



20 NOLAN PARK, GOVERNORS ISLAND
RESTORATION / REHABILITATION
COMMUNITY BOARD 1 PRESENTATION

MAY 7, 2019

THE TRUST FOR GOVERNORS ISLAND

JAKLITSCH/GARDNER ARCHITECTS PC

INTRODUCTION

NOLAN PARK

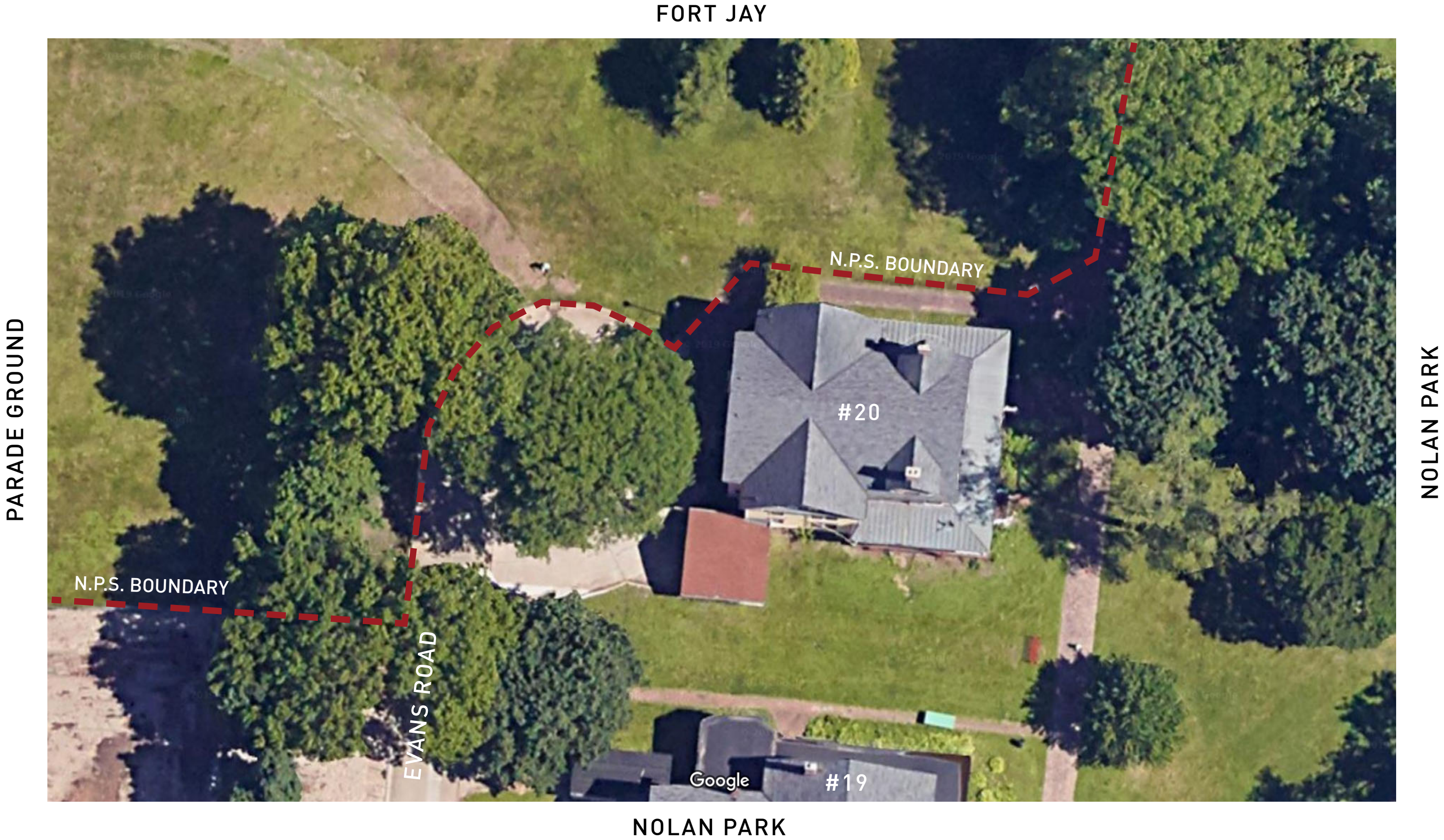
1. Campus of 20 historic houses and retreat-like setting
2. Currently exists as a seasonal platform for organizations to host exhibitions and other public programming
3. Long-term goal to transform into a year-round cultural campus
4. 20 Nolan Park is a pilot project to create flexible gallery space on ground floor with workspaces and short-term stays on top floors
5. The Trust will eventually issue an RFP for a cultural organization to utilize the space



1 LOCATION



1 LOCATION - AERIAL VIEW



2 TIMELINE 20 NOLAN PARK

PRIOR TO 1936 RENOVATION

1. Building 20 was constructed in 1902 as a large single-family officer's residence.
2. Original occupant was Post Commander and Brigadier General Frederick Dent Grant, son of Ulysses S. Grant.
3. Along with Building 19, Building 20 was the last house constructed in Nolan Park, differing architecturally from earlier houses.
4. Building 20 was originally designed with Colonial Revival detailing, with a wrap-around porch oriented towards the east with 5 bays across the front and 3 bays along the south and north elevations.
5. Building 20 is aligned with Building 14-19 and forms west side of Nolan Park; neighborhood scale, form and orientation considered most critical preservation issues.
6. Any additions, if necessary, are recommended to be limited to west side, and rear portions of the north and south elevations.



2 TIMELINE 20 NOLAN PARK

POST 1956 RENOVATION

1. 1936 and 1956 renovations altered exterior facades as Building 20 was rehabilitated.
2. The original 3-sided bay on the south elevation was removed in 1936 and reframed with a gable roofed extension on the north and south elevations.
3. Entry vestibules added, front porch rebuilt, decorative trim at porch roof covered.
4. In 1956, clapboard siding was covered with asbestos-cement siding. Decorative trims, brackets and dentils were also removed.
5. Second floor bedroom windows replaced with smaller bathroom windows at north and south elevations.



PHOTO 1982/83

2 TIMELINE 20 NOLAN PARK

1993 - HISTORIC RESTORATION

- 1. The 1993 renovation altered existing facades by making changes to the siding and front porches.
- 2. Porch enclosures eliminated.
- 3. New columns, balusters and scroll work added.
- 4. Asbestos-cement siding removed.
- 5. Clapboard siding underneath was revealed, repaired and repainted.



1993 CONSTRUCTION DOCUMENTS

2012 - RENOVATION

- 1. Asphalt singles were installed on the upper portions of the roof, while the porch roof was replaced with a standing seam cooper roof.
- 2. Copper gutters and downspouts were installed as part of the roof renovation.



PHOTO 2019

3 EXISTING CONDITION



EAST ELEVATION



NORTH ELEVATION



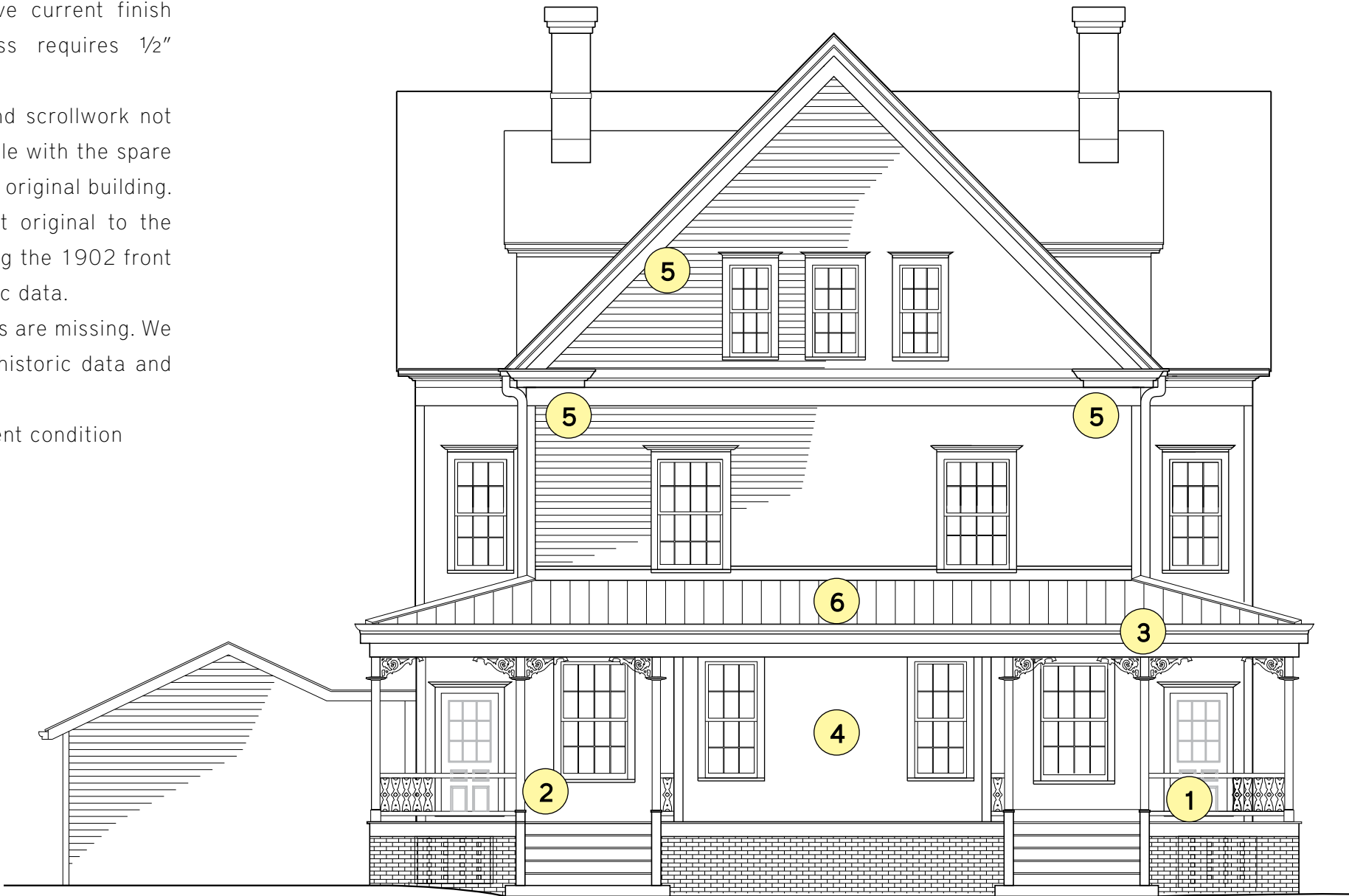
SOUTH-WEST VIEW

PHOTO 2019

3 EXISTING CONDITION - ANALYSIS

EAST ELEVATION

- 1. Wood decking and structural joists at front porches are subject to dry rot and termite damage, not structurally safe and need to be replaced.
- 2. Finish floor at interior 6" above current finish decking at porch. ADA access requires 1/2" maximum difference in level.
- 3. Existing wood porch columns and scrollwork not original to the house. Incompatible with the spare Neo-Colonial design of the 1902 original building.
- 4. Current entry vestibules are not original to the building. We recommend restoring the 1902 front elevation design based on historic data.
- 5. Original dentils and eave brackets are missing. We recommend restoring based on historic data and existing material.
- 6. Copper roof at porch is in excellent condition



3 EXISTING CONDITION - ANALYSIS

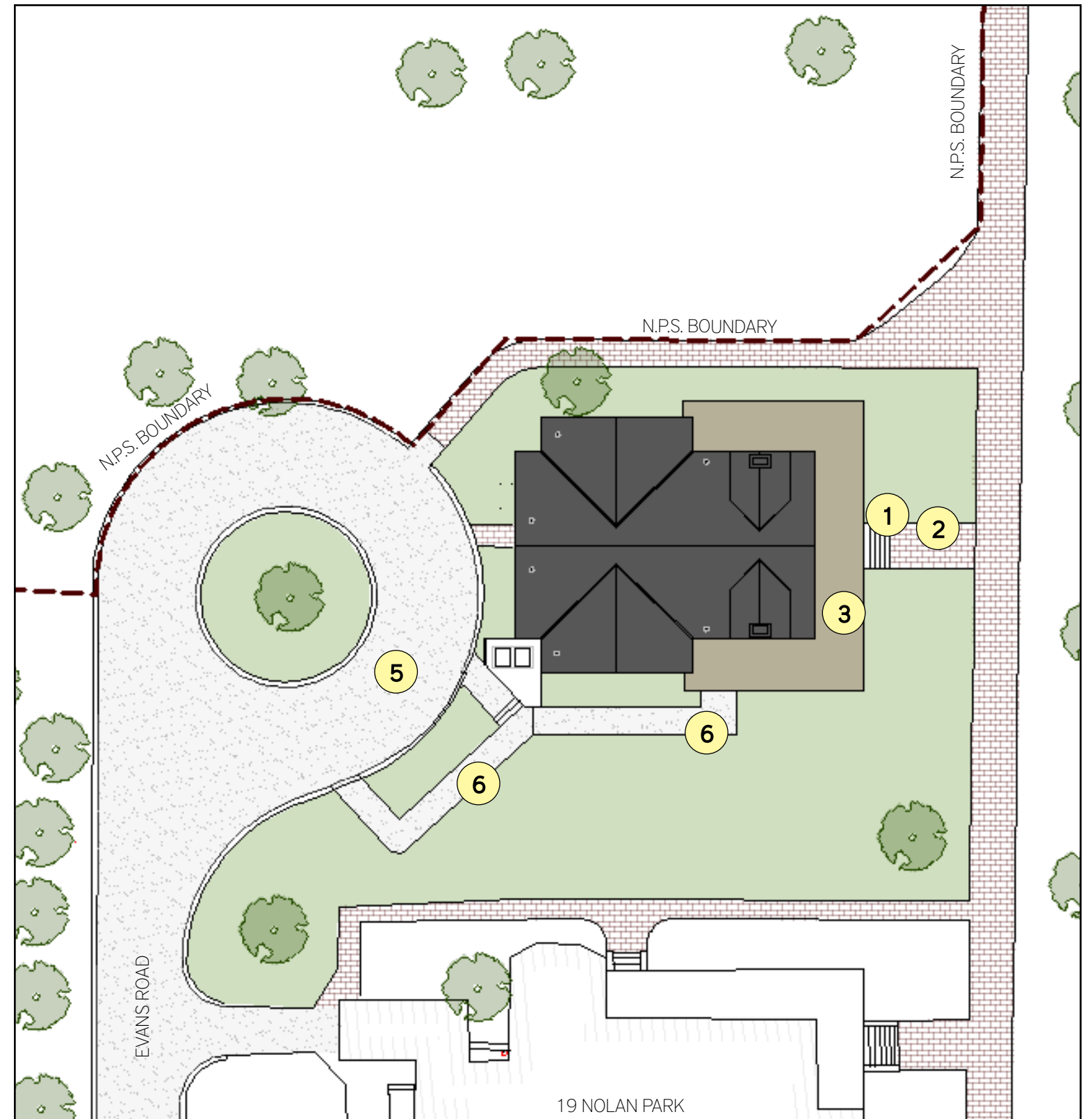
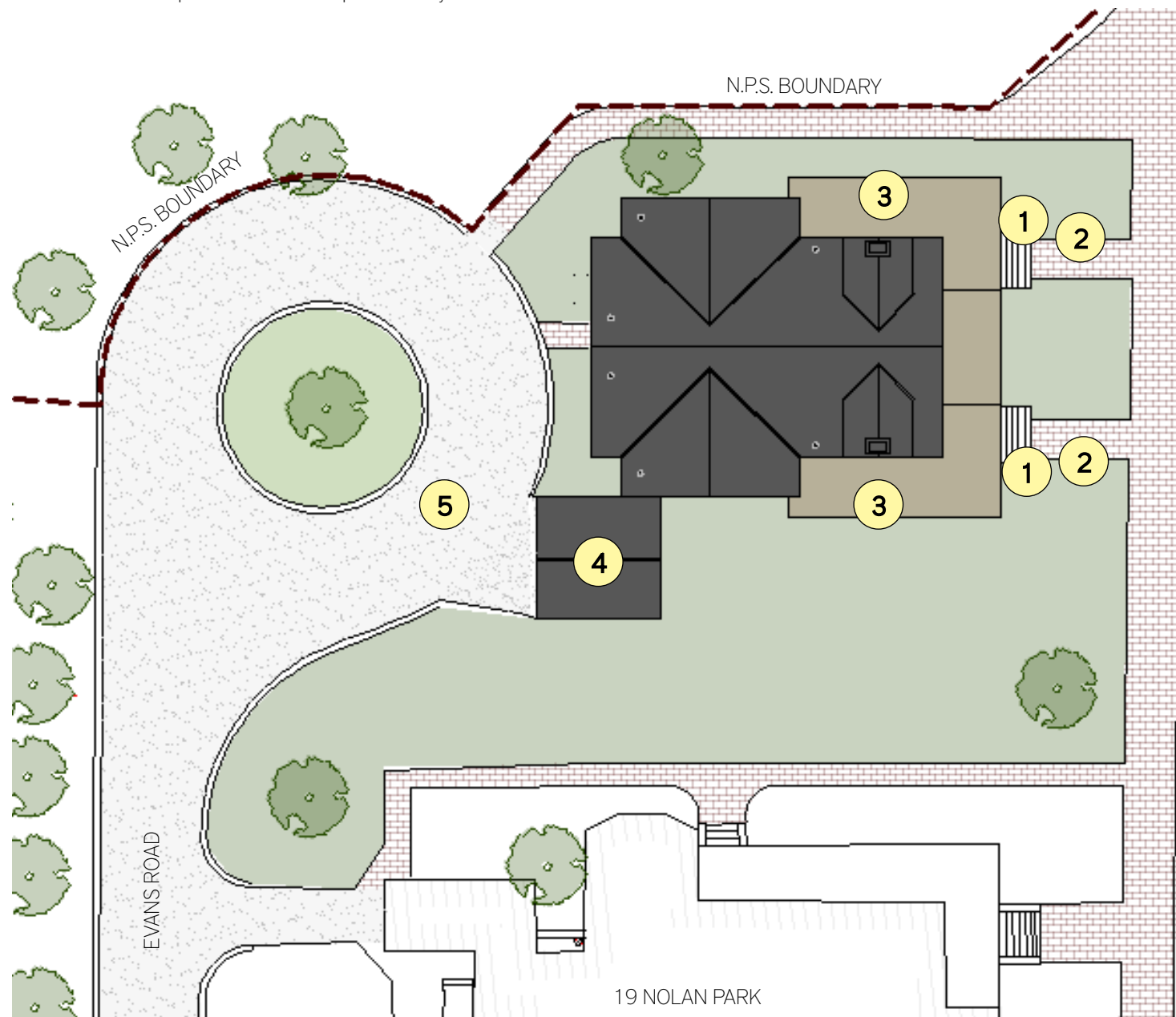
SOUTH ELEVATION

- 1. Garage concrete slab and wood siding is sitting slightly below grade; subject to water damage and rot. Poor condition.
- 2. Clapboard siding generally in good condition, asbestos residue and lead paint need to be addressed and siding repainted.
- 3. Some exterior trim needs to be replaced due to dry rot.
- 4. Windows date from 1936 renovation; they are in poor condition and subject to severe weather on south, west and north exposures.
- 5. Schist cellar walls are in excellent condition and stable.
- 6. Asphalt shingle roof is in excellent condition.



3 SITE PLAN - EXISTING / PROPOSED

1. Entrance stairs at existing and proposed plans.
2. Entrance pathways at existing and proposed plans.
3. (Proposed) Restoration of original porch as full wrap-around porch.
4. Existing garage and concrete slab to be removed.
5. Existing concrete roundabout.
6. New ADA-compliant concrete sidewalk leading to ADA ramp at rear-most porch bay.



4 PROPOSED EXTERIOR WORK - OVERVIEW

FACADE REPAIR /
RESTORATION TO MATCH
HISTORICAL DETAILS

NEW ADA-COMPLIANT
RAMP FOR ACCESSIBILITY



WINDOW REPLACEMENT

PORCH RESTORATION
TO ORIGINAL 1934
CONDITION

4 PROPOSED EXTERIOR WORK - OVERVIEW

PORCH

- 1. Reconstruction of original porch and entry stair.
- 2. Adapt brick piers to match original bay structure at porch.
- 3. New exterior porch lighting: wall sconces at entry doors, surface mounted lights at porch ceiling.
- 4. New painted wood double door with glass lites
- 5. Existing doors to remain.

ADA RAMP

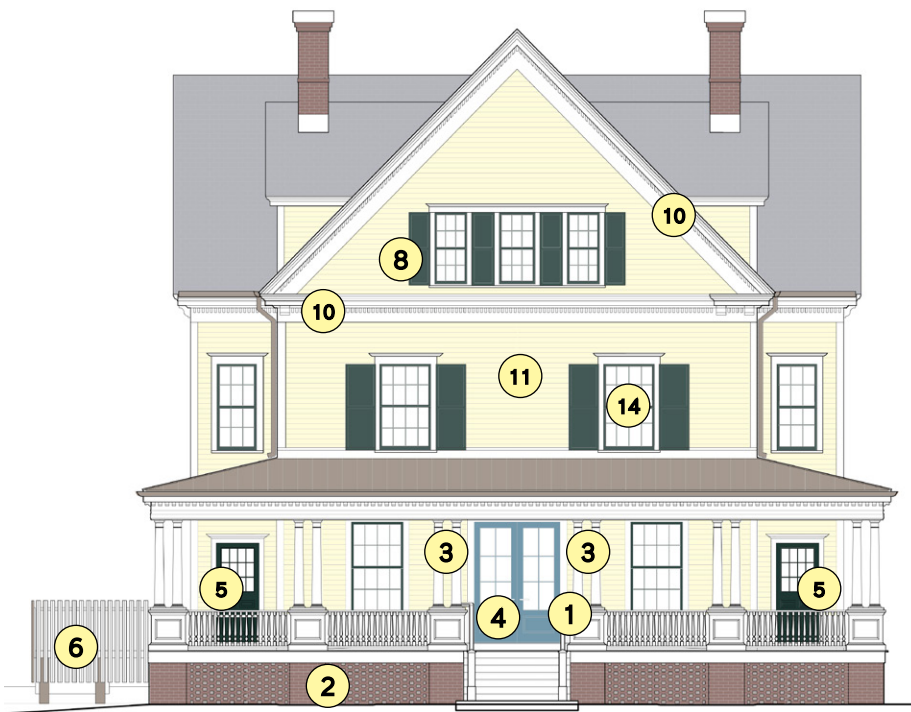
- 6. New ADA-compliant ramp and handrails with LED strip lighting incorporated for accessibility.
- 7. Extend ramp guardrail to enclose mechanical equipment.

FACADE

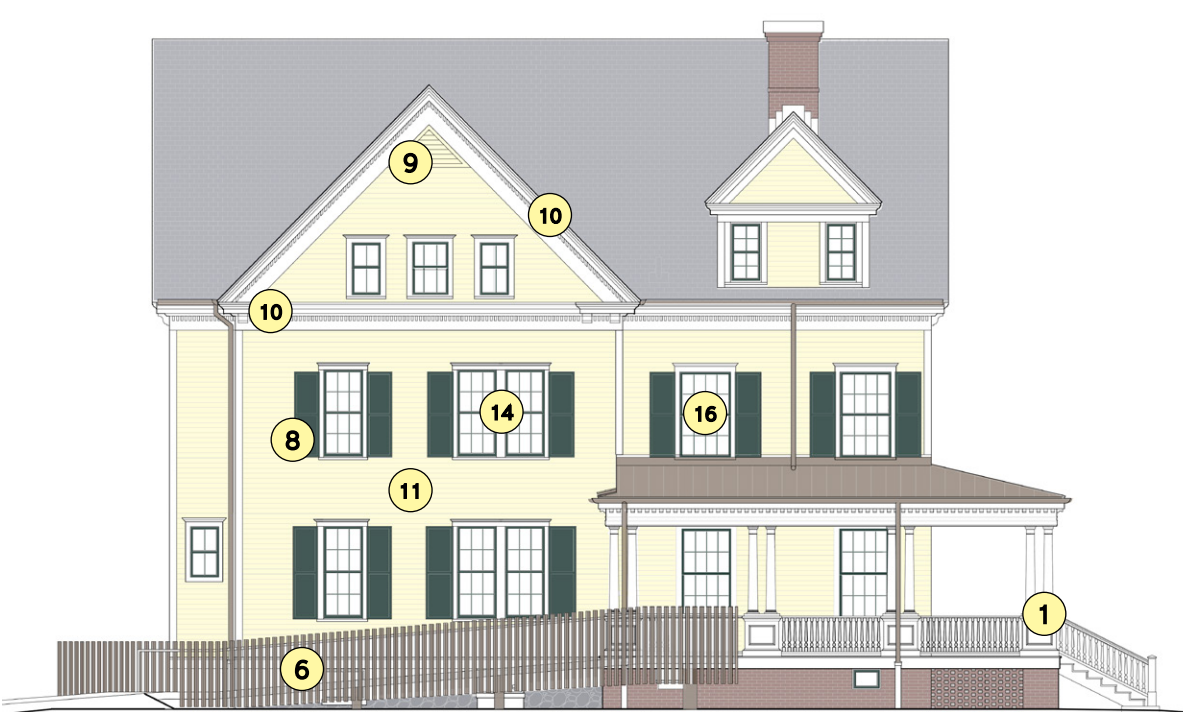
- 8. Installation of new operable window shutters.
- 9. New attic ventilation at gable end of north, west and south elevations.
- 10. Restoration of original dentils and brackets.
- 11. Repaint clapboard siding and trims throughout.
- 12. Installation of new wall sconces at rear door.
- 13. New painted wood door with glass lites to match existing.

WINDOWS

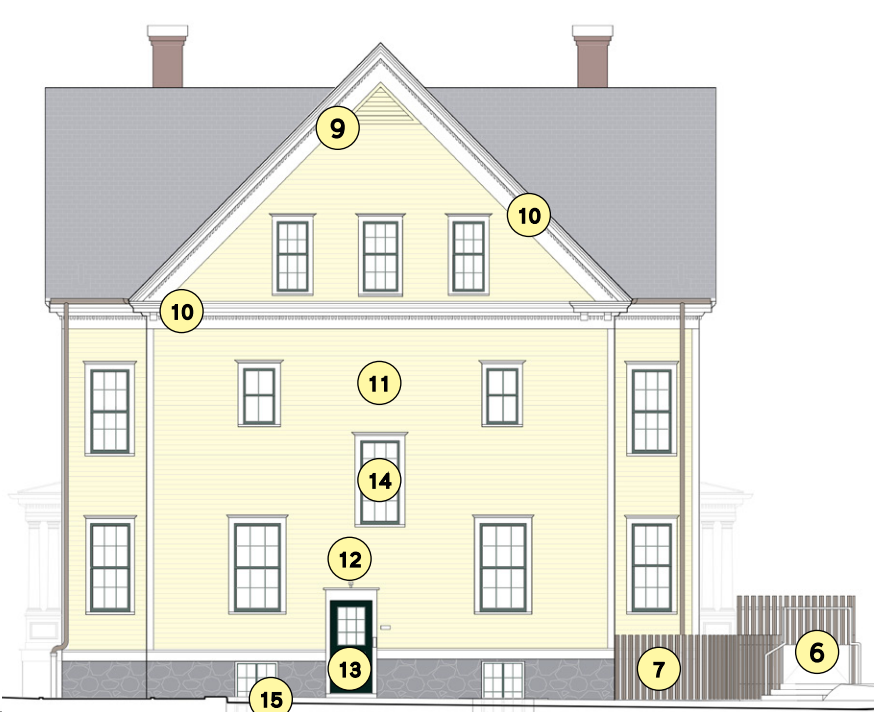
- 14. Replacement of wood double hung windows (1st floor to 3rd floor)
- 15. Replacement of metal casement windows (cellar only)
- 16. New enlarged window at second floor to match original.



EAST ELEVATION



SOUTH ELEVATION (NORTH SIMILAR)



WEST ELEVATION

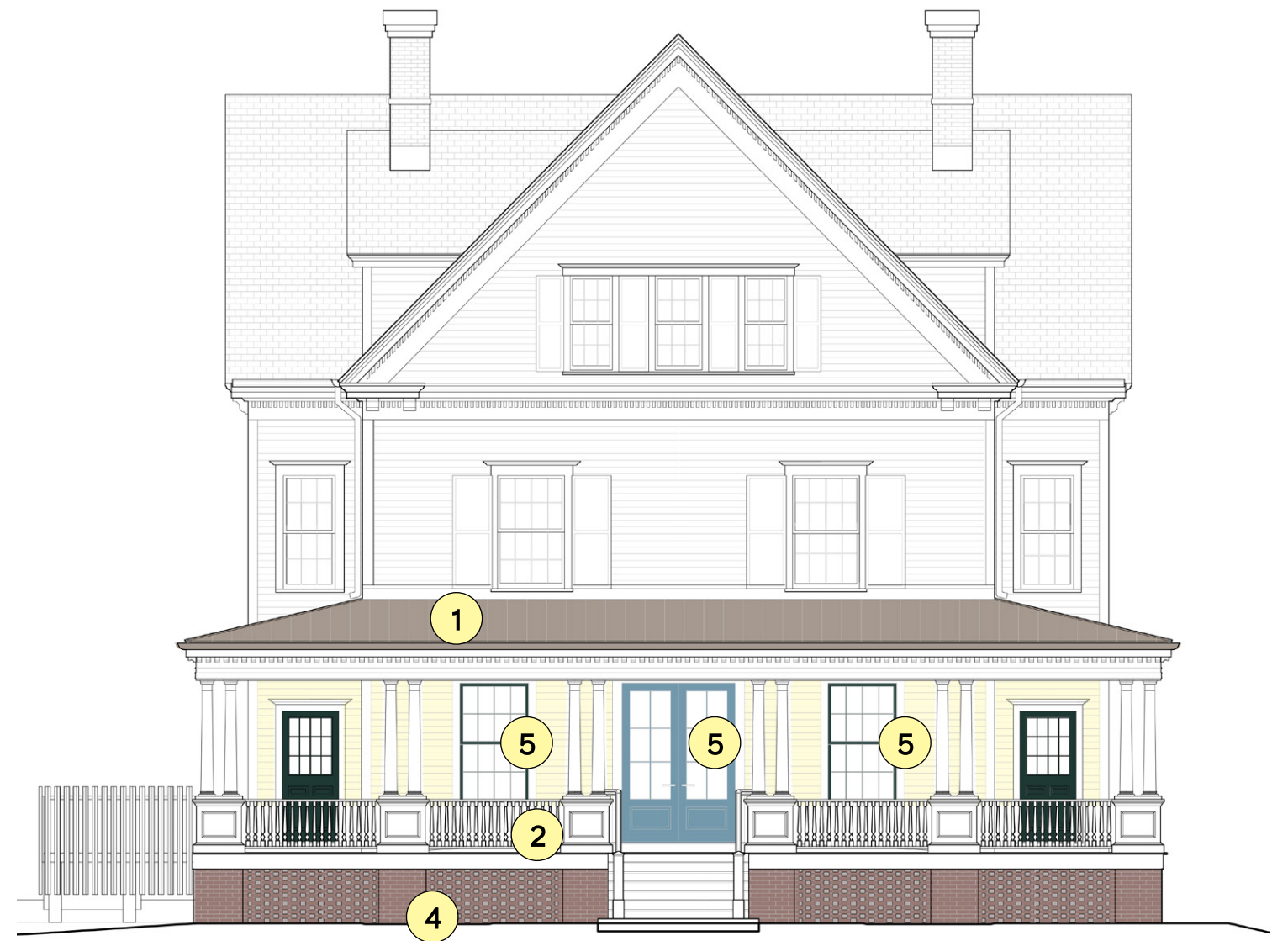
5 DESIGN PROPOSAL

PORCH

1. Existing standing seam copper porch roof and copper gutters and downspouts to remain.
2. Restore original 5-bay structure at east elevation of wrap-around porch; and 3-bay structure at south and north elevations.
3. New painted wood columns and wood column base with turned wood balustrade handrail.
4. Adapt brick piers to match original bay structure at porch.
5. New front double door and windows centered on porch column bay.



1934

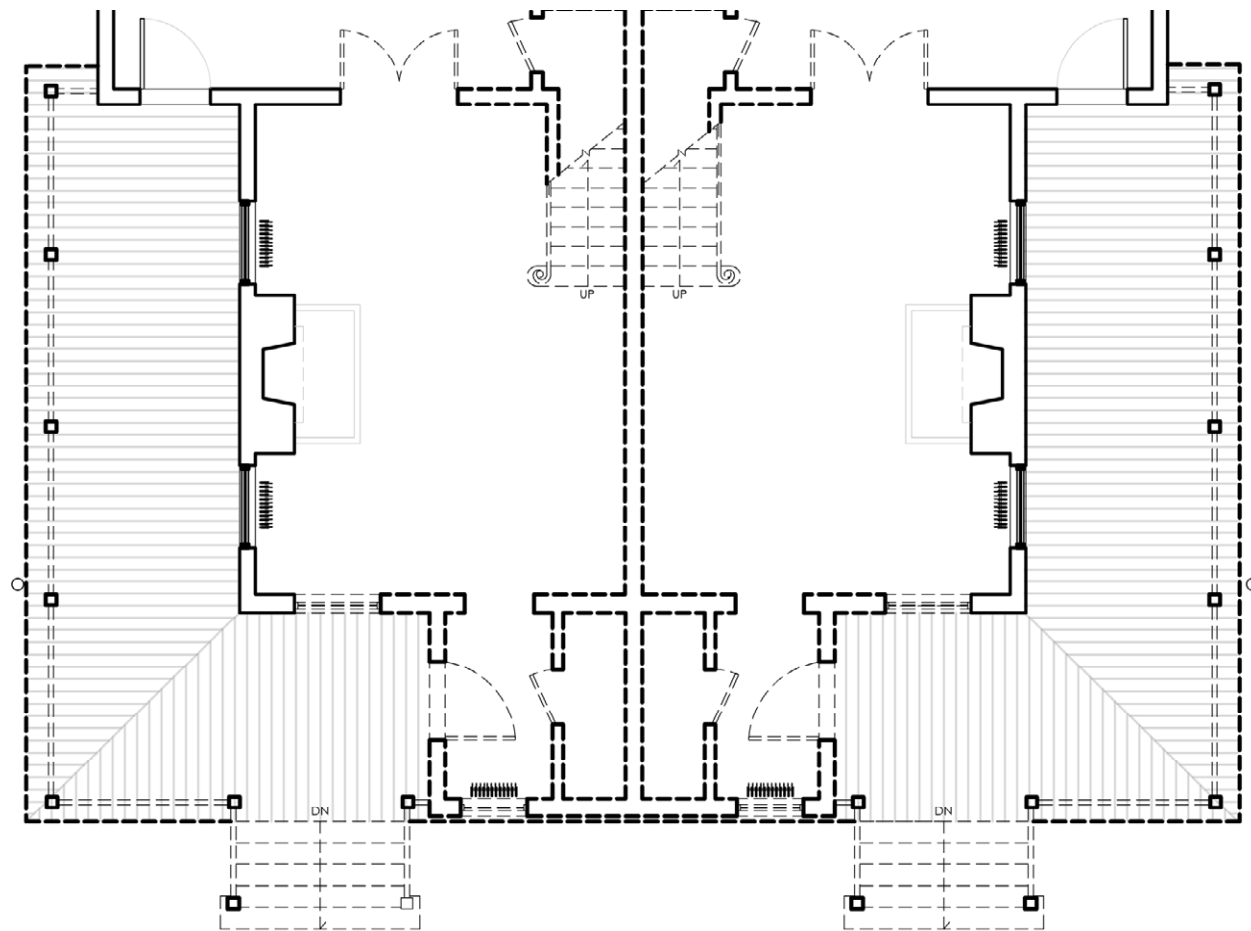
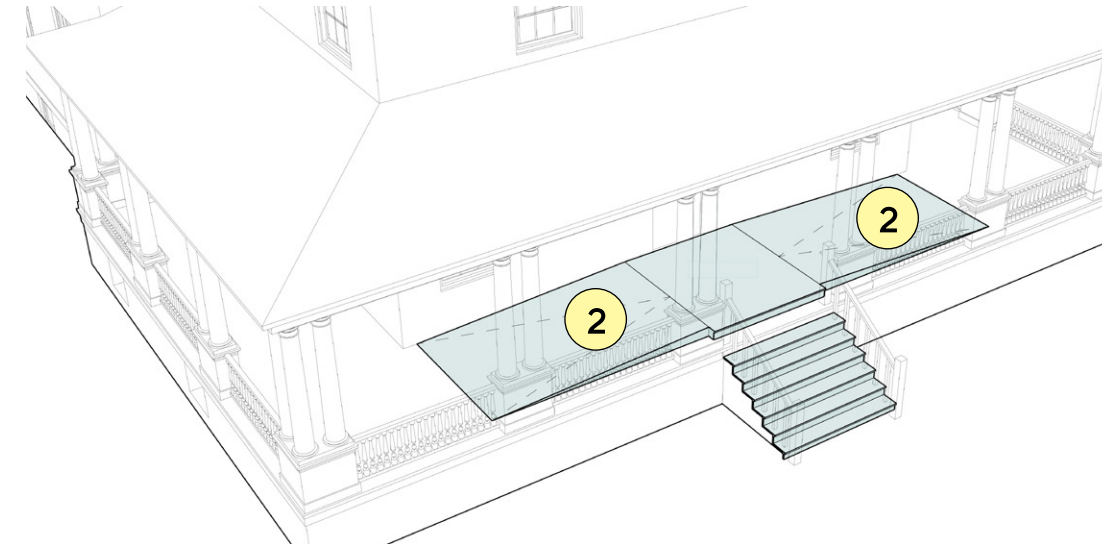


PROPOSED EAST ELEVATION

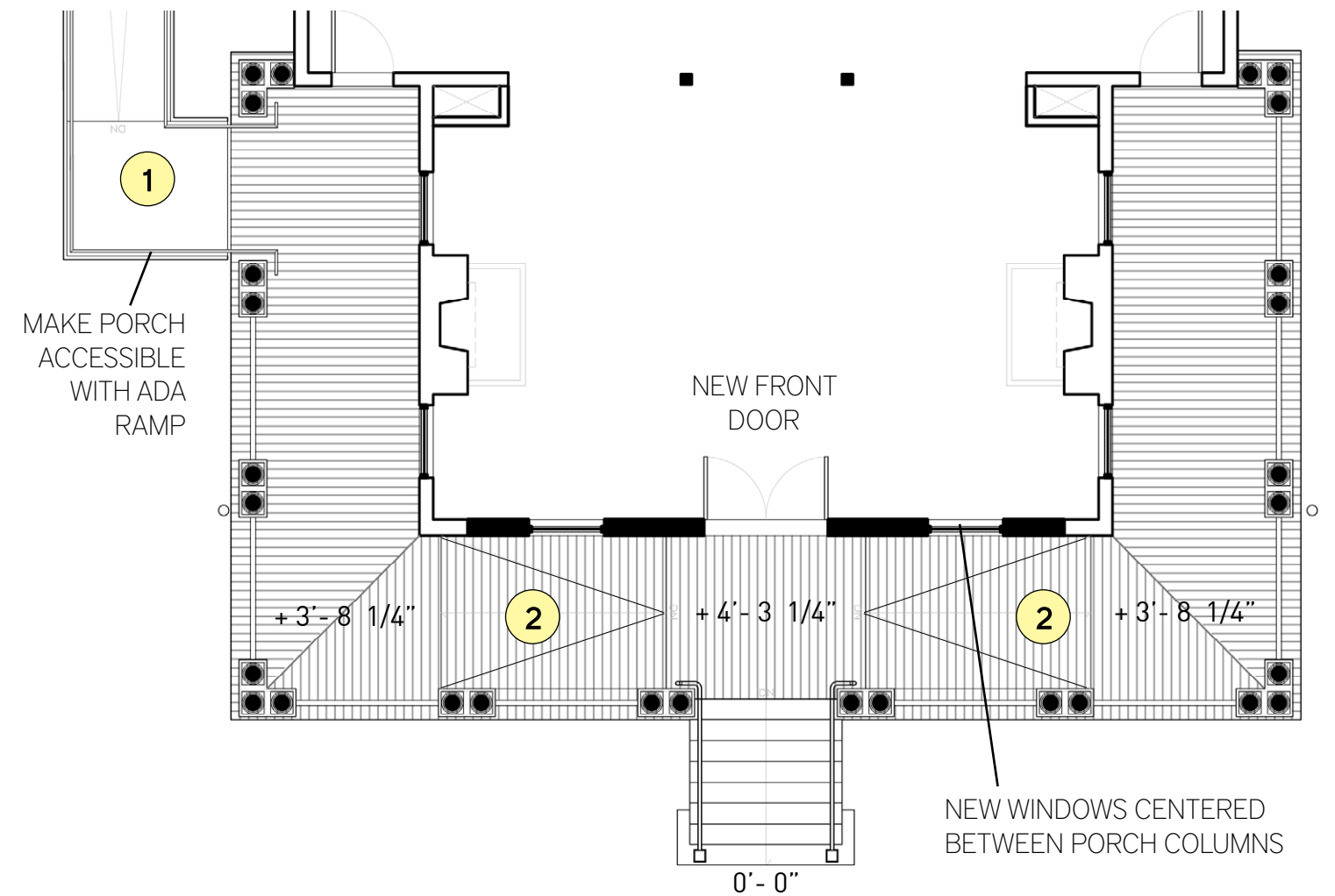
5 DESIGN PROPOSAL

PORCH

1. New ADA-compliant ramp for accessibility at rear-most porch bay.
2. Wood porch decking inclined maximum 1:20 to allow ADA-compliant access at main entry door.



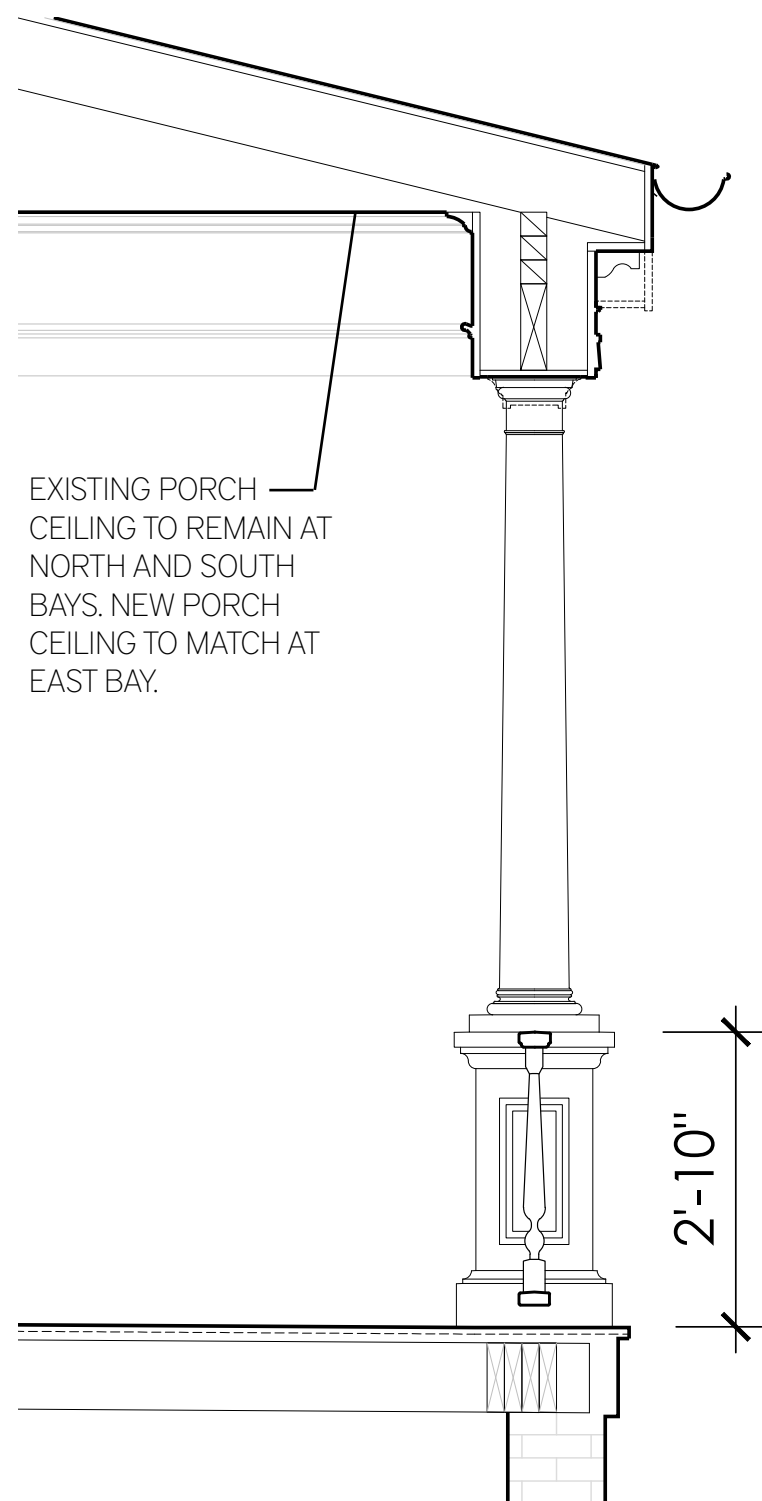
EXISTING PORCH PLAN



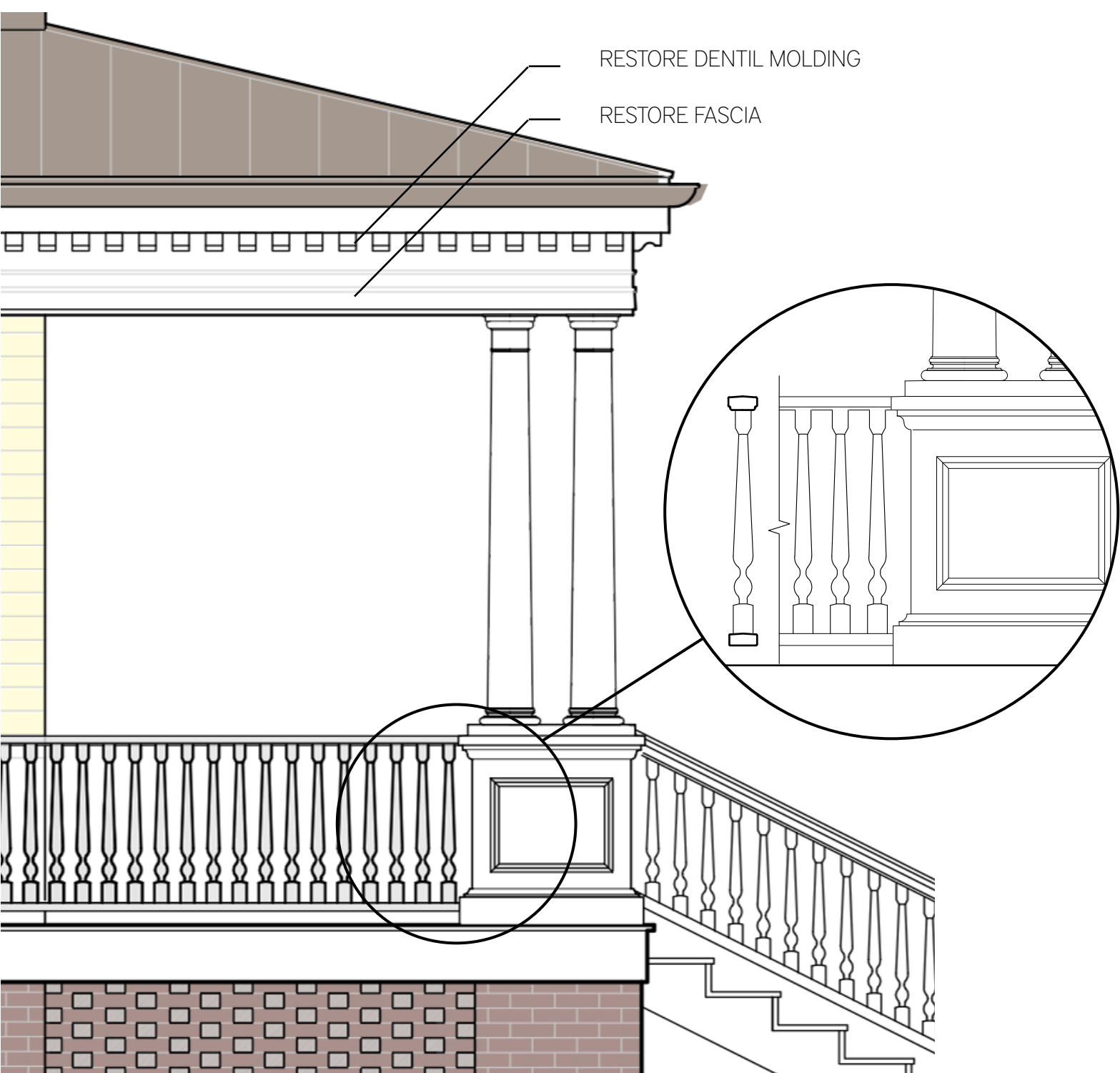
PROPOSED PORCH PLAN

5 DESIGN PROPOSAL

PORCH



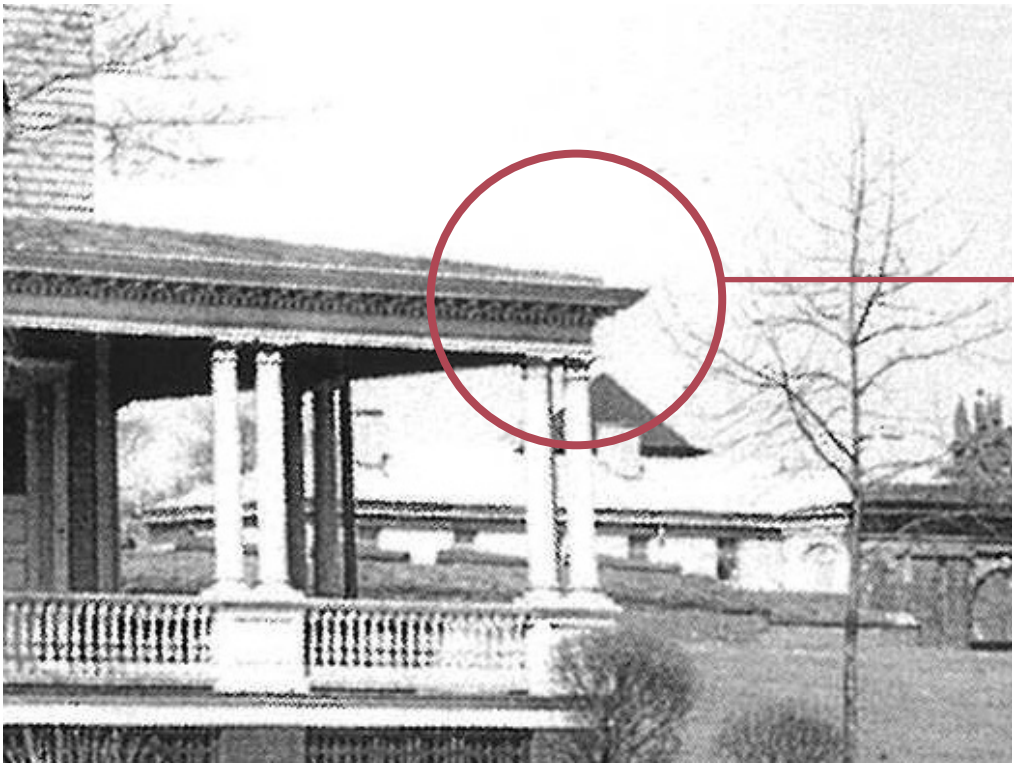
PROPOSED SECTION



PROPOSED SOUTH ELEVATION

5 DESIGN PROPOSAL

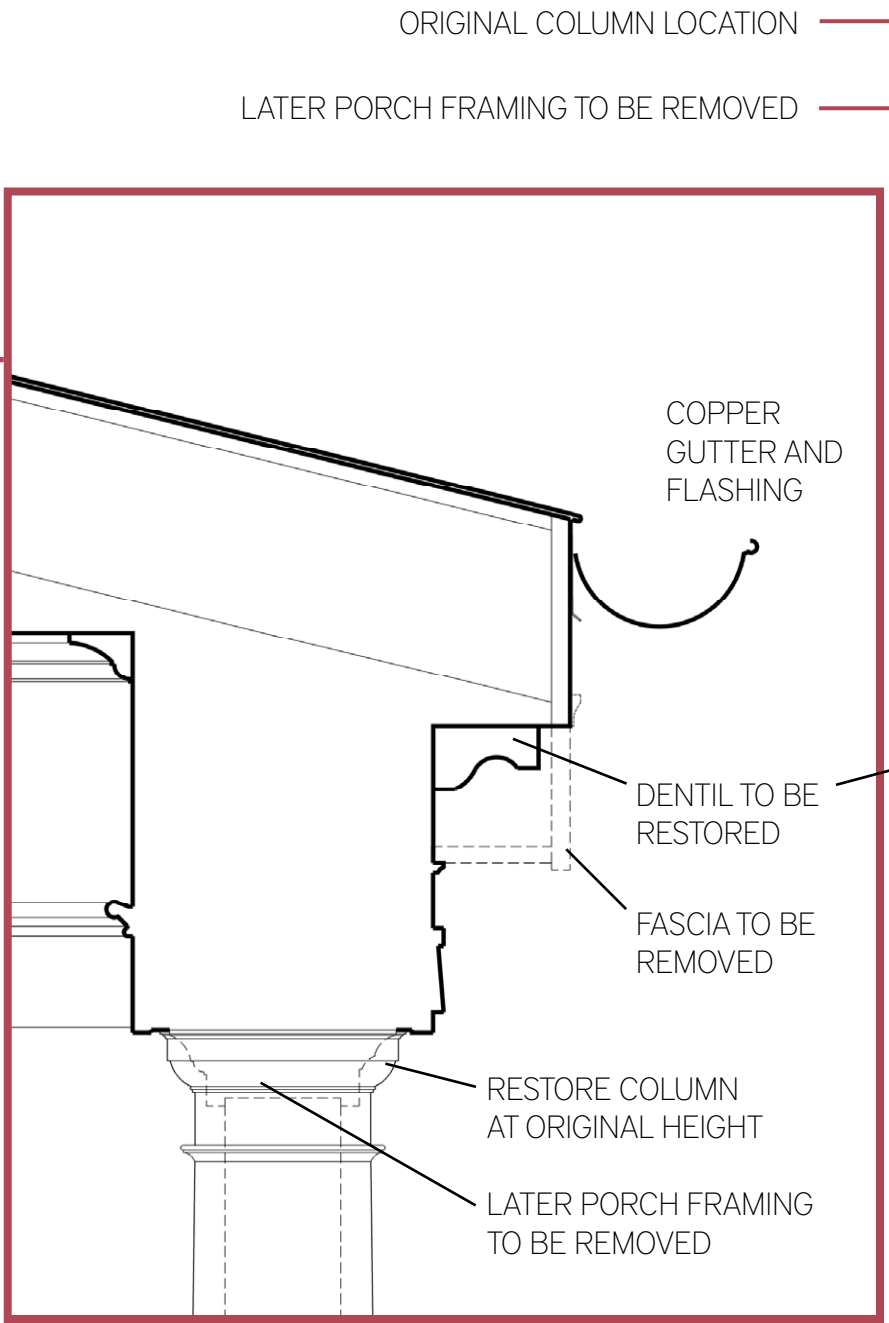
PORCH



1934



2019

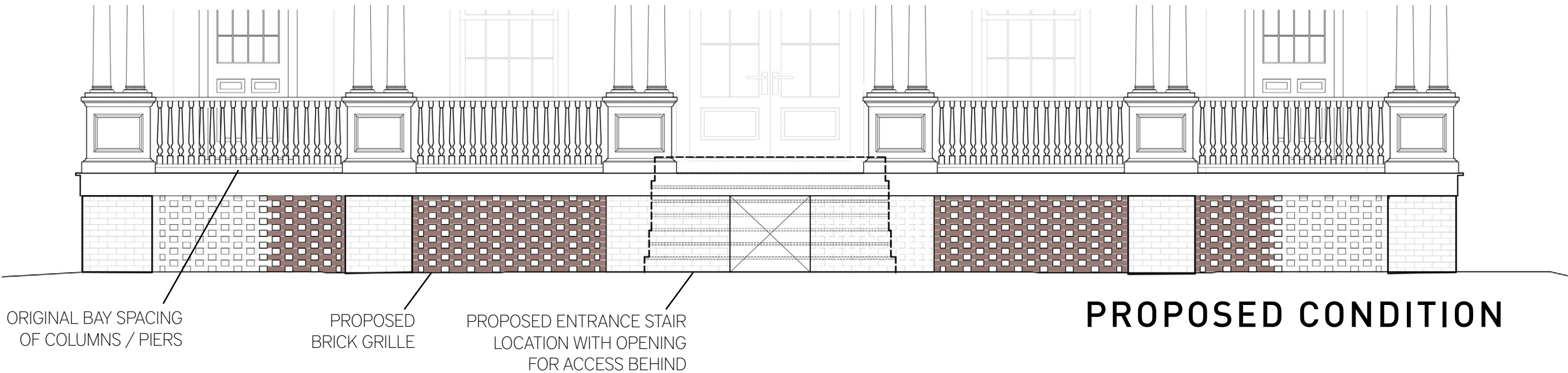
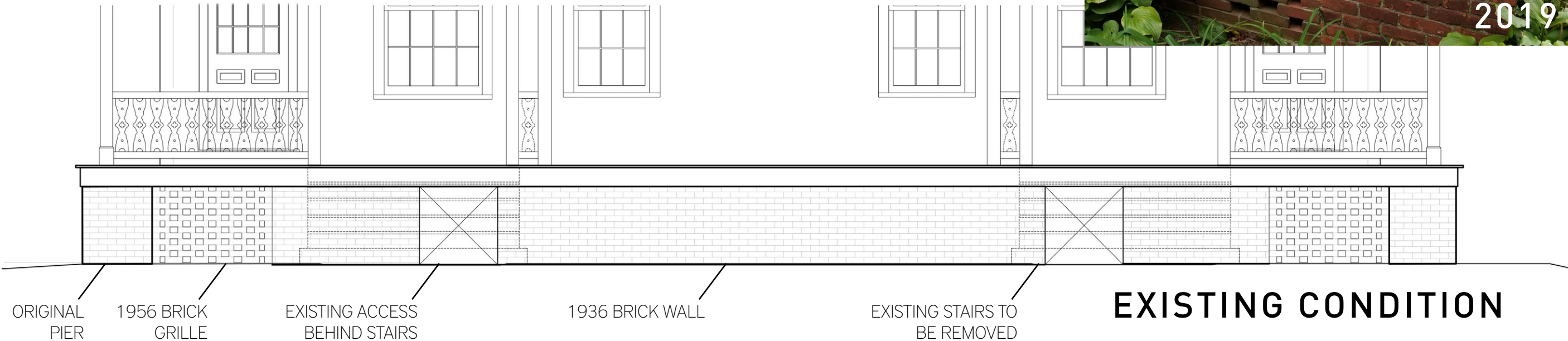


PROPOSED CONDITION



5 DESIGN PROPOSAL

PORCH PIERS



5 DESIGN PROPOSAL

ENTRY ELEVATION

1. New window centered on porch column
2. New painted wood double door with glass lites
3. New painted wood entrance stair and handrails with granite slab at the bottom of the stair



6 PROPOSED EXTERIOR WORK - RESTORE HISTORICAL DETAILS

DENTILS, BRACKETS & SHUTTERS

- 1. Original building had wood dentil molding at roof trim and eaves as well as paired brackets. Portions of original trim remain, showing the original locations and sizes of each. Decorative trim, dentil and brackets to be replaced with duplicates based on historic data and original material.
- 2. New operable wood shutters to be installed.

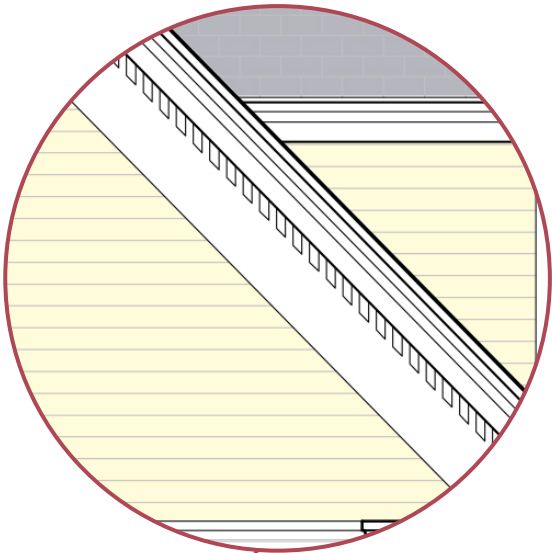
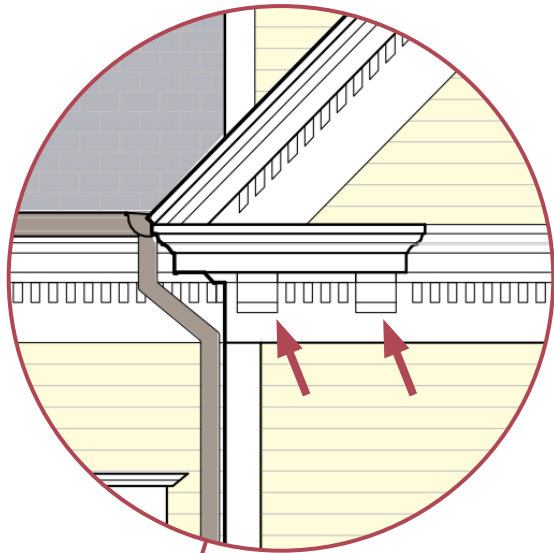


AREA OF WORK

EXISTING CONDITION WITH MISSING BRACKETS AND DENTILS

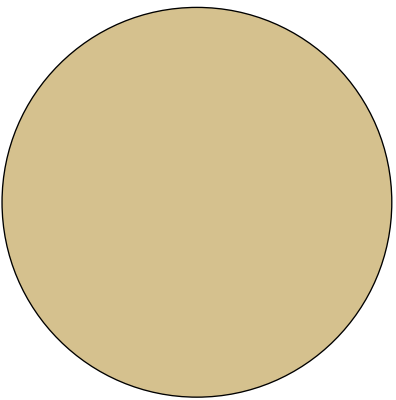


PROPOSED CONDITION



PROPOSED ELEVATIONS

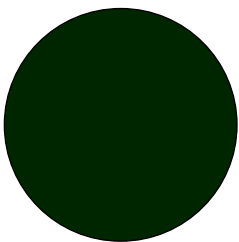
6 PROPOSED EXTERIOR WORK - PAINT COLORS



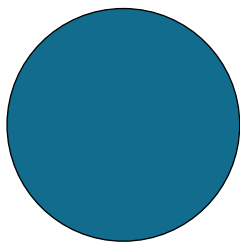
CLAPBOARD SIDING
Match Existing



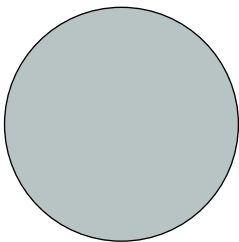
WOOD TRIMS, EAVES, COLUMNS,
RAILING, WINDOWS & DOOR CASINGS
Match Existing



SHUTTERS, SECONDARY
DOORS & WINDOW SASHES
B.M. 714 Hidden Falls



FRONT
ENTRY DOOR
B.M. 2061-40 Electric Blue



PORCH DECK & CEILING,
STAIR TREADS
B.M. AC-22 Nantucket Fog

7 DESIGN PROPOSAL

ADA RAMP

1. ADA-compliant ramp required for accessibility.
2. Site constraints on the north and west elevation prevent the addition of a new ADA ramp in those locations.
3. Additions to the building, if necessary, recommended to be limited to the west side and the rear portions of the north and south elevations.
4. Garage in poor condition; proposed to be removed.
5. ADA-compliant ramp proposed at rear-most bay of porch at south elevation.

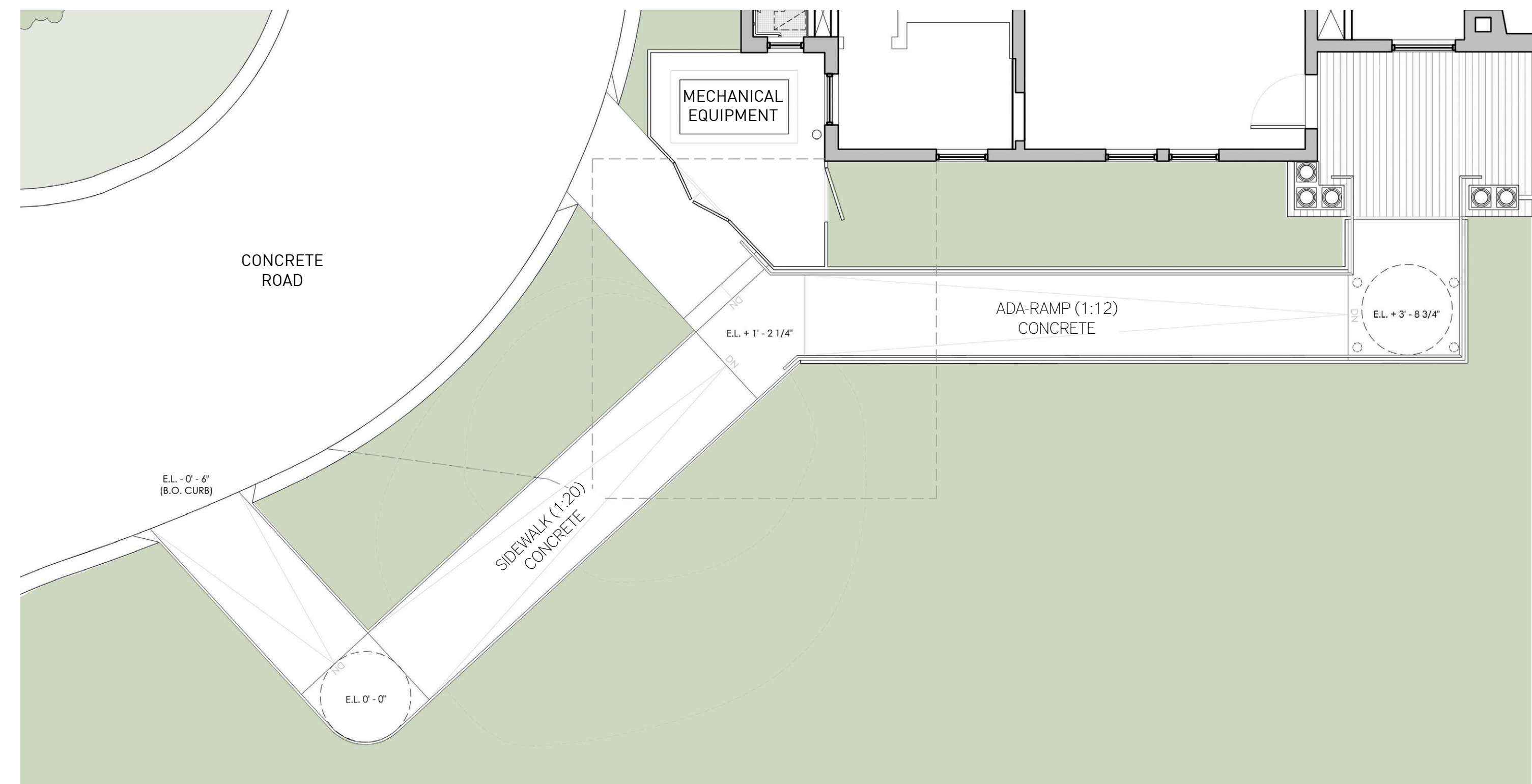


EXISTING CONDITION

PROPOSED CONDITION

7 DESIGN PROPOSAL - ADA RAMP

PROPOSED PLAN



7 DESIGN PROPOSAL - ADA RAMP

PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

7 DESIGN PROPOSAL - ADA RAMP

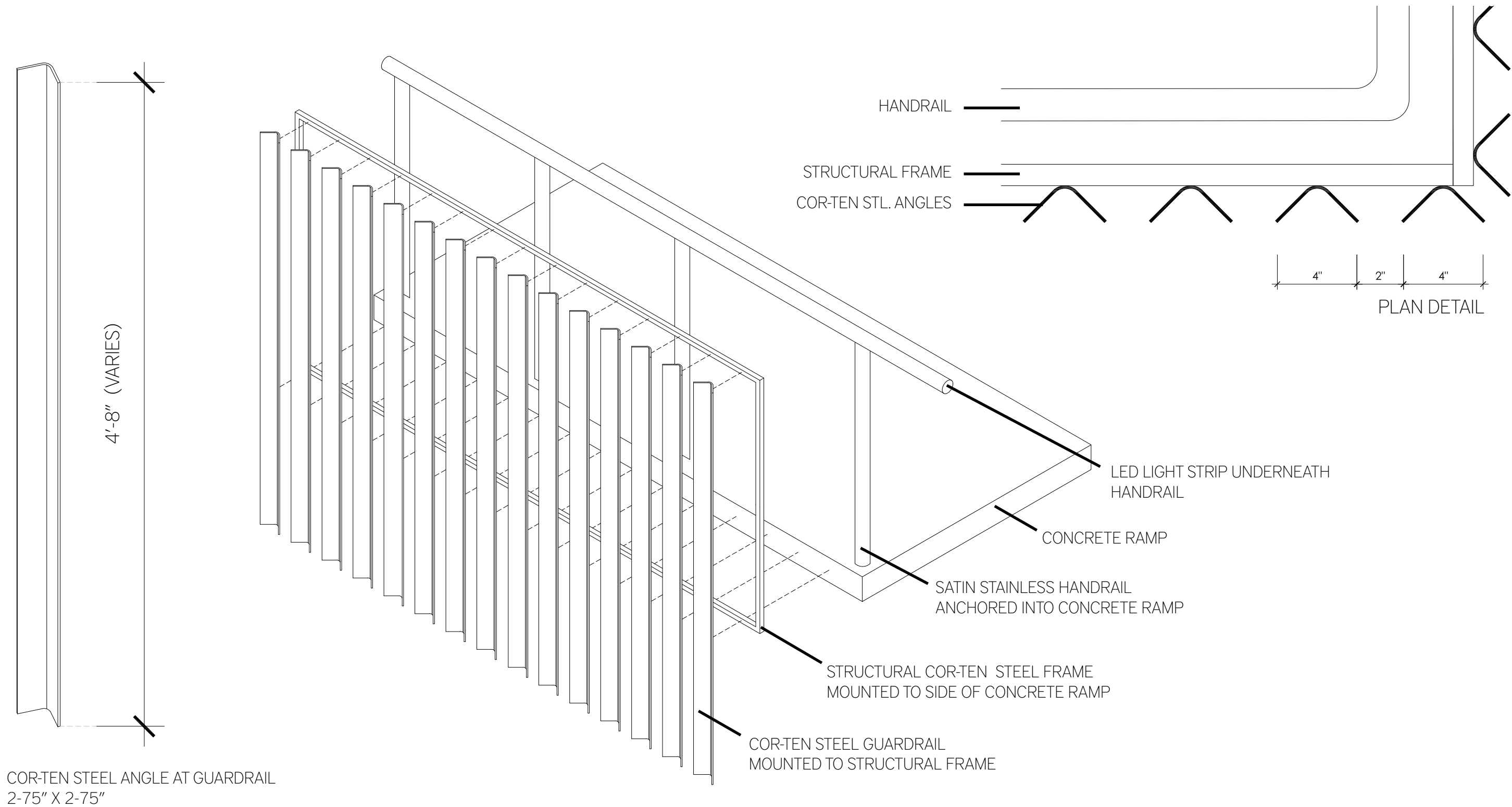
PROPOSED ELEVATIONS



PROPOSED SOUTH ELEVATION

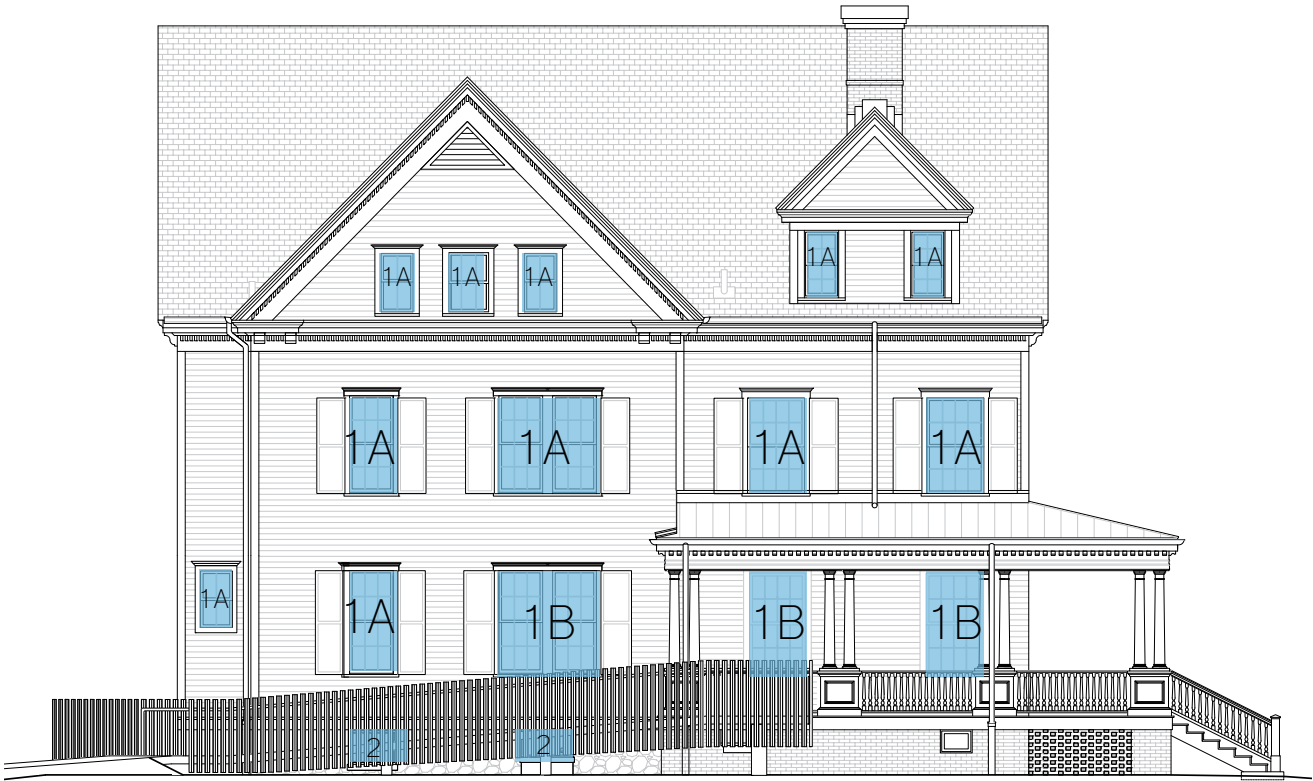
7 DESIGN PROPOSAL - ADA RAMP

RAILING DETAILS



8 DESIGN PROPOSAL - WINDOW REPLACEMENT

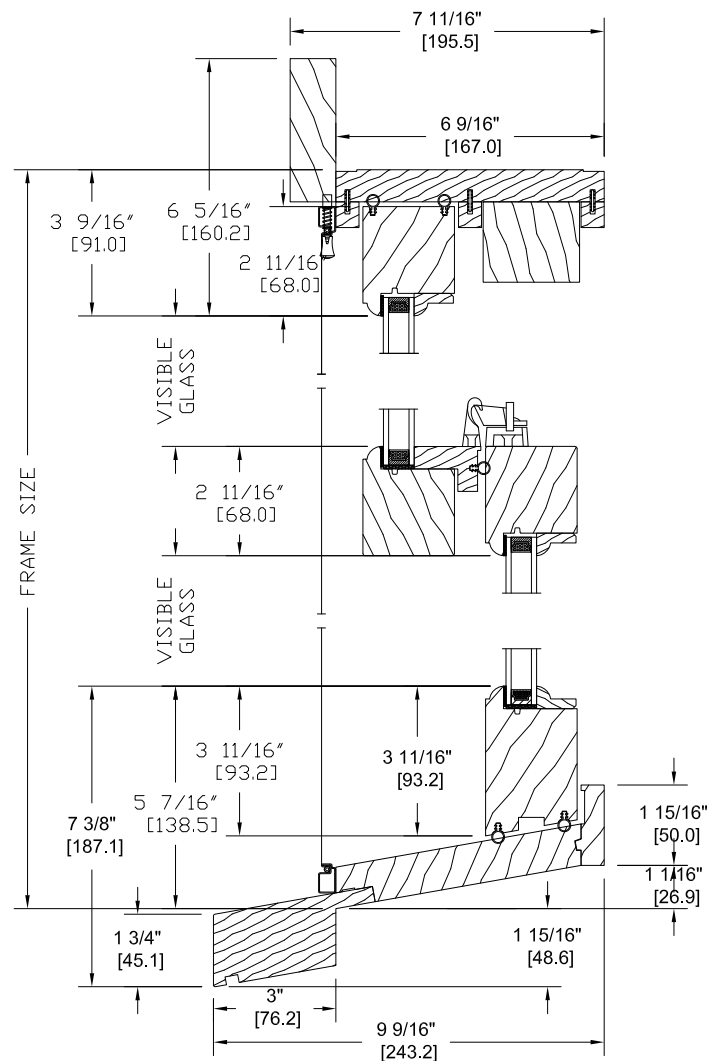
WINDOW TYPES



- 1A NEW PAINTED WOOD DOUBLE HUNG WINDOW - SPRING LOADED
- 1B NEW PAINTED WOOD DOUBLE HUNG WINDOW - WEIGHT AND CHAIN
- 2 NEW METAL FRAME CASEMENT WINDOW (CELLAR ONLY)

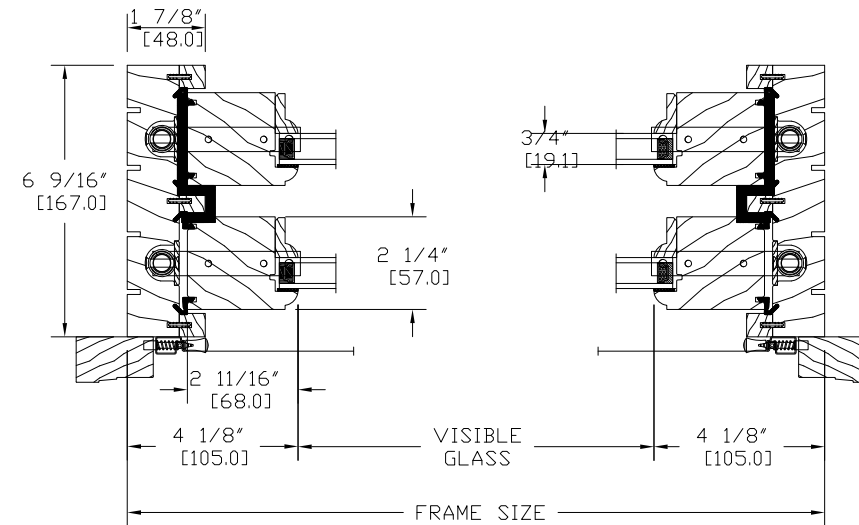
8 DESIGN PROPOSAL - WINDOW REPLACEMENT

FIRST, SECOND AND THIRD FLOOR WINDOWS

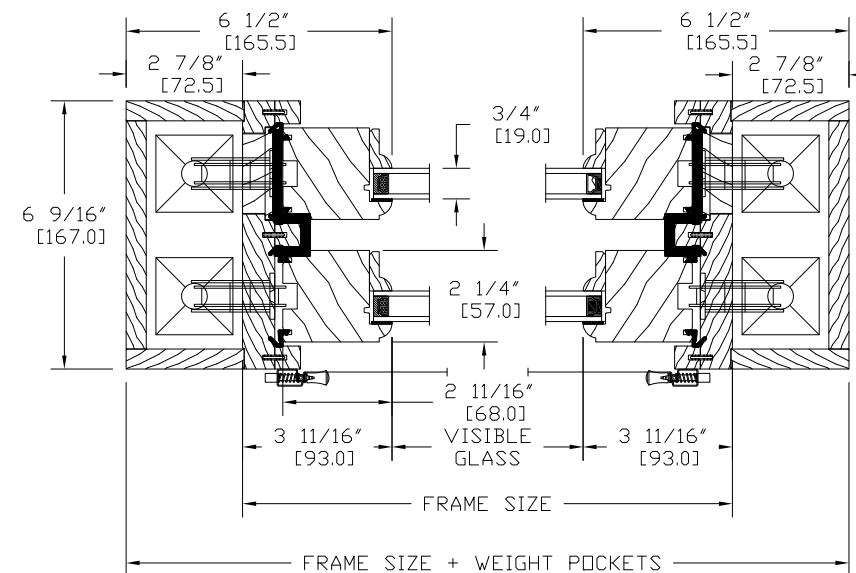


TYPE 1A / 1B

TYPICAL VERTICAL SECTION



TYPE 1A TYPICAL HORIZONTAL SECTION
SPRING LOADED WINDOW



TYPE 1B TYPICAL HORIZONTAL SECTION
WEIGHT AND CHAIN WINDOW



LEPAGE WOOD DOUBLE HUNG WINDOWS

9 DESIGN PROPOSAL - INTERIOR RENDERING

