is one of the last survivors from the New York Arsenal period of development, and is a contributing element to both the Governors Island Historic District and National Historic Landmark District.

WHAT IS IMPORTANT TO PRESERVE?

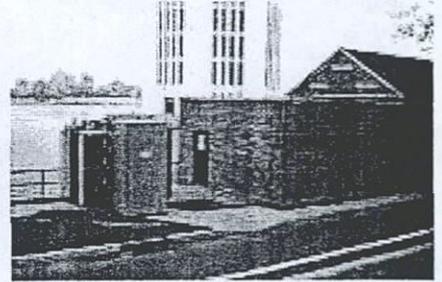
The location and scale of the building are the most important elements remaining from its original development on the site. Significant exterior alterations to Building #130 include demolition of historic additions, construction of a large modern 1971 addition, infilling two original door openings on the west facade, and reconstruction of the south wall. The interior of the building has been stripped of historic fabric.

Exterior elements of the building that should be preserved include its form and scale; brick masonry facades, one original window and south facade cornice and pediment.

## Governors Island Historic District



Rear Elevation



Setting

Due to the extent of numerous remodelings, there are no interior elements that require preservation.

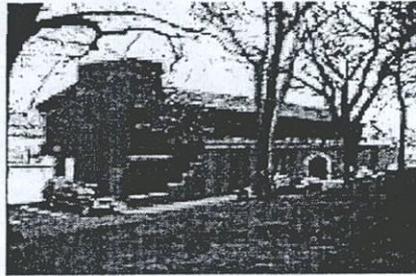
### KEY PRESERVATION ISSUES

The siting and scale of the building, allowing the residential and more prominent structures south of the site a clear view over and beyond the building. Building #130 is part of a prominent grouping of structures within the historic district. New construction or additions affecting the exterior are discouraged. If required, limit the extent of impact to the ends of the building.

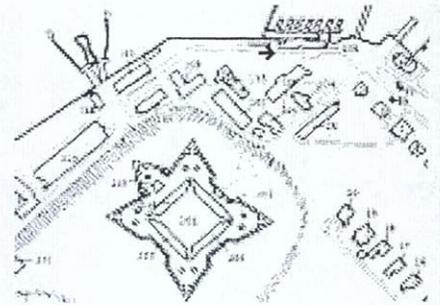
### LANDSCAPE & SITE FEATURES

Building #130 is surrounded by asphalt paving to the south and the harbor to the north and east. There are no site features that should be preserved.

BUILDING #134  
STATION NEW YORK



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #134, Station New York, is a two-story rectangular steel-frame structure with a brick veneer screen wall laid in American bond and set on a concrete foundation. The gabled roof is covered with metal. The entrance has aluminum and glass doors and the windows have aluminum and glass sash. Building #134 was built in 1986 to replace several other shore facilities.

SITE LOCATION

The building is located at the COTP Moorings off Carder Road along the northeast shore. It faces the Brooklyn Battery Tunnel Ventilator structure.

HISTORIC DEVELOPMENT

Building #134 was built in 1986 to replace several other shore facilities. Other related structures are Buildings #132 and #133, as well as the mooring and docks linked to Building #134.

SIGNIFICANCE

Building #134 is a category 4 property.

This structure is a modern building within the Governors Island Historic District. It is not listed in the National Register of Historic Places nomination, which dates from October 1984. Although its location overhanging the seawall is unusual and its design, clearly modern, its scale, materials, and quality of construction do not detract from the historic district.

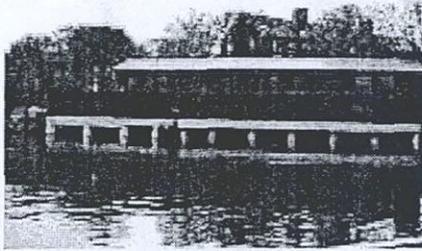
WHAT IS IMPORTANT TO PRESERVE?

Building #134, though not historic, is a sensitively designed background structure. Although not built of compatible materials generally, a brick wall with an arched entryway screens the building from the historic buildings above. Its low profile and siting do not cause it to obstruct the views from Nolan Park. Since its construction there have been no known alterations.

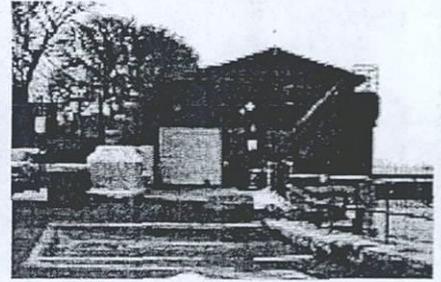
KEY PRESERVATION ISSUES

Because this building does not contribute to the historic or architectural character, or significance of the Governors Island Historic District, it may be demolished. If new construction is planned on the site it must take into consideration the viewsheds to and from Nolan Park, and the buildings directly south of Building #134.

*Governors Island Historic District*



*Rear Elevation (waterside)*

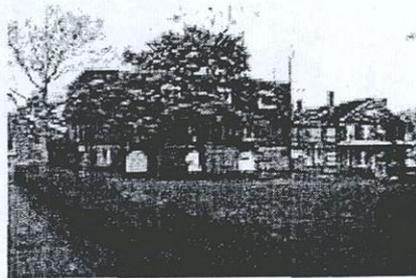


*Setting*

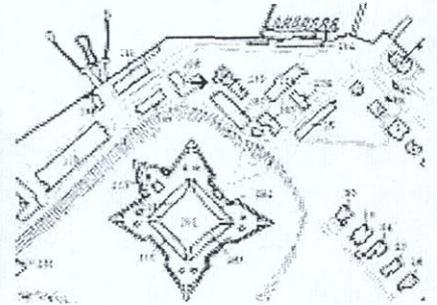
**LANDSCAPE & SITE FEATURES**

Building #134 is bordered by the harbor and the COTP Moorings adjacent to the Brooklyn Battery Tunnel Ventilator on one side and paved roadway and grassy areas on the other. The site has no significant landscape features.

BUILDING #135  
COMMANDER'S QUARTERS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #135 is composed of three distinct sections set at right angles to one another— 1) a two-and-one-half-story gable roof house (1839); 2) a two-story, flat-roofed extension to that house (1852); and, 3) a three-story storehouse (c.1835.)

The residence has a front-gable, asphalt shingle roof. It is masonry bearing wall construction with brick walls and foundation. Windows are six-over-six double-hung wood sash behind storm windows. Ornament includes a Greek Revival door surround enclosing wood pilasters and side lights; brownstone window lintels, sills, and string courses; lunette windows in the pediments; a 1870s wrap-around porch with a denticulated cornice on the north and east elevations; and a two-story enclosed porch on the west elevation.

The two-story extension is also brick with brownstone trim and has a paneled door with a surround of colonettes supporting an entablature.

The storehouse section has been heavily modified. The ground level is rusticated granite with arched openings; the second level brick; and the third level a modern, asphalt-covered mansard with wall dormers dating to 1977. Paired windows have six-over-six, double-hung wood sash behind storm windows. A one-story shed has been added to the south facade.

SITE LOCATION

It is located between Andes and Carder Roads on the north shore of the Island. It has views of Manhattan and of Buttermilk Channel that are partially obscured by the tunnel ventilator.

HISTORIC DEVELOPMENT

Building #135 is one of the oldest surviving buildings from the New York Arsenal period. It was constructed in 1839 as the Arsenal Commander's quarters and sited adjacent to the storehouse that had been built in 1835. The storehouse was expanded when construction began on the quarters buildings. The two structures were connected in 1852 when a two-story, intermediary extension was erected. The buildings were used as officers' quarters until the Arsenal's closure in 1920. In 1935, the army undertook major renovations of the building, enclosing the rear porch, expanding the central addition, and subdividing the residence into two family units. In 1939, the storehouse was converted to office use, which entailed replacing the roof form and altering the original window dimensions.

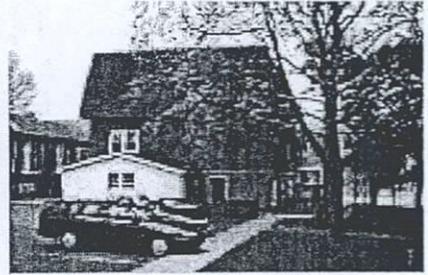
SIGNIFICANCE

Building #135 is a category 2 property.

## Governors Island Historic District



Rear Elevation



Setting

It is significant as the original quarters of the Commander of the New York Arsenal. It is one of the oldest surviving buildings from that period, and reflects a continuous architectural evolution.

### WHAT IS IMPORTANT TO PRESERVE?

Building #135 had been subject to many exterior alterations, some of which are now considered historic and others that are not. Alterations to the storehouse include the addition of a wood shed to the south elevation, infilling ground-level arches, addition of fire escapes, enlarging second-floor windows, and replacing the original third floor with a mansard roof. Alterations to the two-story extension include the construction of a WPA-era brick addition onto the west elevation. Alterations to the residence include the construction of the wrap around porch, enclosure of the rear porch, and the one-story addition on the west elevation. During the 1930s, the main residence was converted into two separate units, which required the addition of a kitchen and bath and the reconfiguration of the floor plan. The storehouse was completely gutted and redone. No visible historic fabric remains inside this portion of the building.

Exterior elements of the building that should be preserved include: Storehouse—exterior masonry, stone foundation with first-floor arches; House and Extension—exterior masonry, original doors, decorative door surrounds, brownstone detailing, windows, porch with decorative ironwork, and lunette windows.

Non-contributing exterior elements that can and should be removed from the building include: Storehouse—mansard roof, shed addition, infilled arches, fire escapes, privacy fencing, HVAC equipment, wood steps, exterior lighting, alarms, storm windows, surface wiring, and parking mirrors; House and Extension—projecting rear addition, storm doors, storm windows, window air conditioners, and surface wiring.

Although there are some interesting details in the House, numerous remodelings have removed original fabric and destroyed any architectural integrity. There are no interior elements that require preservation.

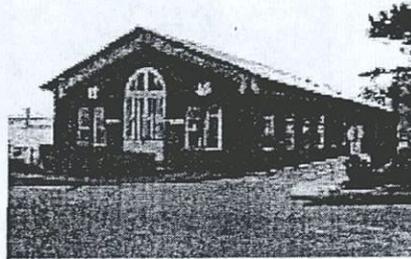
### KEY PRESERVATION ISSUES

The siting and scale of the building as viewed from Carder Road is important to maintain. No addition should be placed on the north or east sides of the building.

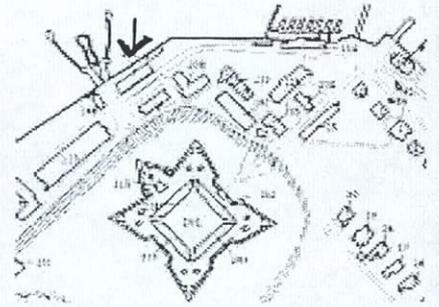
### LANDSCAPE & SITE FEATURES

Building #135 is surrounded by asphalt paving to the south and grassy areas to the north and east. Mature trees and plantings should be preserved and maintained.

BUILDING #140  
STOREHOUSE



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #140 is a highly ornamented, one-story "Romanesque Revival" style building with a cross-gable, asphalt-shingle roof. It is masonry bearing wall construction with brick walls resting on a brownstone water table. It has a rectangular plan consisting of a main building intersected by a small, central wing on the north elevation. The roof has overhanging eaves with closely spaced brackets above a raking, denticulated, painted-brick cornice. The low side elevations (north and south) are divided into bays by brick pilasters with brownstone bases and capitals. Set within each bay are brick arches containing six-over-six double-hung wood windows set below arched transoms. Although pintles are present, no shutters remain. Entrances are on the east and west facades. The west approach is via a ramp, and the east approach is via steps. The paired doors are half-light with panels below and an arched transom above. Decorative panels contain War Department and Army seals on the west elevation and a star on the north elevation. Original seals have been removed from the east elevation.

SITE LOCATION

Building #140 is situated to the east of Soissons Dock and faces Carder Road. It is the first significant historic structure to greet visitors arriving

by ferry. Its northern windows have unobstructed views of Manhattan.

HISTORIC DEVELOPMENT

Like Building #110, Building #~~136~~<sup>140</sup> was constructed between 1857 and 1867 to store ordnance. Following the Civil War, it housed obsolete munitions for the New York Arsenal. After the Arsenal closed, the Second Army took over and continued to use it for storage. In recent years, the Coast Guard used the building for the Island bank, post office, and security offices.

SIGNIFICANCE

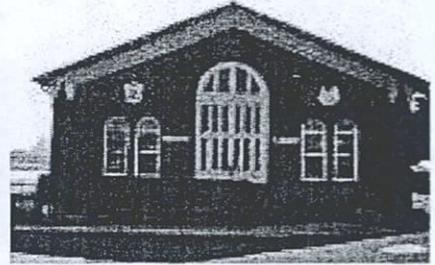
Building #140 is a category 2 property.

It is among the most architecturally distinguished of the New York Arsenal buildings. Due to its associations with the development of the New York Arsenal and its high-style character, Building #140 is considered a historic element to both the Governors Island Historic District and National Historic Landmark District.

## Governors Island Historic District



Rear Elevation



Side Elevation

### WHAT IS IMPORTANT TO PRESERVE?

Significant alterations to the exterior of Building #140 include the removal of original panel doors, removal of the north facade porch, reorientation of the building to the west, removal and later infill of original window openings, and insertion of vents in the round openings of the east facade. The entire interior of the building has been redone and all historic fabric removed. During the 1930's or 1940's basement was added beneath the eastern half of the first floor.

Exterior elements of the building that should be preserved include its form, scale, and style; brick cornice; brick pilasters; brownstone window trim and belt course; round insignia; shutter pintles; bracketed eaves; and, arched window openings.

There are no interior elements in the building that require preservation.

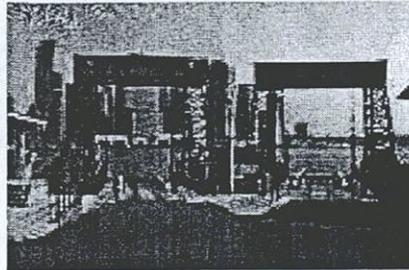
### KEY PRESERVATION ISSUES

Because Building #140 is so prominent, it is important to preserve and maintain its architectural style and detailing. There are no suitable locations for above-grade additions to this structure.

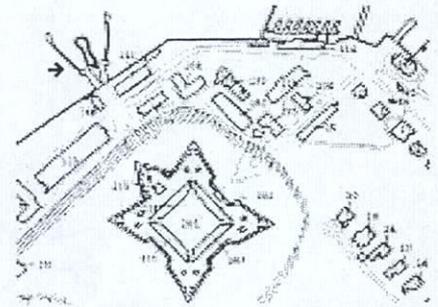
### LANDSCAPE & SITE FEATURES

Building #140 is surrounded by asphalt paving to the south and west with some small grassy areas around its perimeter. Mature trees adjacent to the building should be preserved and maintained.

**STRUCTURES #142 & #144  
SOISSONS DOCKS**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Structures #142 & #144 of Soissons Dock are ferry landings made of timber piers that have steel gantry structures at their land ends.

**SITE LOCATION**

Structures #142 & #144 are adjacent to Building #148, part of the Arsenal area, located at the intersection of Ferry Line and Carder Road along the north shore within the Governors Island Historic District.

**HISTORIC DEVELOPMENT**

Following World War I, this landing was named Soissons Dock in commemoration of the preparations of the 16<sup>th</sup> Regiment for an attack on German forces near Soissons, France, on July 18<sup>th</sup>, 1918. Structures #142 & #144 accommodate the ferries between Governors Island and the Battery Maritime Building in lower Manhattan. The present ferry slip structure dates from 1947.

**SIGNIFICANCE**

Structures #142 & #144 are category 3 properties.

The structures are culturally significant to the history of Governors Island for its accommodation of permanent Army-operated ferry service that was established between Governors Island and Manhattan during the tenure of General Winfield Scott Hancock. Following World War I, this landing was named Soissons Dock in commemoration of the preparations of the 16<sup>th</sup> Regiment for an attack on German forces near Soissons, France. The structures are unusual examples of mid-20th century "industrial" technology. This structures are within the New York City Governors Island Historic District.

**WHAT IS IMPORTANT TO PRESERVE?**

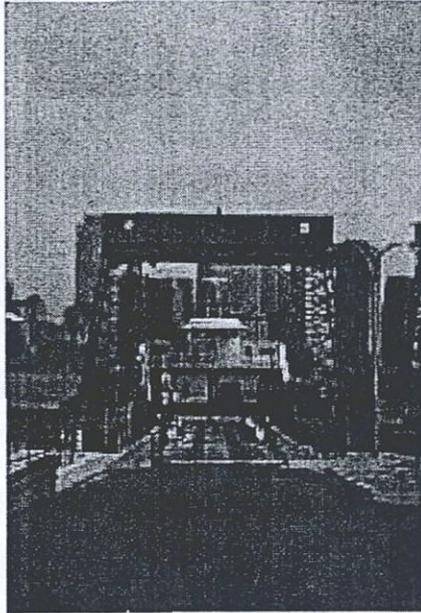
These structures are substantially original. As an industrial-type structure, it is composed of heavy timber, steel beams, and a utilitarian sheet-metal enclosure.

Because the structures do not contribute to the historic district, they are eligible for demolition.

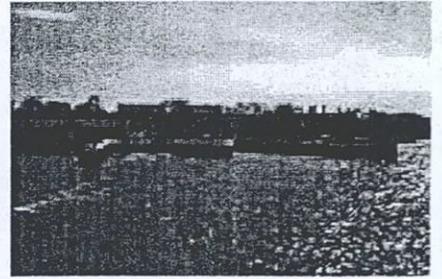
**LANDSCAPE & SITE FEATURES**

Structures #142 and #144 is surrounded by the harbor on all sides except where the roadway abuts. The site has no significant landscape features.

*Governors Island Historic District*

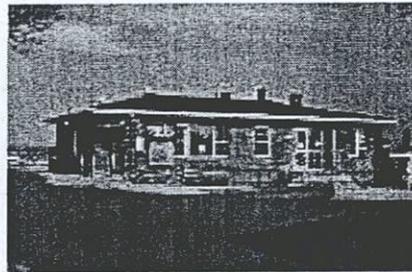


#144

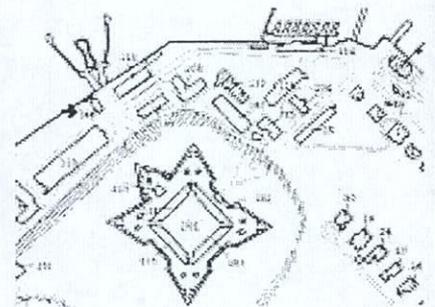


Setting

BUILDING #148  
FERRY WAITING BUILDING



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #148 is a one-story rectangular structure of red brick, laid up in common bond, and built on a brick foundation marked by header courses. Brick quoins accent the corners. The window openings have splayed brick lintels and brick header sills. Glass block has been placed in some of the window openings while others have six-over-six double-hung wood sash set behind storm sash. The hipped roof is covered by asphalt shingles and has a prominent ventilator. The entrance doors, picture windows, and concrete steps are of relatively recent date.

SITE LOCATION

Building #148, part of the Arsenal area, is located at the intersection of Ferry Line and Carder Road. It is near the Soissons Dock ferry landing on the north side of Fort Jay within the Governors Island Historic District.

HISTORIC DEVELOPMENT

The building was constructed in 1917 to provide waiting facilities for the ferry service. It has recently undergone major alterations including a new entrance on the east side with a large concrete

landing and steps; concrete windows and doors; a clock window on southeast corner of the east facade; a handicap access ramp at southeast corner; and windows on south facade infilled with glass block.

SIGNIFICANCE

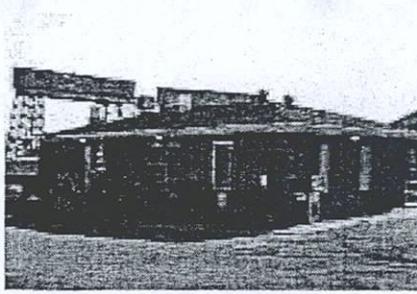
Building #148 is a category 2 property.

This structure is within the New York City Governors Island Historic District. It is listed as a contributing element in the National Historic Landmark designation of the Island.

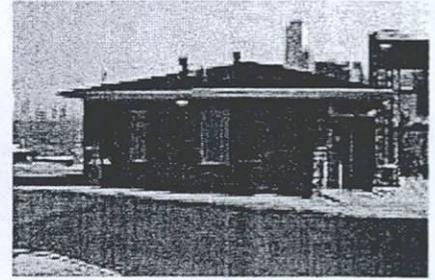
WHAT IS IMPORTANT TO PRESERVE?

Building #148 has not retained much of its original material and appearance, except for its exterior decorative brick work and the roofline. Relatively recently a new entrance was created on the east side of the building with a large concrete landing and steps, new concrete windows and doors. A clock window on the southeast corner of the east facade, a handicap access ramp at the southeast corner, windows on the south facade infilled with glass block, and a picture window on the east facade all detract from its integrity. A complete reworking of the interior has left no visible historic fabric.

## Governors Island Historic District



Rear Elevation



Side Elevation

Exterior elements of the building that should be preserved include the decorative brick work, quoins and soldier course at water table.

There are no interior elements in the building that require preservation.

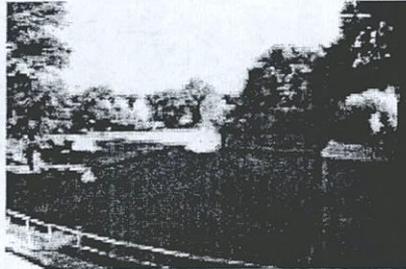
### KEY PRESERVATION ISSUES

Because building #148 has lost a significant amount of its architectural and historical integrity, it is eligible for demolition. The parking area adjacent to this structure behind Building #110 has been designated as a possible site for new construction.

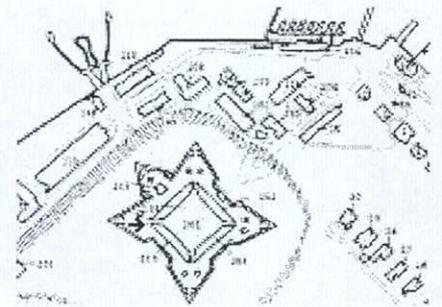
### LANDSCAPE & SITE FEATURES

Building #148 is surrounded by asphalt on all sides and has no significant landscape and site features.

BUILDING #201  
FORT JAY



*Ft. Jay*



*Site Location Map*

**ARCHITECTURAL DESCRIPTION**

Building #201, Fort Jay, is one of the most significant structures on Governors Island. An enclosed second system square fortification with four bastions (projecting corners) and a ravelin (projecting rampart) surrounded by a dry moat, Fort Jay dominates the island and is one of the best preserved and largest fortifications of its type in the nation. Less a building than an extraordinary landscape feature with a gate, the fort sits partially submerged at the top of a smooth grassy slope known as a "glacis." The scarp walls are dressed granite ashlar surmounted by a projecting granite cordon and a brick parapet. Inside the bastion walls the entry gate is of red sandstone. Above the gate is a large and elaborate sandstone sculpture of an eagle with military symbols. The moat walls are of red sandstone with a top course of bluestone. The counterscarp walls are of brick. The quadrangle inside the walls was used a parade ground, but now it is surrounded by four barracks buildings that have been converted for family housing.

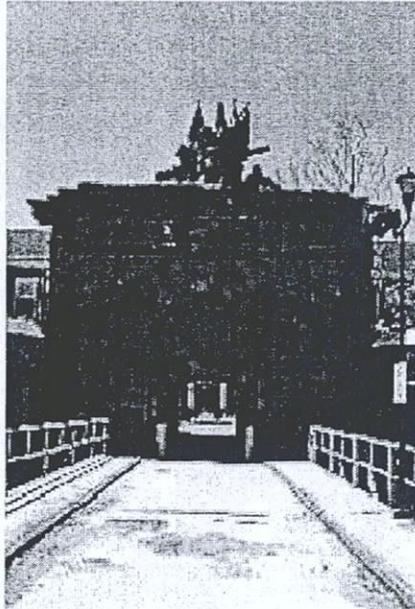
**SITE LOCATION**

Fort Jay is at the center and the high point of the Island affording it a commanding, if low profile, presence. Its main entrance is connected directly via Andes Road to the main piers on Buttermilk Chan-

nel within the Governors Island Historic District. It is surrounded by a sylvan nine-hole golf course, a feature that helps to retain some of the Fort's historic setting as an isolated fortification with clear views in all directions.

**HISTORIC DEVELOPMENT**

The current configuration of Fort Jay dates back to 1806-1809, when it replaced the original earthwork Fort Jay (1794-96). The new Fort was called Fort Columbus because Secretary of Foreign Affairs John Jay had fallen out of favor for conducting treaty negotiations with the British. Built as a part of a Second American System of fortifications protecting the coast against naval attack, particularly from Great Britain, Fort Jay was considered absolutely critical in protecting New York Harbor. The fortifications of the Second American System were the first to be supervised by an American, French engineers having supervised previous defense efforts. Lt. Colonel Jonathan Williams was trained in the U.S., but was familiar with French designs. The new structure was capable of mounting 104 guns. The Fort never saw military action, and, beginning in 1834, became the site of military barracks for troops garrisoned on the island.



Entrance to Fort Jay

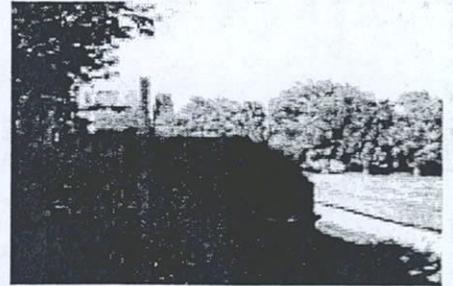
#### SIGNIFICANCE

Fort Jay is a category 1 property.

It is extremely significant to the history of Governors Island, representing the earliest surviving fortification on the island. As an example of a Second American System Fortification in a high state of preservation, Fort Jay is of national significance. Fort Jay is individually listed in the National Register of Historic Places, and was designated an individual New York City Landmark on September 19, 1967.

#### WHAT IS IMPORTANT TO PRESERVE?

Fort Jay maintains much of the character of its original setting at the top of a clear gradual slope. The impressive earthworks, walls, and ramparts of the Fort attest to the careful thought and work that was put into one of the country's earliest defensive systems. The gatehouse includes the remains of the original drawbridge and gate.



Setting

Exterior elements of the Fort that should be preserved include all elements of the exterior of the Fort—the masonry walls at the scarp and counterscarp; the "glacis"; the moat; the gatehouse with sculpture above; and, the gun mounts along the ramparts.

#### KEY PRESERVATION ISSUES

The form, scale, and setting of the Fort are critical to understanding its history and use. The remaining "glacis" surrounding the Fort is important in understanding how the Fort function. These are critical elements that should be preserved and maintained.

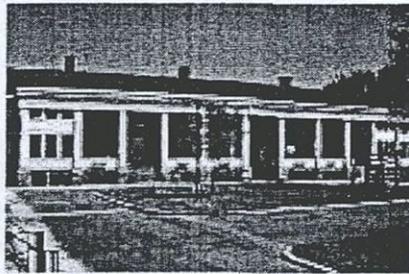
Because of the historic and architectural significance of Fort Jay, above-grade additions of new construction around the building is not permitted.

For information on treatment of the Fort interior, refer to summary sheets on Buildings # 202, # 206, # 208, and # 214.

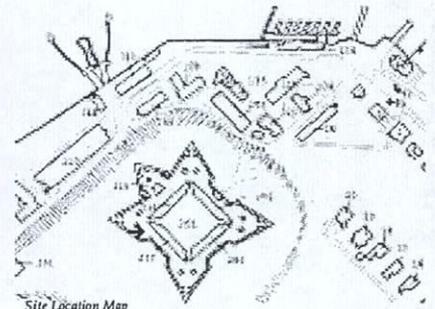
#### LANDSCAPE & SITE FEATURES

Fort Jay is surrounded by the parade ground. The open landscape is an important feature to preserve and maintain. No trees or other plantings should be placed in this area. See the summary sheet on the "Glacis" for further guidance.

**BUILDING #202  
FORT JAY FAMILY HOUSING**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Buildings #202, #206, #210 and #214 comprise the Fort Jay Family Housing. Located inside the Fort Jay walls, these four structures form the interior quadrangle in the center of the fort. Rectangular in plan and constructed of brick on a granite and sandstone foundation, these Greek Revival buildings are topped with hipped roofs with white-painted cornices. The two-story portico, consisting of twelve brownstone (now painted) Doric columns, faces the interior courtyard. Although the buildings have suffered several alterations, the overall character of the 19th century quadrangle is well preserved.

**SITE LOCATION**

Building #202 dates to 1836 and was originally constructed as one of four barracks to house the troops garrisoned at Fort Columbus at a time when the Island's military importance, and population, was growing. In 1920, changes were made to the basement level of the building, and in 1934 the end bays of the porch were enclosed. Building #202 has been in continuous use as housing for officers or enlisted men, and, most recently, served as family housing for Coast Guard personnel.

**HISTORIC DEVELOPMENT**

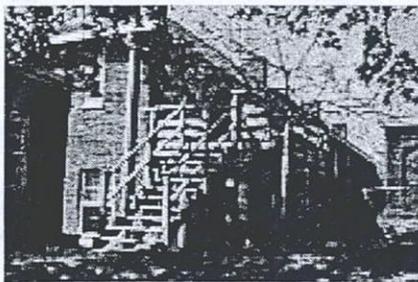
Building #202, along with Buildings #206, #210, and #214 were constructed between 1834 and 1836 to house the garrison headquartered on the Island. The construction of these barracks reflects the change in use of the Fort in the first half of the nineteenth century. Developing technology rendered the masonry fort obsolete, but the strategic importance of the Island made it well suited to house the Federal military headquarters (1821) and the New York Arsenal (1833.) The barracks were the first of many new structures built to accommodate the needs of the garrison. In the 1860s the iron balconies were added to the second floor on the courtyard side. When the Coast Guard took possession of the Island in the twentieth century, the barracks were designated for use as officer family housing.

**SIGNIFICANCE**

Buildings #202, 206, 210 and 214 are category 1 properties.

The building is individually listed as a New York City Landmark and on the National Register of Historic Places. The collection of four barracks reflects the general change in fort use and construction and the particular military change in use of the Island during the 1820s, 1830s and 1840s.

## Governors Island Historic District



Rear Elevation



Side Elevation

### WHAT IS IMPORTANT TO PRESERVE?

Numerous alterations have been made over time to accommodate the different needs of the different groups who occupied the structure. However, most of the alterations affected the interior of the building. Although the porch bays have been enclosed, the primary character-defining elements of the exterior are intact.

Exterior elements of the building that should be preserved include its form and scale; roof line; masonry walls; two-story columns; iron porch railing; second floor balcony with railings; arched opening/vaults through center of building; entrance doors with transoms; wood cornice; and, wood windows.

Due to numerous remodelings, there are no interior elements in the building that require preservation.

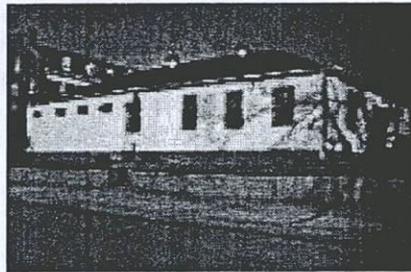
### KEY PRESERVATION ISSUES

Building #202 is an important part of Fort Jay and, as such, its architectural character and style are critical elements to preserve. The enclosure formed by the barracks building maintains a courtyard and assembly area consistent with the original defensive fort. Because of its prominence, no above-grade additions should be placed on the courtyard facade or sides of Building #202.

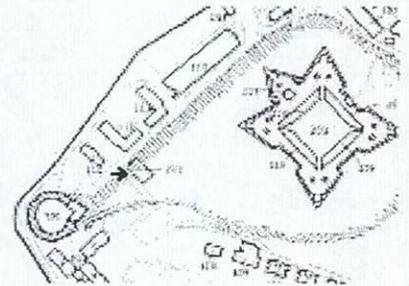
### LANDSCAPE & SITE FEATURES

The interior court of Fort Jay is composed of paved driveways and walkways and small grassy areas with mature trees. The area between the residences and the outer walls is filled with sloped grassy areas and mature trees. The sloped grass areas and mature trees should be preserved and maintained.

BUILDING #251  
TAMPA MEMORIAL LIBRARY



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #251, known as the "Tampa Memorial Library," is a one-story wood frame utilitarian structure set on a painted, brick masonry foundation and under a hipped roof. The northern half of the building is clad in asbestos shingles and contains small clerestory windows, while the southern half is clad in aluminum siding and has large, eight-over-eight double-hung windows. There are entrances in the northern and southern ends of the building.

SITE LOCATION

The Library is located at the southeastern corner of Tampa Road and Andes Road and east of Castle Williams. It stands in the line of sight between Castle Williams and Fort Jay, which for defensive purposes was intended to be kept clear. The site, east of a large parking lot, is sparsely vegetated and barren.

HISTORIC DEVELOPMENT

Building #251 was built in 1908 as a temporary storehouse and workshop for the Fort Jay Quartermaster. Most recently, the structure housed the Tampa Memorial Library. It was named to commemorate the sinking of the U.S.S. Tampa battleship in 1918.

SIGNIFICANCE

Building #251 is a category 3 property.

The building is not a particularly historic or architecturally significant structure. It was constructed to serve a utilitarian purpose without conforming to any major stylistic or architectural trends of the period.

WHAT IS IMPORTANT TO PRESERVE?

Because numerous modifications have destroyed any historic or architectural integrity of the building, there are no elements of this building that require preservation. This building may be demolished.

KEY PRESERVATION ISSUES

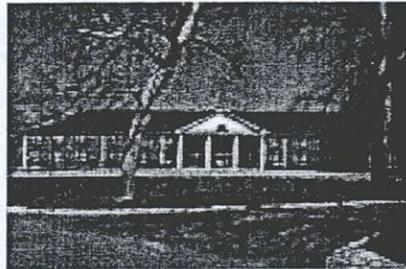
Because of the proximity of this site to Castle Williams, if Building #251 is demolished, the site is not suitable for new construction.

LANDSCAPE & SITE FEATURES

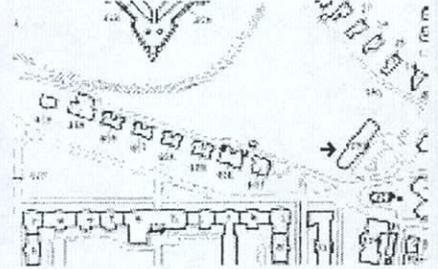
This building is surrounded by paved parking lots. There are no site features which should be preserved.



BUILDING #293  
MOTEL/GUEST HOUSE



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #293 is a modern (c.1986) two-story brick building with a black asphalt-shingle gable roof. Windows occur in pairs and consist of insulated, double-hung aluminum sash with snap-in mullions that create an eight-over-eight appearance. Vents occur beneath each window opening. A pedimented, full height portico with four Doric columns is located at the center of the south and north elevations.

SITE LOCATION

The building faces Comfort Road and is east of Barry Road. It is prominently located at the southern terminus of the main parade ground between Nolan Park and Colonels' Row.

HISTORIC DEVELOPMENT

Building #293 was used as a motel and guesthouse for visitors to Governors Island from its construction in 1986 to 1997. It replaced a one-and-a-half story frame structure built as quarters for officers of the Quartermaster Corps c.1871-72. The parking lot in front of Building #293 was the site of the Fort Columbus cemetery. The bodies were removed to Cypress Hills Cemetery, Queens, in 1889 as the post was expanding and constructing new buildings.

SIGNIFICANCE

Building #293 is a category 4 property.

Although the building is not historic, its site is very prominent, impacting three of the most significant areas on the island and defining one edge of the largest open space.

WHAT IS IMPORTANT TO PRESERVE?

There are no elements of this building that require preservation.

KEY PRESERVATION ISSUES

This building is a candidate for significant alteration or demolition. The empty site would then be a candidate for new construction. Note that the location is highly significant and great care must be exercised to minimize the impact of proposed changes on adjacent structures. The parking area to the south has also been designated as a potential site for new construction.

LANDSCAPE & SITE FEATURES

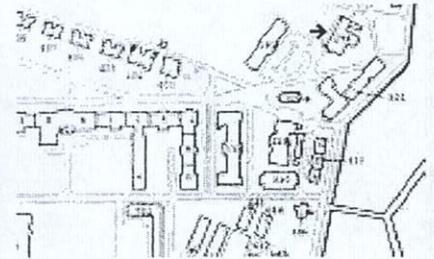
Building #293 is surrounded on three sides by the parade ground and paved roadways and parking to the south.



**BUILDING #298  
SOUTH BATTERY**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #298, most recently used as the Officers' Club, is a highly evolved building built in multiple generations on the remains of the South Battery. The original Half Moon Battery, or South Battery, was built in 1812 prior to the war with Britain to serve, along with Castle Williams and Fort Jay, as a key component of New York's defensive fortifications. Only the lower level composed of red sandstone walls, remains of that original structure. The barracks constructed on the older sections was constructed in the middle of the nineteenth century. It consists of brick masonry bearing walls in Flemish bond, white trimmed windows with lights of varying sizes and numbers (eight-over-two and two-over-two double-hung windows), and white-painted trim and comices. The building is ornamented with Neo-Georgian details with a Palladian window treatment in the main facade and pilasters. The main entrance features rusticated stone masonry. A brick masonry wing includes arched window openings, stone keystones, pedimented doorways and another Palladian window facing an outdoor terrace.

**SITE LOCATION**

The building is located in the southern end of the Historic District in a cluster of community/recreational structures. The main entrance faces Fort Jay to the north. In between the two are the tennis

courts. The Chapel (Building #13) lies to the northeast and the Guest House (Building #293) lies to the northwest. Building #298 is located within the original stone Battery walls.

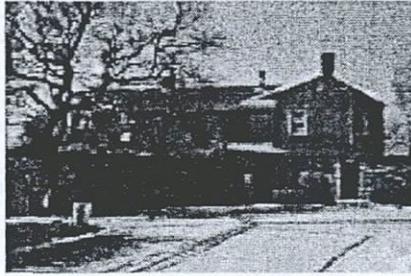
**HISTORIC DEVELOPMENT**

Built as part of the larger harbor fortification system just prior to the War of 1812, South Battery was sited to overlook and protect the Buttermilk Channel. The Battery had an arrowhead shape with thirteen cannon on an open parapet. What is now Building #298 began as a single-story barracks structure with a slate gable roof built within the original fortification in the 1840s. Prior to 1863, the second story was added and the building occupied by noncommissioned staff. In 1878 the structure became the Officers' Mess Hall and Catholic Chapel. The building was remodeled in 1904 and converted into an amusement hall and lecture room for enlisted men. Between 1936 and 1937, the WPA rebuilt the second floor as The Corbin Dining Hall. In 1939 the building became the Officer's Club.

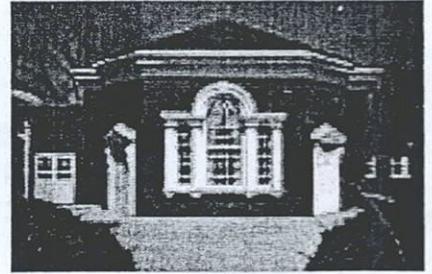
**SIGNIFICANCE**

Building #298 is a category 2 property.

## Governors Island Historic District



Rear Elevation



Second Floor Rear Elevation Showing Ballroom Window

The original red sandstone section of the Battery played a very significant role as one of the Island's three batteries of defenses. The remnants of that original fortification include red sandstone walls that now serve as a retaining wall for Building #298, above. Building #298, together with the remains of the South Battery, are greatly altered from their original forms, yet retain a high degree of significance due to the central role these structures played in the history of Governors Island.

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #298 reflects the many, varied uses the structure has undergone. The interior has been greatly altered and, with the exception of the formal second floor Ball Room, has a low level of architectural integrity.

Exterior elements of the building that should be preserved include the red sandstone Battery wall; exterior brick masonry, and door and window treatments; wood cornice and wooden balustrades.

Interior elements of the building that should be preserved include the woodwork, doors, windows, ceiling and minstrels' gallery in the second floor ballroom.

### KEY PRESERVATION ISSUES

The remaining Battery walls and fortification elements, including historic archeological remains, are important preservation issues, as is preservation of the second floor Ball Room. The scale of the building, and its orientation between Fort Jay and Buttermilk Channel are important aspects that should be preserved.

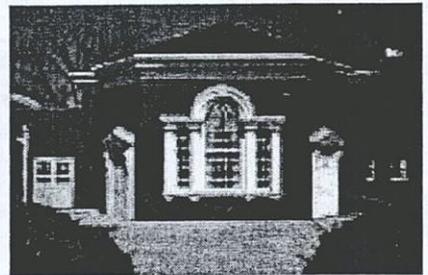
### LANDSCAPE & SITE FEATURES

The building is surrounded by paved roads and parking lots. Any mature trees and landscaping surrounding the property should be preserved and maintained.

## Governors Island Historic District



Rear Elevation



Second Floor Rear Elevation Showing Ballroom Window

The original red sandstone section of the Battery played a very significant role as one of the Island's three batteries of defenses. The remnants of that original fortification include red sandstone walls that now serve as a retaining wall for Building #298, above. Building #298, together with the remains of the South Battery, are greatly altered from their original forms, yet retain a high degree of significance due to the central role these structures played in the history of Governors Island.

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The remaining Battery walls and fortification elements, including historic archeological remains, are important preservation issues, as is preservation of the second floor Ball Room. The scale of the building, and its orientation between Fort Jay and Buttermilk Channel are important aspects that should be preserved.

### LANDSCAPE & SITE FEATURES

The building is surrounded by paved roads and parking lots. Any mature trees and landscaping surrounding the property should be preserved and maintained.



Rear Elevation



Addition

#### WHAT IS IMPORTANT TO PRESERVE?

Building #301 has undergone significant alterations with the construction of two large additions and replacement of all of the windows. However, these alterations have been sensitively executed.

Exterior elements of the building that should be preserved include its scale, the center section of the building with the hipped and roof bell tower, and side wings.

Because of extensive remodelings, there are no interior elements that require preservation.

#### KEY PRESERVATION ISSUES

The scale of Building #301 is an important issue. Its site is constrained, not allowing room for additions. However, the area between Building #301 and #309, at the northwest corner of the building, could be a suitable site for new construction.

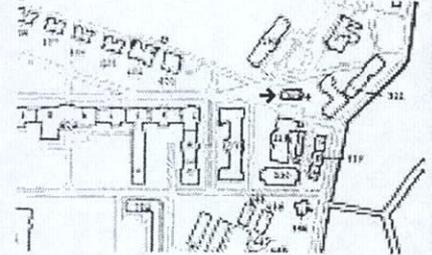
#### LANDSCAPE & SITE FEATURES

Building #301 is surrounded by concrete and asphalt roads and walkways, and mature trees are located within grassy plots around the building. Mature trees and landscapes around the building should be preserved.

BUILDING #309  
CATHOLIC CHAPEL



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #309 is a one-story rectangular frame structure covered with vinyl siding. The gabled roof is covered with asphalt shingles. A tower at the north end, rising behind the entrance porch, has a copper finial. A brick chimney is at the south end. The window openings have six-over-six sash on the north end; the other window openings on the sides have sixteen-over-sixteen sash set behind storm sash.

SITE LOCATION

The building occupies a prominent triangular site at the intersection Clayton and Comfort Roads.

HISTORIC DEVELOPMENT

Building #309 was built as Our Lady Star of the Sea Catholic chapel c.1942, during the Army base's Second World War expansion. It continued in that use until 1997.

SIGNIFICANCE

Building #309 is a category 3 property.

It represents the ongoing development of the military community on Governors Island.

WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #309 has been substantially altered by the addition of vinyl siding and other alterations, including a rear addition with wood steps and covered landing, and the front entry vestibule. The original architectural integrity of the building has been lost.

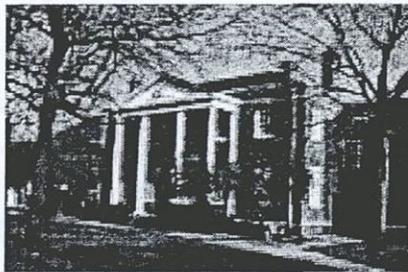
There are no exterior or interior elements of the building that require preservation. This building may be demolished.

LANDSCAPE & SITE FEATURES

The mature trees and landscaping surrounding the property should be preserved and maintained.



BUILDING #324  
YMCA



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #324 is a rectangular Neo-Georgian style structure with a two-story central section flanked by one-story wings. The red brick facing is laid up in Flemish bond. A limestone beltcourse bearing the date "1926" marks the foundation. The center section has an asphalt-covered hipped roof and a projecting two-story wood entrance portico with a gabled pediment. The portico is approached by granite steps. The entrance has a limestone surround and paired paneled wood doors. A panel reading "Army YMCA" is placed above the door. The flanking wings have asphalt-covered pyramidal roofs and pedimented doorway surrounds of wood. The window openings have splayed brick lintels; those that have not been boarded up retain six-over-six double-hung sash. On the rear elevation of the central section, the frame second story has been covered with aluminum siding. An outdoor swimming pool is raised above grade to the south of the building.

SITE LOCATION

The building faces onto Owasco Road and is north of Cartigan Road.

HISTORIC DEVELOPMENT

Designed by May and Hillard, this structure was built in 1926 as the Fort Jay YMCA and was the first of the large brick buildings constructed between the wars. The Neo-Georgian style set the pattern for the buildings that followed. The building replaces an earlier, much smaller "Y" and houses a club, offices, and exercise rooms with an outdoor swimming pool to the rear. The building has been vacant for several years.

SIGNIFICANCE

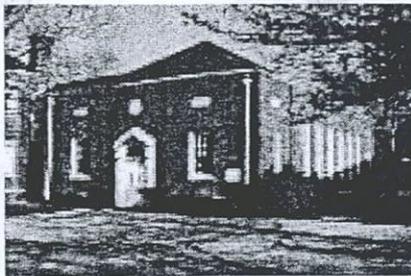
Building #324 is a category 2 property.

It has served as a community center for the Island since its construction and was the forerunner of the building boom on the Island between the World Wars.

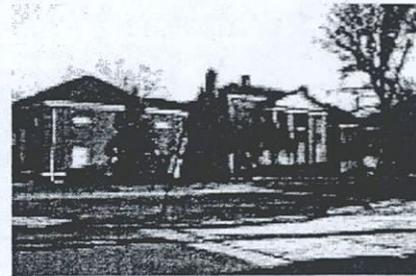
WHAT IS IMPORTANT TO PRESERVE?

Over the years, Building #324 has undergone several alterations—a brick pump house (Building #318) at the northeast corner of the property; a wood addition on the east facade; and, many of the windows infilled with brick or concrete.

## Governors Island Historic District



Rear Elevation



Setting

Exterior elements of the building that should be preserved include its form, scale, and style; brick masonry; wood door surrounds and half round transoms; wood entrance porticos with columns and pediments; window openings; and, limestone door surround at the main entrance under the portico.

Because of the numerous remodelings of the building, there are no interior elements that should be preserved.

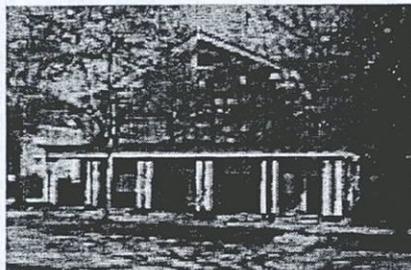
### KEY PRESERVATION ISSUES

The scale and style of Building #324 are important issues, and the formality of its presentation along Owasco Road. No additions should be placed on the front (Owasco Road) of the building, or the sides. The swimming pool to the rear of the building, along with the south facade, can be removed or modified. New construction or additions could occur on that portion of the site.

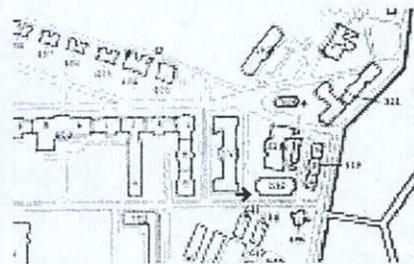
### LANDSCAPE & SITE FEATURES

The mature trees and landscaping surrounding the building should be preserved.

BUILDING #330  
THEATER



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #330 is a two-story Neo-Georgian style theater building on a concrete foundation faced with a reddish-brown brick laid in American bond. The main block of the building has brick quoins at the corners and a slate-covered hipped roof. On the north side is a two-story gabled projection above the entrance portico. This projection has three blind arches at the second floor with cast stone keystones and impost blocks, brick quoins and a raking wood cornice outlying the gable. A metal sign bar bearing the letters "THEATRE" extends across the arches. A one-story wood entrance portico with a flat roof extends across the north front and shelters the freestanding ticket booth and the entrances to the theater. Openings along the east and west sides of the building have wood six-over-six double-hung windows and auxiliary entrances/exits. A projecting wing with a hipped roof has been added at the south end of the building.

SITE LOCATION

The building faces on to Owasco Road and is bordered by Cartigan Road to the north and Division Road to the south. It is grouped with other community-oriented structures including building #324.

HISTORIC DEVELOPMENT

Building #330 was designed and constructed between 1937-39 to serve as a theater. It is rectangular in plan with Neo-Georgian detailing at the exterior and Art Deco detailing within the auditorium. It was typical of theaters constructed on military bases during that period. It has continued to be used for the showing of films and as an auditorium.

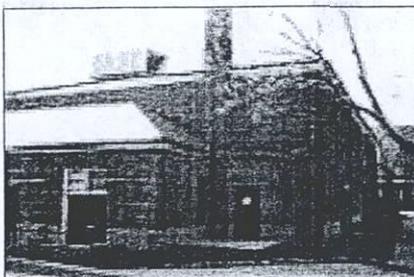
SIGNIFICANCE

Building #330 is a category 2 property.

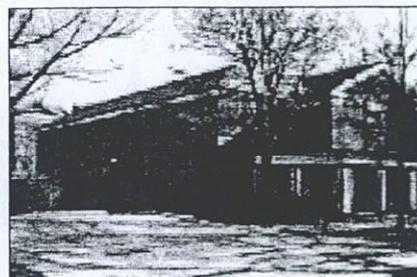
It has continually provided an entertainment/social center for the base. It is representative of the between-the-wars building boom and the accommodation of the permanent military community on the Island. This structure is within the New York City Governors Island Historic District. It is listed in the National Register for Historic Places nomination, which dates from October 1984.

WHAT IS IMPORTANT TO PRESERVE?

Building #330 has retained a great deal of its original material and appearance. Over the years there have been alterations including two brick additions to the rear.



*Rear Elevation*



*Side Elevation*

Exterior elements of the building that should be preserved include the building scale and basic form; the front facade, except for the railings; brick masonry quoins at the corners and piers along facades; door surrounds and blind arches at the side entrances; and, the fascia at cornice and porch.

Based on the contribution of this building to the Historic District, there are no interior elements that require preservation.

#### KEY PRESERVATION ISSUES

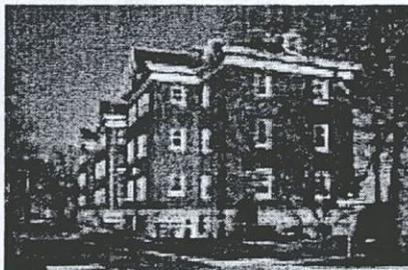
The orientation of the building to Division Road, maintaining a formal setback and line related to Building #400, is an important feature, as is the scale of the structure.

Because of the site constraints, there currently is no location where additions could be placed on the building. However, if space was available, additions could be placed on the northeast side of the building without causing damage to its significance.

#### LANDSCAPE & SITE FEATURES

Building #330 is surrounded by concrete and asphalt paving, which have no significance. Mature trees are located within grassy plots around the building should be preserved.

BUILDING #333  
DETACHMENT BARRACKS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #333 is a three-story Neo-Georgian style structure arranged in a U-shaped plan and constructed of brick on a sandstone/concrete foundation. A limestone beltcourse separates the first story from the upper floors. The building has asphalt shingle covered gable roofs. A central projection contains an entrance porch composed of stone columns and pilasters supporting an iron balustrade. The entrance has a granite sill with Palladian windows located above. Two-story open galleries are located along the courtyard facade. Fenestration consists of aluminum six-over-six double-hung windows and paneled wood doors.

SITE LOCATION

The building is located between King Avenue, Owasco Road, Division Road and Clayton Road.

HISTORIC DEVELOPMENT

Building #333, along with Building #550, was constructed in 1932 according to plans prepared by the architectural firm of McKim, Mead and White for "Detachment Barracks." The Army used the building as a barracks for enlisted men. The two nearly identical buildings flank Building #400 and are very similar to it in general design features. These three buildings were part of the

unified beautification plan proposed in 1928 for Governors Island by the office of McKim, Mead and White. Construction was delayed until funding became available in the late 1930s. When built, the main entrance was oriented to Owasco Road.

After the First Army moved its headquarters to Bristol, England, in 1943 the barracks were turned over to the Second Service Command who converted part of the building for office space. In 1946 the building housed a WAC detachment. In 1966 the Coast Guard converted the building to classrooms for training purposes. It has most recently been used for offices.

SIGNIFICANCE

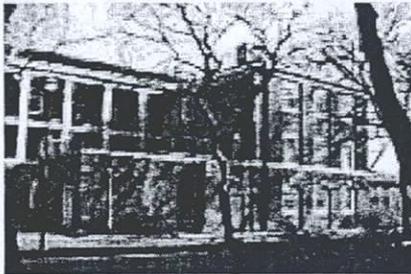
Building #333 is a category 2 property.

It was designed by the prominent New York architectural firm of McKim Mead & White. Along with Buildings #400 and #550 it forms a clear defining edge to the historic district along Division Road.

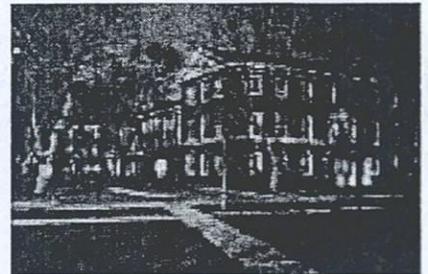
WHAT IS IMPORTANT TO PRESERVE?

All four facades of Building #333 are designed to be primary facades and are rich in detail and articulation. The interior of Building #333 has been extensively modified over the years, and all of the building windows have been replaced.

## *Governors Island Historic District*



*Partial Rear Elevation*



*Setting*

Exterior elements of the building that should be preserved include its scale, form, and basic design; brick and limestone masonry and detailing; wood cornice and gable rakes; entrance porch, including columns and pilasters; wood elements and iron balcony; half-round windows; and, open galleries.

Because of numerous and extensive remodelings, there are no interior elements that require preservation.

### **KEY PRESERVATION ISSUES**

The basic scale, form, and detailing are important preservation elements, as is the orientation of the building to Building #400, Division Road, and Clayton Avenue.

Because of the design and detailing of the building, the placement of additions must be carefully considered.

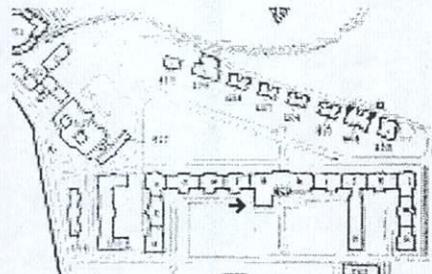
### **LANDSCAPE & SITE FEATURES**

The brick sidewalks and mature landscaping surrounding the building should be preserved.

**BUILDING #400  
LIGGETT HALL**



Front Elevation, looking south from Colonels' Row



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Designed by the office of McKim, Mead and White, Building #400, also known as Liggett Hall, is the largest building on Governors Island and among the largest military buildings in the world. A U-shaped Neo-Georgian style structure, it has a tall central section with a monumental arched sallyport oriented north-south through the building. The pedimented sallyport is set within a shallow projection delineated by stone quoins. Its arched entryway consists of alternating stone and brick voussoirs. The central block, which is covered by a steeply pitched slate-covered gable roof, and the four corner pavilions each have a cupola. Prominent paired end chimneys are present on either end of the central block. Extending from the central block are three-story wings with two-story galleries that line the courtyard facades. Simple, slightly projecting portico entrances lead into each wing. Exterior walls are composed of red brick set on a concrete foundation, window openings have limestone sills, and windows consist of six-over-six, double-hung metal replacements. Two-story open galleries face the courtyard. Building #400 is the centerpiece of the between-the-wars building boom, and forms the southern boundary of the historic district.

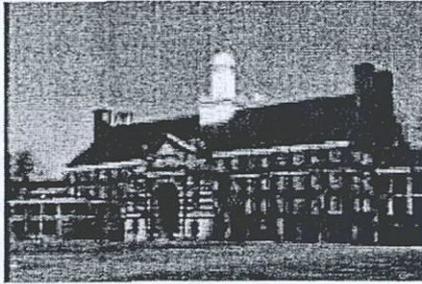
**SITE LOCATION**

The central block of Building #400 faces Colonels Row across Clayton Road, and the central arched sallyport spans Early Bird Road. The structure was designed as the centerpiece of the "Island Beautiful" building campaign that took place in the 1930s. Its monumental presence separates the historic portion of Governor's Island from the later landfill area that was developed following World War II.

**HISTORIC DEVELOPMENT**

In 1902, the Army chose the architecture firm of McKim, Mead, and White to develop a major improvement plan for Governors Island. Their proposed changes were extensive, and for several decades there was little funding to implement the ambitious plan. By 1928 only the land mass-expansion and seawall portions of the project had been carried out. The office of McKim, Mead, and White began to design Building #400, which was the first construction element of the plan, after appropriations were made in 1928. The building housed the entire 16<sup>th</sup> Infantry, 1,375 soldiers, when it was completed in 1930. The building was erected along the former southwestern shoreline of the Island and was the first permanent structure built entirely on landfill.

## Governors Island Historic District



Rear elevation, looking north from Division Road

Modifications were made to the building over time, including an extensive set of interior alterations carried out during the 1960s and 1970s to reconfigure the quarters and improve living conditions. The building was renamed Liggett Hall, after First Army commander Lieutenant General Hunter Liggett, in 1957.

### SIGNIFICANCE

Building #400 is a category 2 property.

The building is significant in the history and development of Governors Island. It was the first building designed to house an entire regiment and is closely associated with the important American design firm McKim, Mead, and White and the "Island Beautiful" movement. As the largest quarters building, it played an important role during the Island's administrative period.

### WHAT IS IMPORTANT TO PRESERVE?

Building #400 experienced significant interior alterations in the 1960s and 1970s. Exterior alterations from this period include adding two new wings to the original structure and closing off portions of the first-story arcade. Levels of interior integrity are low; however, the exterior still substantially retains its 1930 appearance. Two large additions were constructed within the courtyard of Building #400. These additions have no architectural merit. Some of the galleries facing the courtyard have been enclosed with glass.

Exterior elements of the building that should be preserved include the formal design, its scale and form; brick masonry walls; stone detailing; central cupola; slate chimney; monumental sallyport; paired end chimneys; pedimented entrances; location of window and door openings; and the galleries.

Due to extensive remodelings, there are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

The overall design of Building #400, with its detailing and open galleries are important elements that should be preserved. The orientation of the building, forming a solid wall along Clayton Avenue, and the entry into the southern portion of the Island are preservation issues that have to be taken into consideration when redeveloping and using this building. Site constraints prevent additions to be placed on the north, east or south portions of the building. Previously constructed additions within the building's west courtyard are inappropriate in scale and design, and can be removed. Any new construction in this area must take into consideration the original design intent of the building, its scale, and detailing.

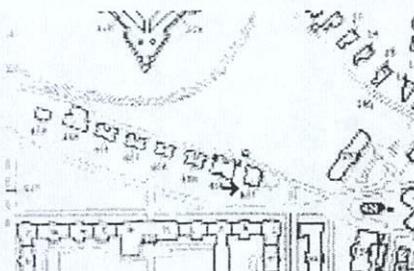
### LANDSCAPE & SITE FEATURES

The mature trees and historic monuments located around the building should be preserved.

**BUILDING #403  
OFFICERS' HOUSING**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #403 is a two-and-one-half story red brick Colonial Revival style house that rests on a schist foundation. It is one of a group of eight brick buildings located adjacent to each other on the Colonels' Row, all of which exhibit Colonial-Revival style details. It has an L-shaped plan and is masonry bearing wall construction. An asphalt-shingle gable roof with raking denticulated wood cornice tops the structure. Fenestration consists of two-over-two, double-hung wood windows set behind storm sash with prominent brick keystones and lintels. The building also retains its historic parred paneled wood doors. A full-length porch with Tuscan columns and a standing-seam metal roof is present on the front (west) elevation. Garages were added at the rear of the quarters in 1931.

**SITE LOCATION**

The building is last of a group of eight brick residential buildings built around the turn-of-the-century, along what is now Hay Road, constructed according to standardized plans of the Quartermaster General. This area comprises a row of distinguished brick residences facing a large wedge-shaped open space with two long avenues lined by London Plane trees. It resembles a rustic boulevard. Its rear facade faces the main parade ground and Fort Jay.

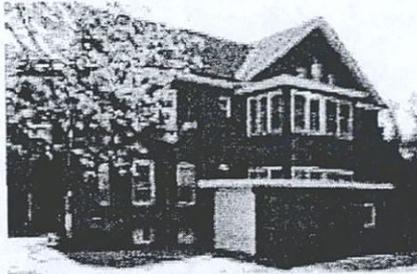
**HISTORIC DEVELOPMENT**

Building #403 was built according to standard Quartermaster's Plans and Specifications as two units of officers quarters. Army real estate records, however, indicate that Quarters #403 was built in 1904-06 as a single-family residence. The row along Hay Road, of which this is a part, was part of an ongoing program of construction related to the use of Governors Island as a major army command center. The presence of substantial numbers of important officers on the Island necessitated the construction of accommodations, such as these, that were appropriate to their rank.

**Significance**

Building #403 is a category 2 property.

It is included within the New York City Governors Island Historic District and the National Historic Landmark District. It is a good example of turn-of-the-century military-quarters design. More recently, the building was used for important diplomatic meetings between President Ronald Reagan and world leaders, including Francois Mitterand and Mikhail Gorbachev.



Rear Elevation

#### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #403 is in good condition, retaining most of its original fabric. An enclosed sun porch has been added to the rear of the building off the kitchen, and a garage was built on the north side of the building.

Exterior elements of the building that should be preserved include its overall design, scale, and form; brick masonry exterior; wood windows; ornamental keystones lintels and sills; denticulated wood cornices at roof line and between 2nd and 3rd floors; front porch with Tuscan columns; corbeled chimneys; rusticated foundation; and, paneled wood entrance doors.

Although there are some interesting details in the building interior, there are no elements that require preservation.

#### KEY PRESERVATION ISSUES

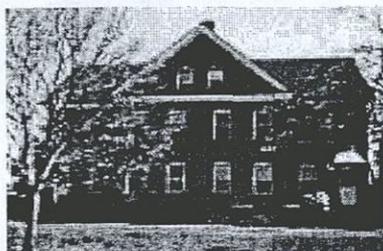
The orientation of the building to the parade ground and green, as one of the officers housing units along the row is important, as is the overall style and configuration of the structure.

There are no apparent opportunities for additions on the front of the building, however, with removal of the non-contributing garage unit to the rear, an addition could be placed at that location.

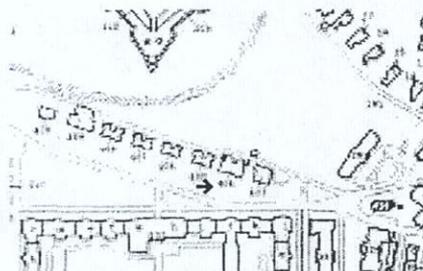
#### LANDSCAPE & SITE FEATURES

Building #403 faces the small park encompassing Colonels' Row with the rear facades facing the parade ground. It is surrounded by sloped brick walkways and mature trees, which should be preserved.

**BUILDING #404  
OFFICERS' HOUSING**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #404 is a two-story double Colonial Revival style house that rests on a schist foundation. It is one of a group of eight brick buildings located adjacent to one other on the Colonels' Row. The entire row exhibits colonial-revival details. All were built according to the standardized Quartermaster's Plans and Specifications. Building #404 has a rectangular plan and symmetrical facade arrangement with a cross-gable roof that has prominent denticulated cornices. The roof is sheathed in asphalt shingles. The structure is red pressed brick masonry-bearing construction. Fenestration consists of two-over-two double-hung wood windows set behind storm sash. Building #404 also retains its historic paneled wood doors set behind storm doors. Garages were added to the rear of the quarters in 1931. Front porches have been removed from the building and their entrances reconfigured.

**SITE LOCATION**

The building is one of a group of eight brick residential buildings built around the turn-of-the-century along what is now Hay Road. This area comprises a row of distinguished brick residences facing a large wedge-shaped open space with two long avenues lined by London Plane trees. Its rear facade faces the main parade ground and Fort Jay.

**HISTORIC DEVELOPMENT**

The building was built according to the standard Quartermaster's Plans and Specifications, as two units. The row along Hay Road, of which this is a part, was part of an ongoing program of construction related to the use of Governors Island as a major Army command center. The presence of substantial numbers of important officers on the island necessitated the construction of accommodations, such as these, that were appropriate to their rank. In 1952, the building was divided into four living units.

**SIGNIFICANCE**

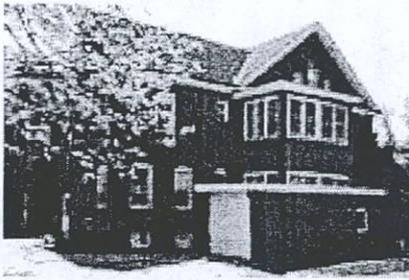
Building 404 is a category 2 property.

It is a good example of turn-of-the-century military-quarters design.

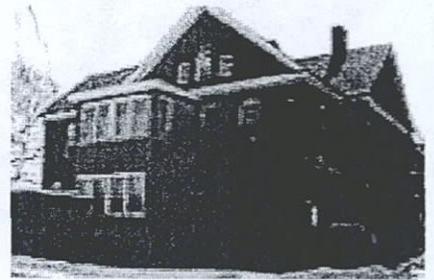
**WHAT IS IMPORTANT TO PRESERVE?**

The exterior of Building #404 is in good condition, retaining most of its original exterior fabric. The two original porches have been removed and replaced by small copper hoods installed over the front doors, and a two-story brick enclosed sun porch was added to the north side of the building.

## Governors Island Historic District



Rear Elevation



Side Elevation

Exterior elements of the building that are important to preserve include its overall scale and design; brick masonry exterior; schist foundation; wood cornice; segmental-arched and round arched window openings with ornamental lintels and sills; Palladian windows in north & south gables; two-over-two double-hung windows; and, paneled wood entrance doors.

The interior of the building has undergone numerous remodelings and changes associated with conversion of the duplex into a fourplex. Although there are some interesting details, there are no interior elements requiring preservation.

### KEY PRESERVATION ISSUES

The relationship of this building to Colonels' Row and the adjacent structures is an important preservation issue. Additions to the front of the building would be inappropriate, but additions to the rear may be acceptable, especially if the non-contributing garages were removed.

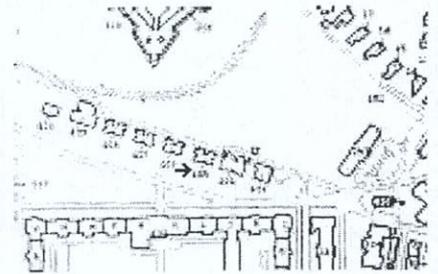
### LANDSCAPE & SITE FEATURES

Building #404 faces the small park encompassing Colonels' Row with the rear facades facing the parade ground. It is surrounded by sloped brick walkways and mature trees, which should be preserved.

**BUILDING #405  
OFFICERS' HOUSING**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #405 is a two and one-half story red brick, double Romanesque Revival style house that rests on a schist foundation. It is one of a group of eight brick buildings located adjacent to one another on Colonels' Row. Building #405, along with buildings #406, #407 and #408, was built as a double-unit officer's quarters, according to the standardized Quartermaster's Plans and Specifications. This building has a symmetrical plan with a projecting central gable on the front facade. Two hipped-roof wings project from the rear of the building. Wood denticulated cornices help define the roof form. The house is red pressed brick masonry-bearing construction. The cross-gable roof is covered with asphalt shingles. The building retains its original paired front porches, which are supported by slender, paired Tuscan columns. The detailing of the porch and the shape of the window openings and the front stairs varies from the standard plan. Fenestration consists of one-over-one double-hung wood windows and paneled wood doors.

**SITE LOCATION**

The building is one of a group of eight brick residential buildings built around the turn-of-the-century along what is now Hay Road constructed according to standardized plans of the Quartermas-

ter General. The area in which it is located comprises a row of distinguished brick residences facing a large wedge-shaped open space with two long avenues lined by London Plane trees. It resembles a rustic boulevard. Its rear facade faces the main parade ground and Fort Jay.

**HISTORIC DEVELOPMENT**

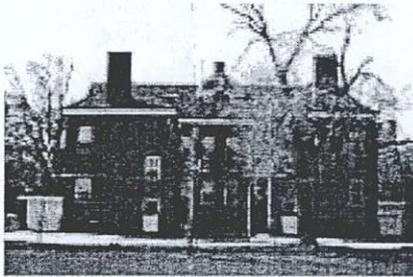
Building #405 was built in 1893 according to standard Quartermaster's Plans and Specifications as two units of officers quarters. The row along Hay Road, of which this is a part, was part of an ongoing program of construction related to the use of Governors Island as a major army command center. The presence of substantial numbers of important officers on the Island necessitated the construction of accommodations, such as these, that were appropriate to their rank.

**SIGNIFICANCE**

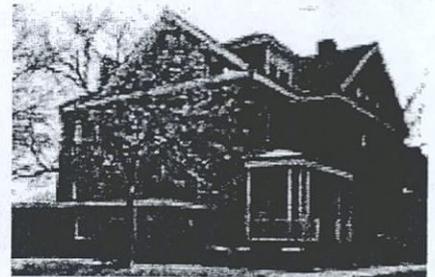
Building #405 is a category 2 property.

It is a good example of turn-of-the-century military-quarters design.

## Governors Island Historic District



Rear Elevation



Setting

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #405 is in good condition, retaining most of its original fabric.

Exterior elements of the building that should be preserved include its overall design, scale, and form; brick masonry exterior; schist foundation; wood cornices; segmental-arched and round-arched window openings; ornamental lintels and sills; one-over-one double-hung wood windows; paneled wood entrance doors with transoms; and, wood porch elements.

There are no interior elements that required preservation.

### KEY PRESERVATION ISSUES

The location, scale, and design of the building facing the green as part of Colonels' Row is critical in maintaining the character of the site. New construction or additions should be limited to areas away from the front and side facades, but could occur at the rear of the building on the site of the non-contributing garages.

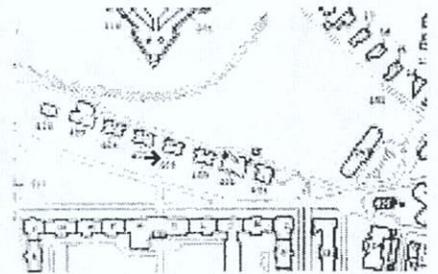
### LANDSCAPE & SITE FEATURES

Building #405 faces the small park encompassing Colonels' Row with the rear facades facing the parade ground. It is surrounded by sloped brick walkways, which should be preserved, and mature trees.

BUILDING #406  
OFFICERS' HOUSING



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #406 is a two and one-half story red brick, double Romanesque Revival style house that rests on a schist foundation. It is one of a group of eight brick buildings located adjacent to one another on Colonels' Row. Building #406, along with buildings #405, #407 and #408, was built as a double-unit officer's quarters, according to the standardized Quartermaster's Plans and Specifications. This building has a symmetrical plan with a projecting central gable on the front facade. Two hipped-roof wings project from the rear of the building. Wood denticulated cornices help define the roof form. The house is red pressed brick masonry-bearing construction. The cross-gable roof is covered with asphalt shingles. The building retains its original paired front porches, which are supported by slender, paired Tuscan columns. The detailing of the porch and the shape of the window openings and the front stairs varies from the standard plan. Fenestration consists of one-over-one double-hung wood windows and paneled wood doors.

SITE LOCATION

The building is one of a group of eight brick residential buildings built around the turn-of-the-century along what is now Hay Road constructed according to standardized plans of the Quartermas-

ter General. The area in which it is located comprises a row of distinguished brick residences facing a large wedge-shaped open space with two long avenues lined by London Plane trees. It resembles a rustic boulevard. Its rear facade faces the main parade ground and Fort Jay.

HISTORIC DEVELOPMENT

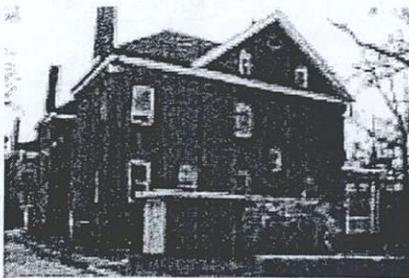
Building #406 was built in 1893 according to standard Quartermaster's Plans and Specifications as two units of officers quarters. The row along Hay Road, of which this is a part, was part of an ongoing program of construction related to the use of Governors Island as a major army command center. The presence of substantial numbers of important officers on the Island necessitated the construction of accommodations, such as these, that were appropriate to their rank.

SIGNIFICANCE

Building #406 is a category 2 property.

It is a good example of turn-of-the-century military-quarters design.

## Governors Island Historic District



Rear/Side Elevation



Setting

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #406 is in good condition, retaining most of its original fabric.

Exterior elements of the building that should be preserved include its overall design, scale, and form; brick masonry exterior; schist foundation; wood cornices; segmental-arched and round-arched window openings; ornamental lintels and sills; one-over-one double-hung wood windows; paneled wood entrance doors with transoms; and, wood porch elements.

There are no interior elements that required preservation.

### KEY PRESERVATION ISSUES

The location, scale, and design of the building facing the green as part of Colonel's Row is critical in maintaining the character of the site. New construction or additions should be limited to areas away from the front and side facades, but could occur at the rear of the building on the site of the non-contributing garages.

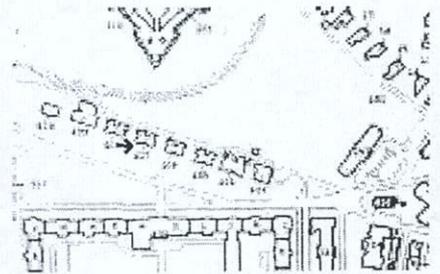
### LANDSCAPE & SITE FEATURES

Building #406 faces the small park encompassing Colonel's Row with the rear facades facing the parade ground. It is surrounded by sloped brick walkways, which should be preserved, and mature trees.

**BUILDING #407  
OFFICERS' HOUSING**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #407 is a two and one-half story red brick, double Romanesque Revival style house that rests on a schist foundation. It is one of a group of eight brick buildings located adjacent to one another on Colonels' Row. Building #407, along with buildings #405, #406, and #408, was built as a double-unit officer's quarters, according to standardized Quartermaster's Plans and Specifications in 1894. This building has a symmetrical plan with a projecting central gable on the front facade. Two hipped-roof wings project from the rear of the building. Wood denticulated cornices help define the roof form. The house is red pressed brick masonry-bearing construction. The cross-gable roof is covered with asphalt shingles. The building has paired front porches. Slender, paired Tuscan columns support one original porch. The porch to the south has been expanded and enclosed to create a sunroom. The detailing of the porch and the shape of the window openings and the front stairs varies from the standard plan. Fenestration consists of one-over-one double-hung wood windows set within segmental- and round-arched openings featuring spayed brick lintels and slate sills. The building retains its historic paneled wood doors.

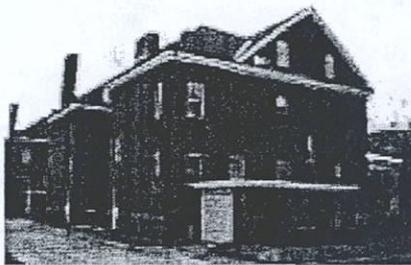
**SITE LOCATION**

The building is one of a group of eight brick residential buildings built around the turn-of-the-century along what is now Hay Road constructed according to standardized plans of the Quartermaster General. The area in which it is located comprises a row of distinguished brick residences facing a large wedge-shaped open space with two long avenues lined by London Plane trees. It resembles a rustic boulevard. Its rear facade faces the main parade ground and Fort Jay.

**HISTORIC DEVELOPMENT**

Building #407 was built in 1894 according to standard Quartermaster's Plans and Specifications as two units of officers quarters. The row along Hay Road, of which this is a part, was part of an ongoing program of construction related to the use of Governors Island as a major army command center. The presence of substantial numbers of officers on the island necessitated the construction of accommodations, such as these, that were appropriate to their rank. A small, non-contributing, brick garage was added to the northeast corner of the building in 1931. A memorial, semicircular bench is present in front of the building.

## Governors Island Historic District



Rear Elevation



Setting

### SIGNIFICANCE

Building #407 is a category 2 property.

It is a good example of turn-of-the-century military-quarters design.

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #407 is in good condition, retaining most of its original fabric, however the interior underwent significant WPA-era alterations. Although a small garage and enclosed sun porch have been added to the structure, it still succeeds in conveying its historic appearance. The front porch of Unit B was torn down & replaced with a brick enclosed sunroom w/ a sunken garage below and a front vestibule were removed. An attached garage was built toward rear of Unit A. Unit B was completely gutted and reconfigured around 1938. Unit A is more intact with a greater number of historic details.

Exterior elements of the building that should be preserved include its basic design, scale, and form; brick masonry exterior; schist foundation; wood cornices; segmentally-arched and non-arched window openings; ornamental lintels and sills; paneled wood entrance doors; and, wood porch elements.

Due to extensive remodelings, there are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

Building #407 is part of a prominent group of buildings within the Historic District, maintenance of its design and scale are important to preserve the character of the site. New construction or additions to the building should not occur on the front of side facades.

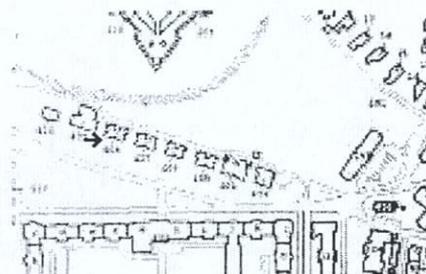
### LANDSCAPE & SITE FEATURES

Building #407 faces the small park encompassing Colonels' Row with the rear facades facing the parade ground. It is surrounded by sloped brick walkways, which should be preserved and maintained, and mature trees.

BUILDING #408  
OFFICERS' HOUSING



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #408 is a two and one-half story, brick double Romanesque Revival style house on a rusticated schist foundation that was constructed as an officers quarters. It is one of a group of eight brick buildings located adjacent to one another on Colonels' Row. Building #408, along with buildings #403, #404, #405, #406 and #407, was built according to standardized Quartermaster's Plans and Specifications in 1895. This building has an irregular-shaped plan and consists of a red pressed brick masonry bearing walls topped with an asphalt-shingle cross gable roof with paired gabled dormers. Prominent cornices help to define the roof form. Segmental-arched and round-arched window openings have splayed brick lintels and slate sills. Differences in #408 mainly appear in the width of the back stairs, which are wider than on other buildings. Other differences appear in the design of the attic dormer windows and in the details of the porch. The building retains its two-over-two double-hung historic wood windows, set behind storm sash, and paneled doors. The building possesses paired porches situated on either side of a projecting center wing. Square brick replacement piers support the porches. A garage was added to the northeast side in 1931. The southeast side garage was added later, and is located on the basement.

SITE LOCATION

Building #408 is one of a group of eight brick residential buildings built around the turn-of-the-century along what is now Hay Road constructed according to standardized plans of the Quartermaster General. The area in which it is located is a row of distinguished brick residences facing a large wedge-shaped open space with two long avenues lined by London Plane trees. It resembles a rustic boulevard. Its rear facade faces the main parade ground and Fort Jay.

HISTORIC DEVELOPMENT

The building was constructed according to standard Quartermaster's Plans and Specifications as two units of officers quarters. The row along Hay Road, of which this is a part, was part of an ongoing program of construction related to the use of Governors Island as a major army command center. The presence of substantial numbers of important officers on the Island necessitated the construction of accommodations, such as these, that were appropriate to their rank.

SIGNIFICANCE

Building #408 is a category 2 property

## Governors Island Historic District



Rear Elevation



Setting

It is a good example of turn-of-the-century military-quarters design.

### WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #408 is in good condition, retaining most of its original fabric. The original wood front porches of each unit have been rebuilt in brick.

Exterior elements of the building that should be preserved include its design, scale, and form; brick masonry exterior; schist foundation; wood cornices; segmental-arched and round-arched window openings; ornamental lintels and sills; paneled wood entrance doors with transoms; wood porch elements; and, two-over-two double hung wood windows.

The interiors of all of the Colonels' Row houses have been significantly altered. Because of this, there are no interior elements that require preservation.

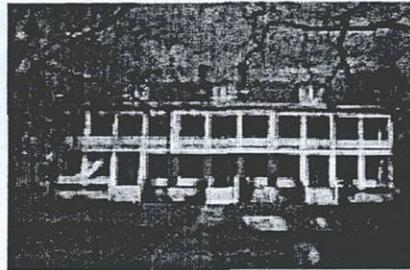
### KEY PRESERVATION ISSUES

The contribution of this building to the Colonels' Row is critical to maintain. Additions to the building should not be placed on the front or sides, but may be constructed at the rear.

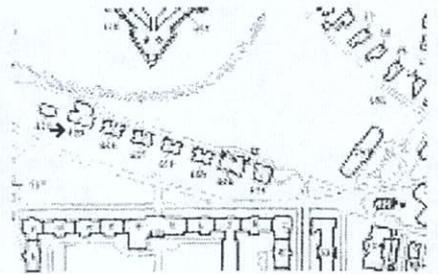
### LANDSCAPE & SITE FEATURES

Building #408 faces the small park encompassing Colonels' Row with the rear facades facing the parade ground. It is surrounded by sloped brick walkways and mature trees, which should be preserved and maintained.

BUILDING #409  
BACHELOR OFFICERS' QUARTERS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #409 is a two and one-half story Colonial Revival style residence resting on an ashlar limestone foundation that was built as Bachelor Officers' Quarters. It is one of a group of eight brick buildings located adjacent to each other on Colonels' Row. Buildings #403 to #410 were built according to the standardized Quartermaster's Plans and Specifications between 1893 and 1927. Building #409 is T-shaped in plan and consists of a brown brick masonry bearing walls topped with a slate-covered hipped roof with hipped-roof dormers. Four brick chimneys punctuate the roof. Window openings have splayed brick lintels and are two-over-two double-hung wood sash set behind storm sash. The building retains its historic paneled wood entrance doors with transoms. A full-length wood porch covers the front (west) elevation. It is accessed by three sets of wood steps. The front porch has several square brick replacement columns on the first floor that support wood Tuscan columns on the second level.

SITE LOCATION

The building is one of a group of eight brick residential buildings built around the turn-of-the-century along what is now Hay Road constructed according to standardized plans of the Quartermaster General.

HISTORIC DEVELOPMENT

Building #409 was built according to standard Quartermaster's Plans and Specifications as Bachelor Officers' Quarters. The row along Hay Road, of which this is a part, was part of an ongoing program of construction related to the use of Governors Island as a major army command center. The presence of substantial numbers of important officers on the island necessitated the construction of accommodations, such as these, that were appropriate to their rank. Garages were added to the north and south sides of the quarters in 1931.

SIGNIFICANCE

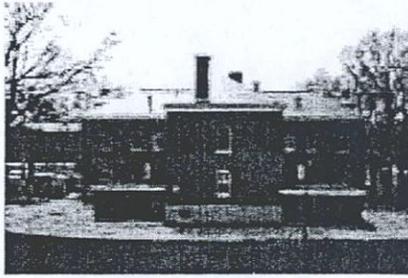
Building #409 is a category 2 property.

It is a good example of turn-of-the-century military quarters design.

WHAT IS IMPORTANT TO PRESERVE?

The exterior of Building #409 is in good condition, retaining most of its original fabric. The interior was gutted and the floor plan extensively redesigned. All of the windows have been replaced. On the south facade four twentieth century brick piers have replaced the original wood columns.

## Governors Island Historic District



Rear Elevation



Partial Side Elevation Showing Added Garages

Exterior elements of the building that should be preserved include its original design and scale; brick masonry exterior; two-story front porch; exterior wood stairs; slate roof; window openings with brick lintels; wood cornices; and, paneled front doors with transoms.

Because of extensive remodelings, there are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

The setting of this building within Colonels' Row is important, as is its design and scale.

No additions should be placed on the front of the building, however, changes could be made to the rear (Parade Ground) side.

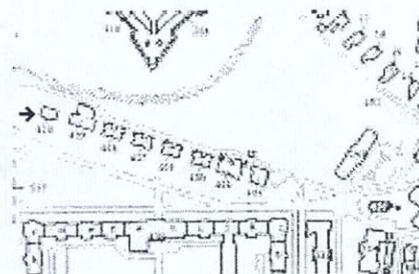
### LANDSCAPE & SITE FEATURES

Building #409 faces the small park encompassing Colonels' Row with the rear façades facing the parade ground. It is surrounded by sloped brick walkways and driveways, which should be preserved and maintained, along with mature trees.

**BUILDING #410  
OFFICERS' HOUSING**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #410 is a two-family, rectangular plan, brown brick modified Arts and Crafts style dwelling. It is located at the northwest end of the row of larger officer's residences along Hay Road. It is two-story brown brick masonry bearing wall construction with a raised brick foundation and an asphalt-shingle hipped roof with wide eaves. The double central entrance faces west and is enclosed by small screened-in wood porches. Brick chimneys are present on either end of the building. The structure retains its paneled wood doors and six-over-six double-hung wood windows set behind storm sash with limestone sills. The building was built as duplex officers' quarters and is the only example of this plan on the Island.

**SITE LOCATION**

The building was constructed in 1917 as one of a group of eight brick residential buildings built around the turn-of-the-century along what is now Hay Road constructed according to standardized plans of the Quartermaster General. This area comprises a row of distinguished brick residences facing a large wedge-shaped open space with two long avenues lined by London Plane trees. Its rear facade faces the main parade ground and Fort Jay.

**HISTORIC DEVELOPMENT**

Building #410 was built as two units and was the last constructed in this group. The row along Hay Road, of which this is a part, was part of an ongoing program of construction related to the use of Governors Island as a major army command center. The presence of substantial numbers of important officers on the Island necessitated the construction of accommodations, such as these, that were appropriate to their rank.

**SIGNIFICANCE**

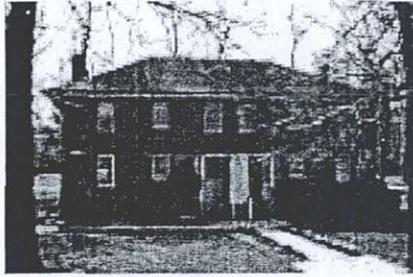
Building 410 is a category 2 property.

It is unique due to its smaller scale and varied use of materials. Although it was built according to standardized Quartermaster plans, it is the only house of its type on the Island. It is a good example of turn-of-the-century military-quarters design.

**WHAT IS IMPORTANT TO PRESERVE?**

The exterior of Building #410 is in good condition, retaining most of its original fabric. The only alterations are the screening in of the front porches and the additional of small wood porches to the rear.

## Governors Island Historic District



Rear Elevation



Setting

Exterior elements of the building that should be preserved include its design and scale; exterior brick masonry; hipped roof supported by flared brackets at eaves; and, paneled wood doors.

There are no interior elements that require preservation.

### KEY PRESERVATION ISSUES

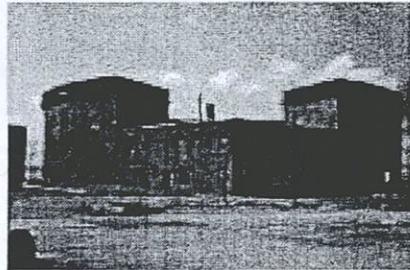
This building forms an anchor to the Colonels' Row development along Hay Road. Accordingly, its design and scale are important issues.

Any new construction or additions associated with this building should not be placed on the front or rear facades.

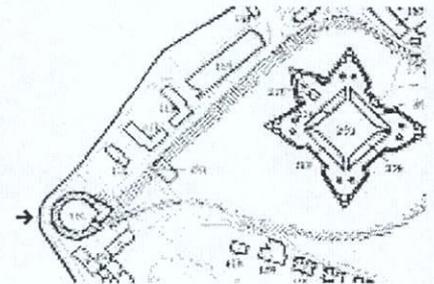
### LANDSCAPE & SITE FEATURES

Building #410 faces the small park encompassing Colonels' Row with the rear facades facing the parade ground. It is surrounded by sloped brick walkways and driveways, and mature trees, which should be preserved and maintained.

BUILDING #501  
CASTLE WILLIAMS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #501, also known as Castle Williams, is one of the most significant structures on Governors Island. Built between 1807 and 1811, the structure is comprised of a three-story, 200-foot diameter masonry fort with a center courtyard. Its basic form consists of five-sixths of a cylinder with an engaged Gate House, which closes the circle. The gate house is the only entrance to the fort and consists of an L-shaped two-story structure with a small turret at the southeast corner and large wooden gates on the east elevation. Castle Williams' masonry walls are constructed primarily of tooled Newark Red Sandstone. A six-foot high parapet at the top of the structure is constructed of granite. Arched gun embrasures have splayed brick sills and iron grills. Window openings present on the second floor of the gate house have cast stone lintels and sills.

SITE LOCATION

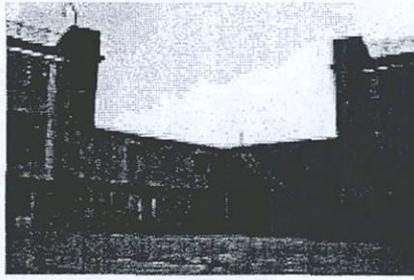
Castle Williams stands on the northwest edge of the Historic District and overlooks the Upper New York Bay. The fortification is situated at the intersection of Hay and Andes Roads. The area around Castle Williams is presently rather ill defined. An impressive fortress, it dominates this part of the island, but a large parking lot lies to the

southeast, and a modern, non-contributing dormitory is situated nearby to the southwest. The original depressed walkway that once connected Castle Williams to Fort Jay has been infilled, and the historically significant view between them blocked by the Library, Building #251. There is very little in the way of vegetation in this area, which is quite exposed and windy, especially on the harbor side.

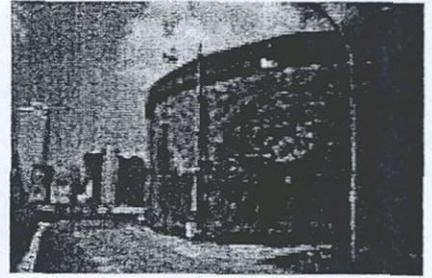
HISTORIC DEVELOPMENT

Castle Williams was originally built on an outcropping of rock 100 feet out into the channel as part of the federal Second American System of fortifications in 1805. Lt. Col. Jonathan Williams, Chief Engineer of the U.S. Army and first Superintendent at West Point, designed the fortification with multiple circular tiers, reflecting French engineer's Montalembert's theories. The circular design had less wall space to defend and offered greater protection to guns and men. Rather than having vulnerable, exposed cannon on parapet walls, the fort contained casemate emplacements that allowed heavy guns to be fired in small, protected interior spaces. The use of casemates, multiple tiers of armament, and close apertures of the embrasures were features that made the fortification so innovative for its time. Castle Williams was designed as part of a larger defensive system for the Island, which also included Fort Jay and the South Battery.

## Governors Island Historic District



Courtyard at Entrance



Setting

The fortification was never fired upon, and had become obsolete by the mid-nineteenth century. It was converted for use as a detention center for Confederate prisoners of war and as temporary quarters. Its prison function was discontinued in 1966 when the Coast Guard took control of the Island.

### SIGNIFICANCE

Castle Williams is a category 1 property.

It is among the most significant structures on Governors Island. It was designed in conjunction with Fort Jay, and the South Battery as part of a comprehensive defensive strategy to protect New York Harbor. It is individually listed on the National Register of Historic Places and was designated an individual New York City Landmark in 1967. The structure was a prototype for American seacoast fortifications and is one of the best examples of its type in existence.

### WHAT IS IMPORTANT TO PRESERVE?

The appearance of Castle Williams has been altered only minimally over the decades. The overall design and form of the building is important, along with exterior materials and courtyard. In addition, the remaining vistas to and from the Castle are important to preserve.

Exterior elements of the structure that should be preserved include its exterior design, stone masonry construction, casement openings, and orientation on the site.

The courtyard and interior spaces of the Castle have been modified extensively to accommodate changes in uses. Accordingly, there are no interior elements that should be preserved, however, the multistory courtyard should be maintained, either as an open or enclosed space.

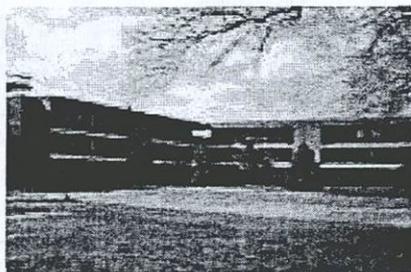
### KEY PRESERVATION ISSUES

The history and design of the Castle are important preservation issues, as are vistas to and from the structure.

### LANDSCAPE & SITE FEATURES

Castle Williams is surrounded by paved roadways and parking lots. Few mature trees are located around the building. Limited small grassy plots are located on two sides of the structure. There are no landscapes around the structure that require preservation, however, remaining vistas are important to preserve.

BUILDING #513  
ENLISTED QUARTERS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #513 is a complex of three modern identical buildings arranged in a pinwheel arrangement; designated as #513-A, #513-B, and #513-C. Each is a freestanding three-story, steel-framed, brick-veneered building with cantilevered wrap-around balconies at the second and third floors. A low brick parapet conceals a flat roof.

SITE LOCATION

Building #513 is located between Hay Road and Craig Road North, adjacent to Castle Williams.

HISTORIC DEVELOPMENT

Building #513 was built in 1970 enlisted quarters. A part of #513A was later used as medical offices. The three-part building was constructed in an effort to provide upgraded living accommodations for Coast Guard personnel.

SIGNIFICANCE

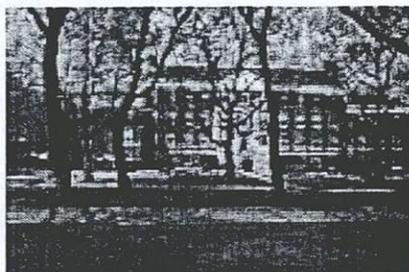
Building #513 is a category 4 property.

This building is listed as a non-contributing structure in the National Historic Landmark designation of Governors Island.

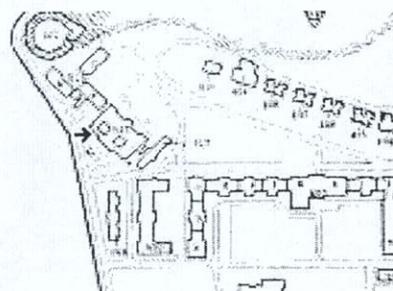
Building #513 is eligible for demolition but its site is not a suitable for new construction due to its proximity to Castle Williams.



**BUILDING #515  
POST HOSPITAL**



Front Elevation



Site Location Map

**ARCHITECTURAL DESCRIPTION**

Building #515 is composed of a central four-story gable-roofed section with three-story flanking wings with hip roofs, built in the Neo-Georgian style. Walls are of red brick in common bond, with limestone belt courses and window sills. The eaves of the building feature a projecting wood cornice. The center section's slightly projecting entrance pavilion is articulated by rusticated limestone pilasters and a painted pediment with decorative frieze. The primary entrance balcony at the second floor is at the top of an impressive double granite stair on limestone walls; the stairs and balcony retain their original cast iron railings. At the rear of the building, second story porches at the flanking wings appear to have been closed during the 1950's. Windows throughout the building are aluminum six-over-six double-hung replacement windows, and exterior doors are non-original. While not apparent from the exterior, the plan of the building incorporates double loaded corridors circulating around two inner courtyards, intended originally to provide natural light and fresh air to patient rooms. The interior of the building was gutted in the 1980's, leaving no historic fabric in place.

**SITE LOCATION**

Building #515 is located where Wheeler Road merges with Hay Road. Two parking lots to the east of the building obscure Building #515's original setting within a substantial lawn. The rear of the building commands remarkable views across the Hudson River to Ellis, Liberty, and Staten Islands. A small brick structure links Building #515 to the adjacent, and much later, Building #513.

**HISTORIC DEVELOPMENT**

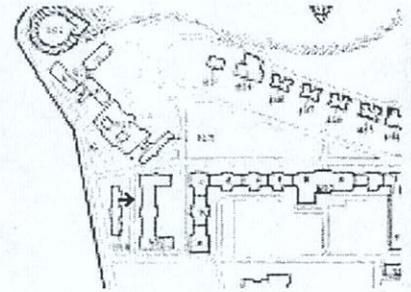
Building #515 was constructed in 1935 to the design of the architectural office of McKim, Mead, and White. Originally built as the Post Hospital, the building was subsequently converted for use as Enlisted Bachelor's Housing. The interior of the building was gutted and rebuilt during the 1980's, functioning as housing until the closing of the U.S. Coast Guard base. Building #515 is a part of the large ensemble of buildings that represent the last major military building campaign on Governors Island, and that were a part of the Island-wide beautification plan, initially conceived by McKim, Mead, and White in 1902.



BUILDING #550  
BARRACKS



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #550 is a U-shaped, three-story, brick Neo-Georgian style building on a concrete foundation. The central section faces Short Avenue, and the wings face Clayton and Division Roads. It is constructed of reinforced concrete with a common-bond, brick veneer. The first story is separated from the upper floors by a limestone band course. A cast stone course is also present above the third-floor windows below the roofline. The intersecting gable roofs have a relatively shallow pitch and are clad with asphalt shingles. The entrance is located within a projecting wing centered within the main facade. A columned entrance porch supporting an iron balustrade frames the paired panel and glass doors. Two-story open galleries are present along the courtyard facade. Windows are heavily ornamented. First-floor windows are positioned within blind arcades and have limestone keystones. Second- and third-floor windows are set within squared openings with limestone sills.

SITE LOCATION

The building is bounded by Short Avenue, Wheeler Avenue, Division Road, and Clayton Road. It has views of New Jersey, the Statue of Liberty, and Manhattan. It is paired with Building #333 to create flanking barracks buildings on either side of Building #400. It is located within the Building 400/

Division Road area, which is distinguished by a relatively monumental series of three- and four-story buildings built between 1926 and 1940. They are orthogonal to each other and begin to establish a regular grid of streets. All of the buildings in this area were originally intended for barracks and officers quarters. This is the most uniform and regularized area of the Island, and has a "planned" feel to it. Open spaces are well defined by buildings, as in front of Building #550, and flow from one to another. Mature trees along many roadways contribute both to the regularity and scale of this part of the district.

HISTORIC DEVELOPMENT

Building #550 was constructed by the Construction Division of the Office of the Quartermaster General between 1938 and 1940, and was intended to be paired with Building #333. The design and siting of these buildings were outgrowths of McKim, Mead, and White's earlier beautification and facilities improvement plans for the Island. Its Neo-Georgian details echo those found in Building #400 and other structures built during the Island's final building campaign. It served as barracks for 375 soldiers of the First Army of the United States, a unit that was extremely important in World War I and World War II. Part of the building was converted to office use

## Governors Island Historic District



East Elevation



Partial Elevation Showing Recent Additions

when it was turned over to the Second Service Command. In 1966, the Coast Guard renovated the building for classroom use. It was then converted for use as the base clinic in 1994.

### SIGNIFICANCE

Building #550 is a category 2 property.

It is a manifestation of McKim, Mead, and White's plans for Island beautification and has close associations with the First Army of the United States.

### WHAT IS IMPORTANT TO PRESERVE?

Significant exterior alterations to Building #550 include the addition of new steel and glass entry structures on the east and courtyard facades, and the enclosure of the brick arcade and porch on the south side of the courtyard. Remodeling activity has removed all visible historic fabric from the interior. All windows are replacement, metal, six-over-six double-hung sash. Gable-end pediments are covered in stucco with lunettes.

Exterior elements of the building that should be preserved include its scale and style; exterior brick masonry; courtyard colonnades and arcades; limestone entrance portico; blind window arches; limestone band course and keystone; projecting pediments with brick piers; limestone and wood cornices; and, Palladian windows and surrounds. There are no interior elements that should be preserved.

### KEY PRESERVATION ISSUES

The scale, style, and details of this building, along with its siting, are important issues to address, as is the original detailing, and open space surrounding the building. Because of its relationship to Building #400, any additions placed on the east side of the building must take into consideration the association with that building and its dominate design. Due to site restrictions, there appears to be no opportunity for additions on the north, south, or west sides of the building.

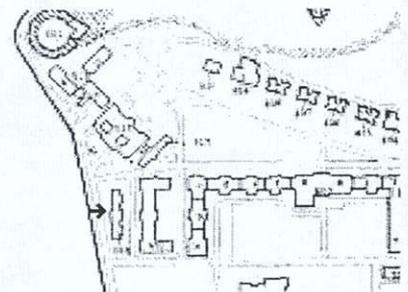
### LANDSCAPE & SITE FEATURES

Building #550 is surrounded by concrete and asphalt paving, which are non-historic. The mature trees and grassy plots around the building should be preserved and maintained.

BUILDING #555  
FAMILY HOUSING



Front Elevation



Site Location Map

ARCHITECTURAL DESCRIPTION

Building #555, built in 1938-40, is a three-and-one-half story, rectangular-shaped Neo-Georgian style structure. The building is constructed of red brick laid in common bond with simple Georgian Revival detailing and cast stone accents at the entrance and sills. It is organized into three sections with a shallow projecting pavilion surmounted by a pediment, which intersects the slate-covered hipped roofs. The design and details are identical to Building #315.

SITE LOCATION

The building overlooks New York Harbor, and is bordered by Short Avenue to the east, Clayton Road to the north, and Division Road to the west.

HISTORIC DEVELOPMENT

Building #555 was constructed in 1938-40 along with Building #315, anchoring the two ends of Division Road, as family housing for officers of the 16<sup>th</sup> Regiment. Situated on landfill, it was part of the unified beautification plan proposed in 1928 for Governors Island by the architectural office of McKim, Mead and White. Stylistically it is compatible with other contemporary structures on the Island.

SIGNIFICANCE

Building #555 is a category 2 property.

Designed by the prominent New York architectural firm of McKim, Mead & White, Building #555 is typical of the residential buildings built by the Army in the 1930's to accommodate the permanent military community on the Island. This structure is within the New York City Landmarks Preservation Commission's Governors Island Historic District. It is included in the National Register for Historic Places nomination, which dates from October 1984.

What is Important to Preserve?

Building #555 appears to have few alterations or modernizations.

Exterior elements of the building that should be preserved include its scale and design; brick masonry; cast stone door surrounds; pediments at projecting pavilions; wood cornice; iron rails at steps; leaded glass; and, transom above entry doors.

There are no interior elements that require preservation.

## Governors Island Historic District



West Elevation



Setting

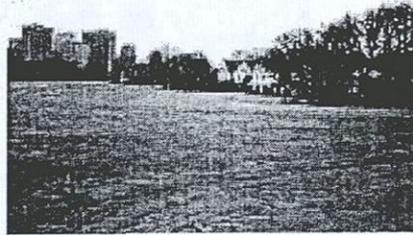
### KEY PRESERVATION ISSUES

As with Building #315, the scale and design of this building are important, as is the vistas to and from the structure. Because of site constraints, there appears to be no area suitable for additions.

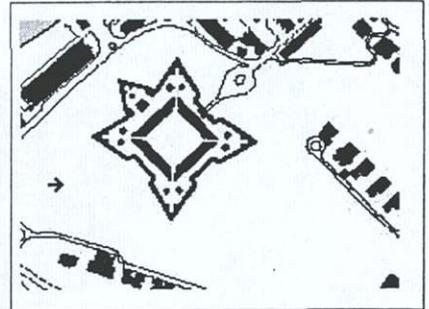
### LANDSCAPE & SITE FEATURES

Building #555 is surrounded by concrete and asphalt paving which are non-historic. Mature trees are located within grassy plots around the building, which should be preserved and maintained.

FORT JAY GRACIS



Glacis extending from Ft. Jay



Site Location Map

DESCRIPTION

A Glacis is defined as a slope extended in front of a fortification in such a way that it can be swept by the defenders' fire. As originally developed, the Glacis surrounding Fort Jay extending to the shorelines of the island on all sides. It is fairly uniform grass area slightly sloping down from the Fort. The introduction of buildings during the 19th and 20th centuries has interrupted the unimpeded access to the shoreline, but the character of the feature remains, especially on the west and south sides of the Fort.

SITE LOCATION

The Fort Jay Glacis extends from the fortification north to buildings 109 and 110, south to building 293, incorporating what was defined as the Parade Ground, east to buildings 105 and Nolan Park, and west to Building #251 and Buildings #403 through 410.

SIGNIFICANCE

The Fort Jay Glacis (including what was defined as the Parade Ground, was defined in the New York City Landmarks Preservation Commission Governors Island Historic District report, dated June 18, 1996 as one of the "important landscape

features (which) clearly reflect the island's development patterns and spatial relationships."

The Glacis is a category 2 property.

WHAT IS IMPORTANT TO PRESERVE

The open space defined as the Fort Jay Glacis is important to understanding the evolution of development on the island. The open lawn area is its primary character defining feature.

*Governors Island Historic District*

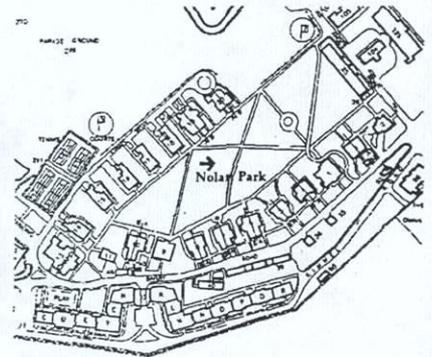


*Colonel's Row Green*

NOLAN PARK &  
COLONELS' ROW GREEN



Nolan Park



Site Location Map

DESCRIPTION

Nolan Park, at the upper east corner of the Historic District, was formed with the development of Quarters #1 through #10 on its east side, and Quarters #14 through #20 on the west. The north end of the Park is defined by Building #25, and Buildings #11 and #14 close the southern end. The Park is transected by brick pedestrian walkways. Brick sidewalks also line the edges of the Park open space and mature trees. Included in the Park are several commemorative markers and military artifacts, including an account of the purchase of the island by Wouter Van Twiller in 1637.

Colonels' Row Green is a relatively small triangular, parklike space between Hay Road and Clayton Road. The area contains mature trees, grass, and brick walkways.

SITE LOCATION

Nolan Park is located at the upper east corner of the Island, between the west sides of Buildings #1 through #10, and the east sides of Buildings #16 through #20.

Colonels' Row Green is located southwest of Fort Jay, in the southern third of the Historic District. It is bounded on the northeast by Quarters #403 through #410, and on the southwest by Building #400. The intersection of Buildings #403 and #400

close its southern end, but the northern end is open toward Castle Williams.

SIGNIFICANCE

Nolan Park and Colonels' Row Green are defined in the New York City Landmarks Preservation Commission Governors Island Historic District report, dated June 18, 1996 as two of the "important landscape features (which) clearly reflect the island's development patterns and spatial relationships."

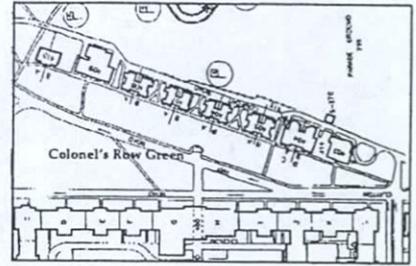
Nolan Park was named for Major General Dennis E. Nolan, who was Commander of the First Army from 1933 to 1936. It was simply referred to as "the green" in 19th-century documents and accounts. It provided a Park setting for the administration buildings and officers' quarters built around "the green" throughout the 19th century. The Park's current configuration dates to at least the 1870s, when it appeared in a ca. 1871 map of the island.

Nolan Park is a category 2 property.

## Governors Island Historic District



Colonel's Row Green



Site Location

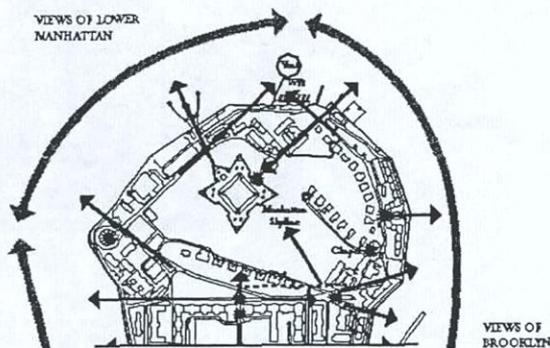
Colonels' Row Green sits on landfill, just south of the island's original shoreline. It is thought to be work carried out through the WPA during the late 1930s.

Coloners' Row Green is a category 2 property.

### WHAT IS IMPORTANT TO PRESERVE

The open spaces defined as Nolan Park and Colonels' Row Green are important to understanding the evolution of development on the island. The brick walkways and mature trees lining those walkways are defining features, as is the uncluttered lawn areas.

VISTAS & VIEWS



DESCRIPTION

Vistas and Views from and to Governors Island represent one of the most important elements in defining its character. Sited directly south of Lower Manhattan the northern portion of the Island has arresting views of the New York skyline. The broad vistas extend north, east, and west of the Historic District toward Manhattan, Liberty and Ellis Islands, and across Buttermilk Channel.

The Views and Vistas to and from the Island are a category 2 resource.

WHAT IS IMPORTANT TO PRESERVE

All of the identified views and vistas should be preserved. When category 3 and 4 buildings and structures that inhibit those views are demolished, the sites should remain empty, allowing the views to be reestablished.

SITE LOCATION

The vistas from Governors Island are viewed from the edges of the Historic District, from ground level pedestrian walkways and from the buildings along the property. In addition, houses surrounding Nolan Park and Fort Jay have broad views of open landscapes. The views are captured along the streets leading from the District toward the water, ending in the New York skyline.

SIGNIFICANCE

A major component of the character and livability of the Historic District lies in the views from the Island toward its surrounding urban environment.