

May 6, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-09619

Governors Island – Building 19 – Governors Island Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 059 3679

Passcode: 131371

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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19 NOLAN PARK
GOVERNORS ISLAND
LPC-25-09619

MAY 2025

THE TRUST FOR GOVERNORS ISLAND

JAKLITSCH/GARDNER ARCHITECTS PC

PRESENTATION OUTLINE

1	HISTORICAL CONTEXT	
1.1	SITE CONTEXT	03
1.2	HISTORIC CONTEXT	04
2	NOLAN PARK CAMPUS OVERVIEW & PROPOSED USE	
2.1	NOLAN PARK ARTS CAMPUS.....	06
2.2	20 NOLAN PARK.....	07
2.3	19 NOLAN PARK	08
2.4	DESIGN STRATEGIES.....	09
3	19 NOLAN PARK EXISTING CONDITIONS	
3.1	19 NOLAN PARK TIMELINE	10
3.2	EXISTING CONDITIONS.....	15
4	PROPOSED DESIGN	
4.1	PROPOSED SITE PLAN	24
4.2	PROPOSED ELEVATIONS	25
4.3	WINDOW REPLACEMENT	29
4.4	PROPOSED FINISHES	31
4.5	PROPOSED RENDERINGS	32

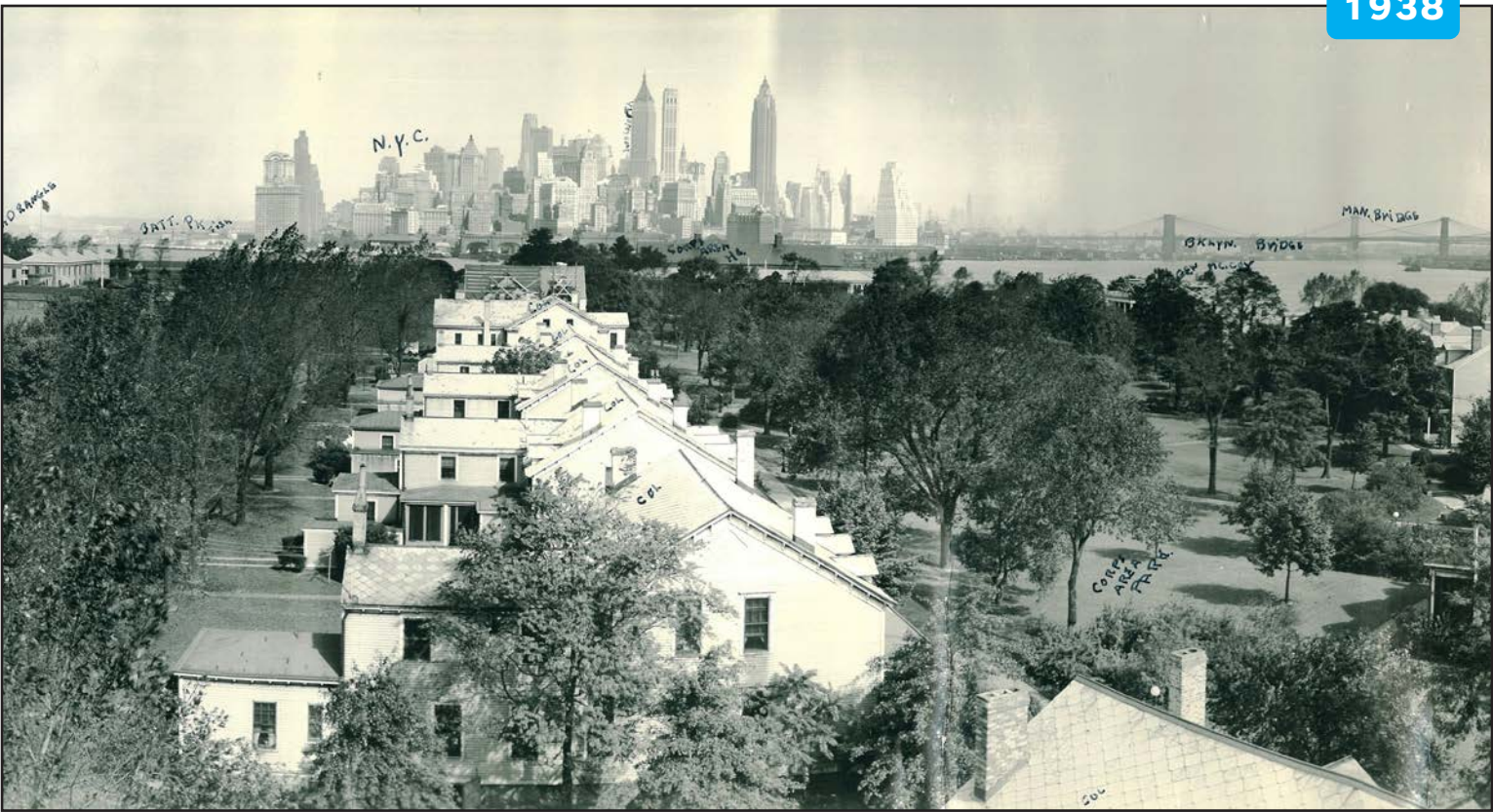
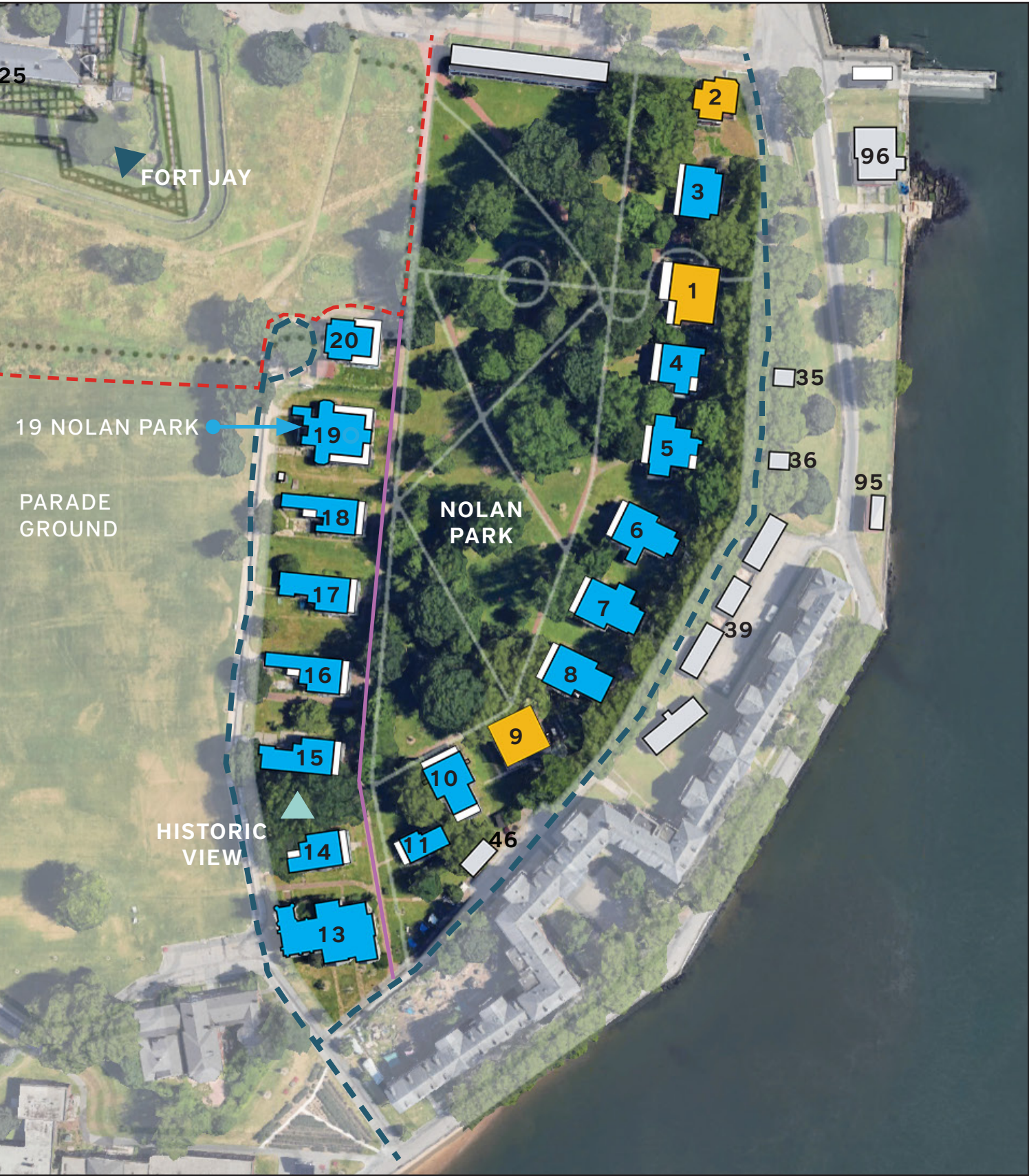
1.1 SITE CONTEXT

NOLAN PARK AERIAL VIEW



1.2 HISTORIC CONTEXT

NOLAN PARK AERIAL VIEW



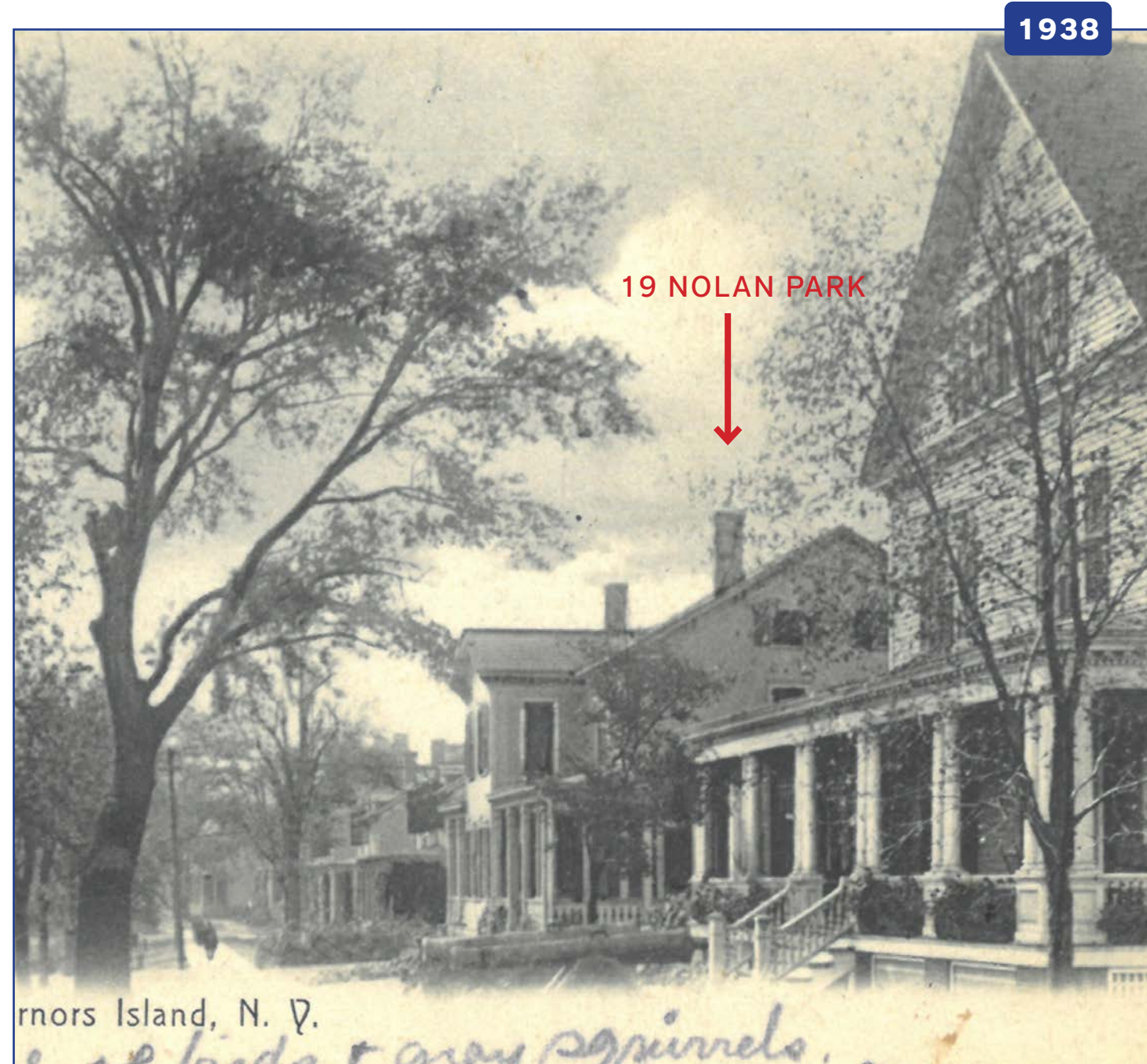
1938 HISTORIC PHOTOGRAPH OF NOLAN PARK

VIEW FROM ABOVE BUILDING 13 TOWARDS NYC.
PORCHES FACE INWARD, TOWARDS NOLAN PARK EMPHASIZING PEDESTRIAN CIRCULATION
WITH GARAGES FACING PARADE GROUND FOR VEHICULAR CIRCULATION

- CONTRIBUTING TO THE HISTORIC DISTRICT
- INDIVIDUALLY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES
- NON-CONTRIBUTING TO THE HISTORIC DISTRICT

1.2 HISTORIC CONTEXT

NOLAN PARK, HISTORIC VIEW OF FRONT PORCHES



NOLAN PARK, HISTORIC VIEW OF REAR PORCHES



ENTRY PORCHES, LEFT, FACE ONTO THE INTERIOR OF NOLAN PARK WHILE EVANS ROAD, RIGHT, SERVED AS VEHICULAR ACCESS AND SERVICE ENTRIES FOR THE MILITARY OFFICERS HOUSING. AS A PUBLIC PARK, THE SERVICE REQUIREMENTS ARE OUTDATED AND THE BUILDING APPEAR CLOSED OFF TO PUBLIC ACCESS AND DISCONTINUED TO OTHER AREAS OF GOVERNORS ISLAND SUCH AS THE PARADE GROUNDS.

2.1 NOLAN PARK ARTS CAMPUS

NOLAN PARK ARTS & CULTURAL PROGRAMMING



Climate Museum presents *Taking Action*



New Art Dealers Alliance



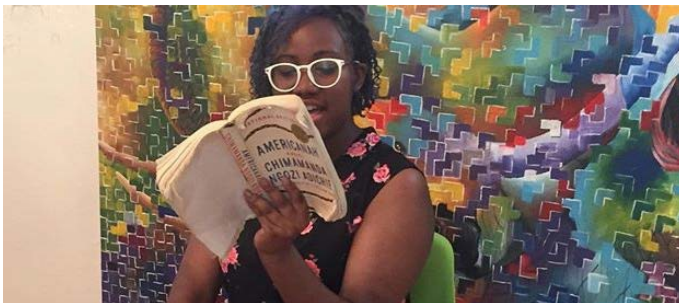
Billion Oyster Project



Pioneer Works



American Indian Community House



Museum of Contemporary African Diasporan Arts (MoCADA)

- Center of Island’s seasonal arts & cultural programming since 2006.
- Nearly 30 arts, sciences, education and environmental organizations present free public exhibitions, workshops and events each year.
- Trust issues annual open call as part of its “Organizations in Residence” program.
- The Trust hosted a pandemic response artist residency initiative that served over 100 artists.

NOLAN PARK ARTS & CULTURAL CAMPUS PLANNING



INDIVIDUALLY CONTRIBUTING BLDG BLDG TYPE 1 BLDG TYPE 2 BLDG TYPE 3

The Trust is working to establish a year- round, permanent arts and cultural campus in Nolan Park with the following goals:

- Renovate houses into year-round campus for cultural research, presentation and public engagement.
- Provide long-term exhibition, office and studio space for organizations.
- Foster collaboration and exchange amongst a diverse group of long-term tenants.
- Grow & diversify Island’s free and accessible offerings for audiences year-round.

2.2 20 NOLAN PARK SNAPSHOT



20 NOLAN PARK EAST ELEVATION FACING NOLAN GREEN



LPC APPROVED WORK

- 1. REMOVAL OF GARAGE
- 2. RESTORED FRONT PORCH AND FRONT ENTRIES
- 3. NEW ACCESSIBLE RAMP
- 4. NEW CELLAR EGRESS ACCESS
- 5. RESTORATION AND REHABILITATION OF HISTORICAL DETAILS
- 6. RESTORATION OF EXISTING WINDOW

NEW TENANTS



BILLION OYSTER PROJECT



GALLATIN SCHOOL



20 NOLAN PARK SOUTH ELEVATION FACING 19 NOLAN PARK



2.3 19 NOLAN PARK SNAPSHOT



VIEW TOWARDS EXISTING INTERIOR STAIR



VIEW FROM NORTH SIDE PORCH TO NOLAN PARK

CURRENT CONDITIONS

- 1. CURRENTLY OFF LIMITS TO THE PUBLIC
- 2. NOT USED FOR PUBLIC PROGRAMMING



VIEW TOWARDS EXISTING SITTING ROOM

FUTURE PLANS

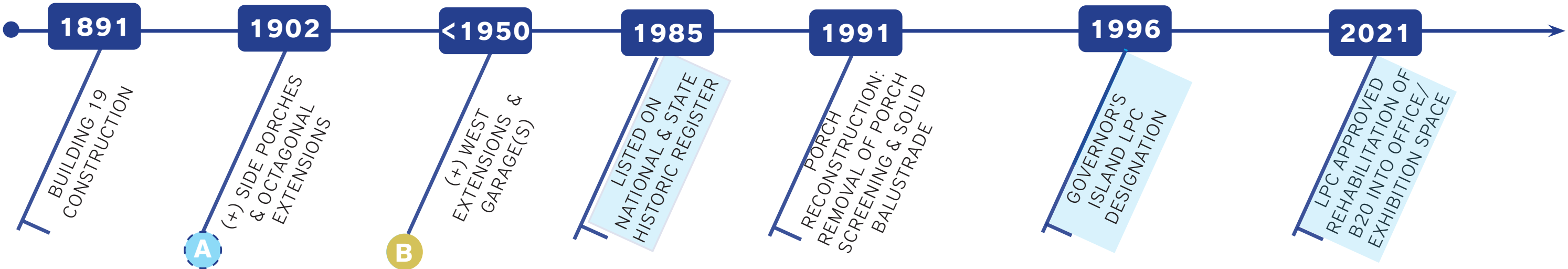
- 1. TWO UNITS FOR YEAR-ROUND NON-PROFIT TENANTS
- 2. IMPROVED ACCESSIBILITY AND PUBLIC ACCESS

2.4 DESIGN STRATEGIES

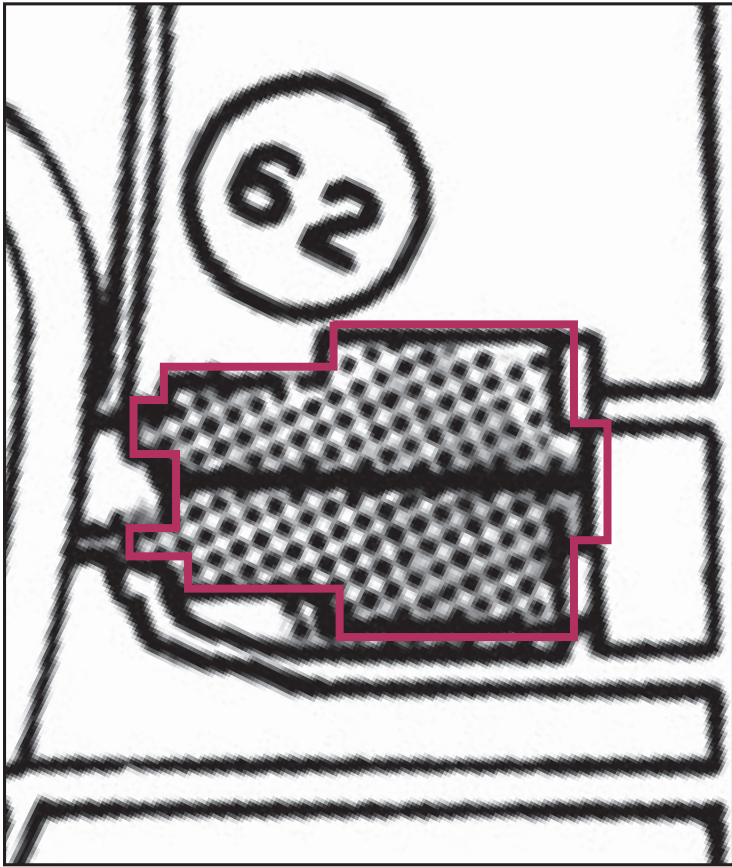
- REHABILITATE A RESIDENTIAL STRUCTURE INTO COMMERCIAL OFFICES WITH PUBLIC ACCESS AND EXHIBITION SPACE
- BETTER INTEGRATE BUILDING WITH LANDSCAPE AND SURROUNDING CONTEXT
- PROVIDE EQUITABLE ACCESS
- CREATE A SENSE OF OPENNESS TO THE PUBLIC
- UPGRADE BUILDING SYSTEMS TO MEET CONTEMPORARY BUILDING CODES



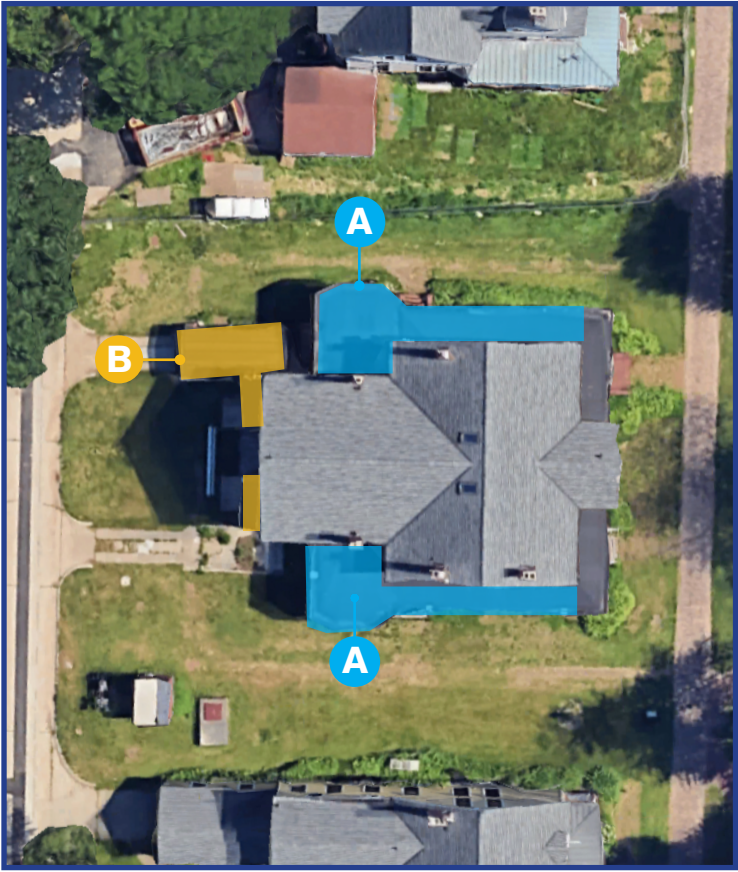
BUILDING HISTORY



SITE PLAN, 1908



CURRENT SITE PLAN, 2024



3.1 TIMELINE - HISTORIC CONDITIONS

B19 THROUGH TIME

FOOTPRINT, PORCHES, PORCH ENCLOSURE & DETAILS AND MATERIAL CLADDING HAVE CHANGED OVER THE YEARS



1934 - ORIGINAL WOOD SIDING VISIBLE



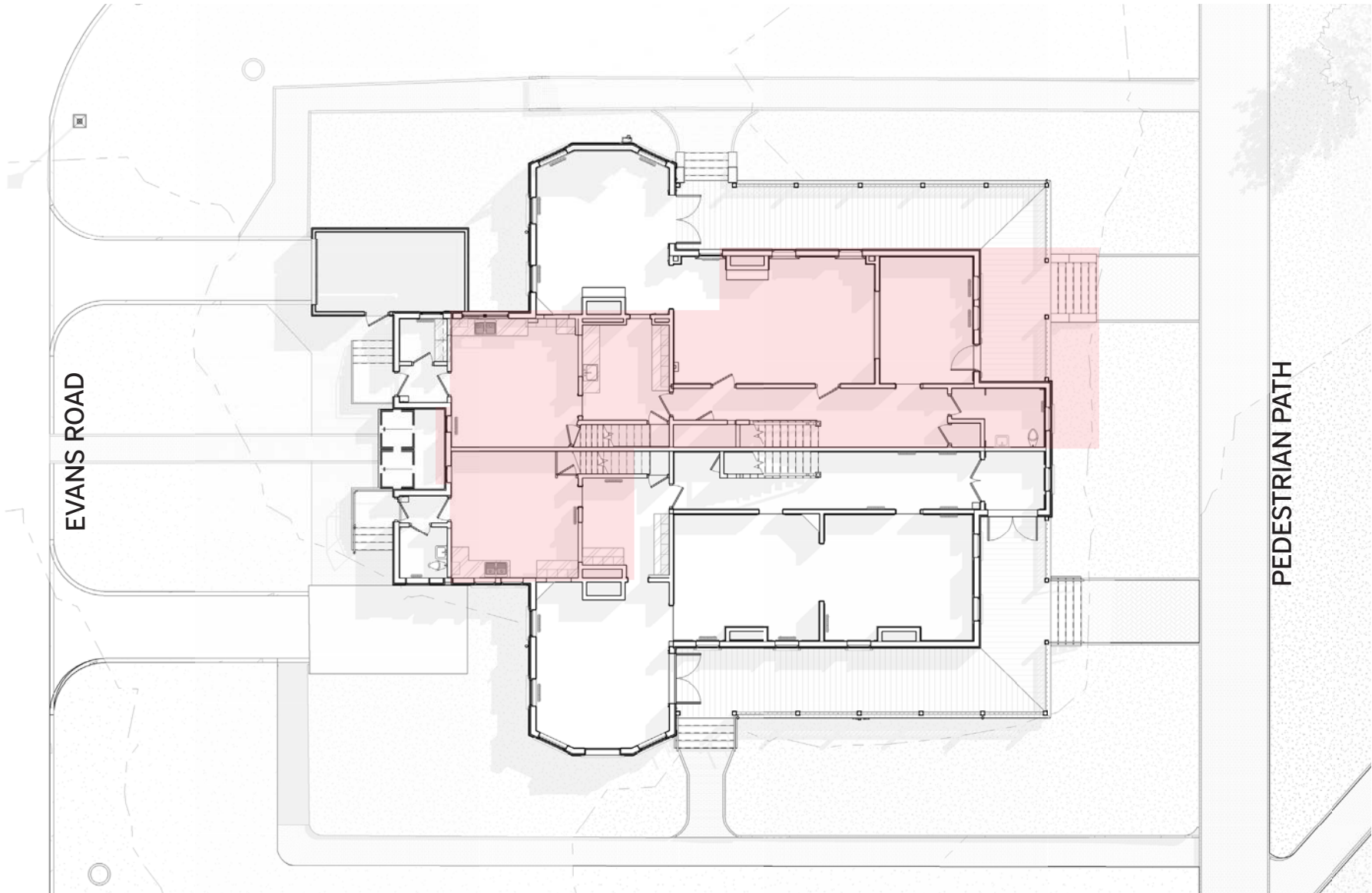
1956 - ADDITION OF ASBESTOS SHINGLES OVER WOOD SHINGLES



1982 - ASBESTOS SIDING VISIBLE

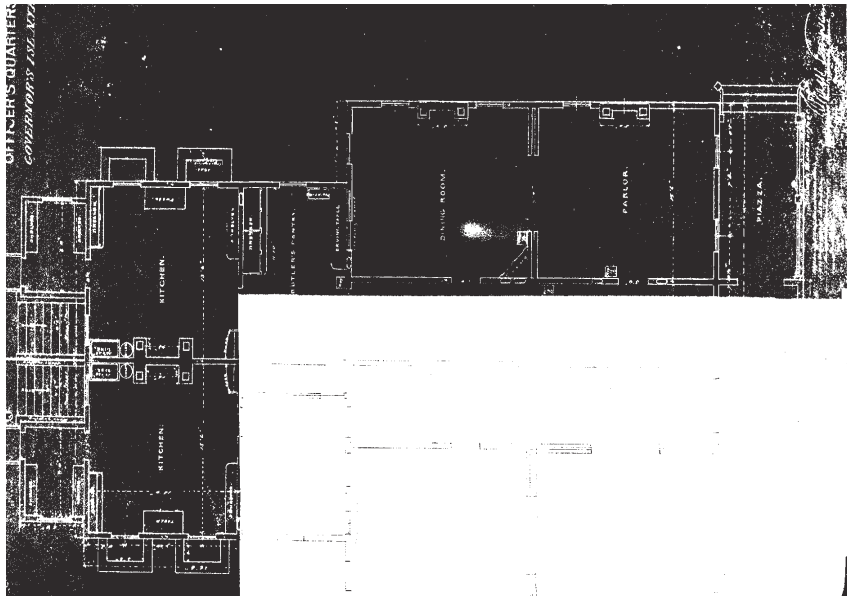


2024 - ASBESTOS SIDING REMOVED, ORIGINAL WOOD SIDING VISIBLE



EXISTING PLAN

■ VISIBLE PORTION OF HISTORIC PLAN



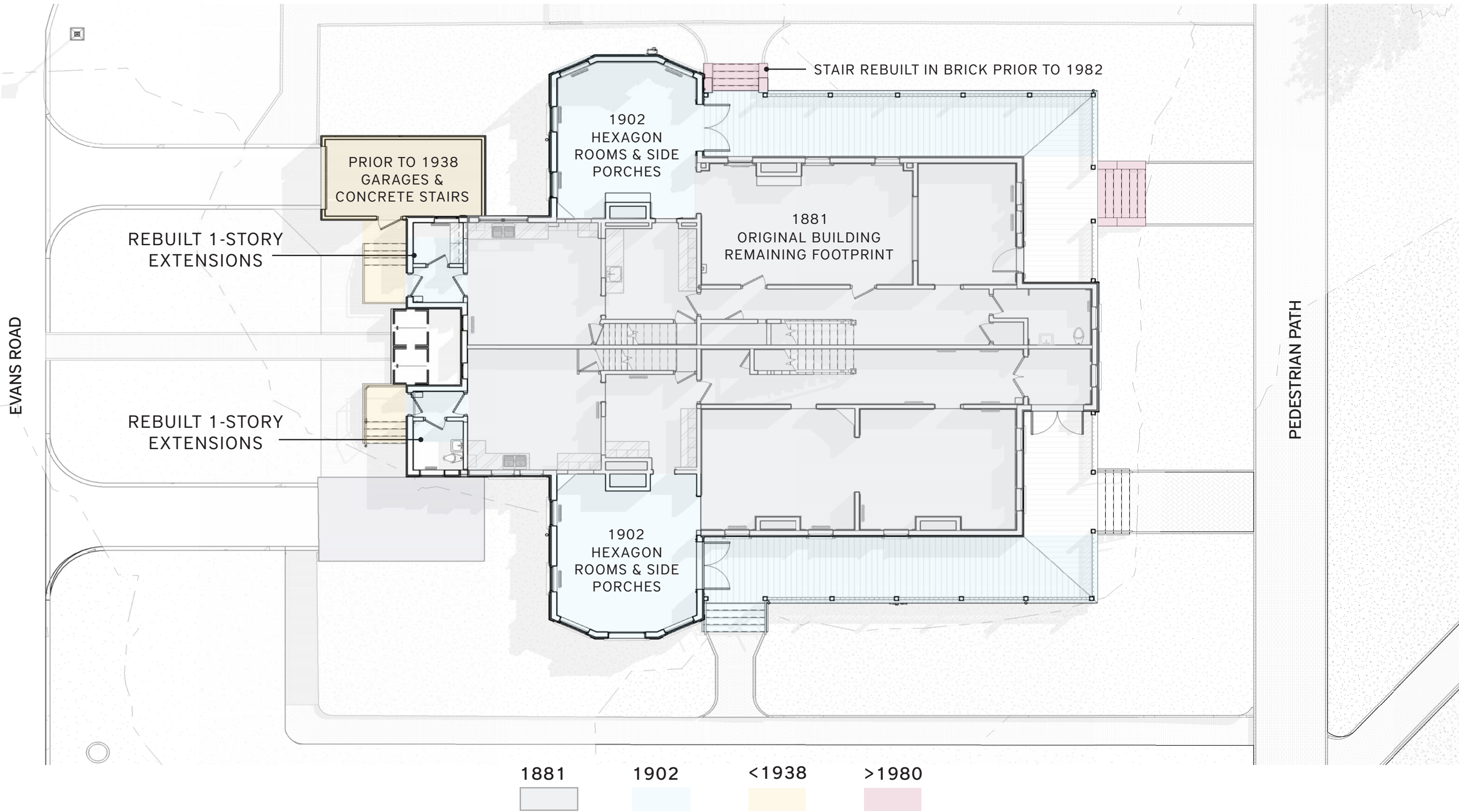
HISTORIC PLAN - 1902

SOURCE: 'HABS NO. NY-5715-17'

3.1 TIMELINE - HISTORIC CONDITIONS

CURRENT FLOOR PLAN: 2024

CHANGES OVER TIME



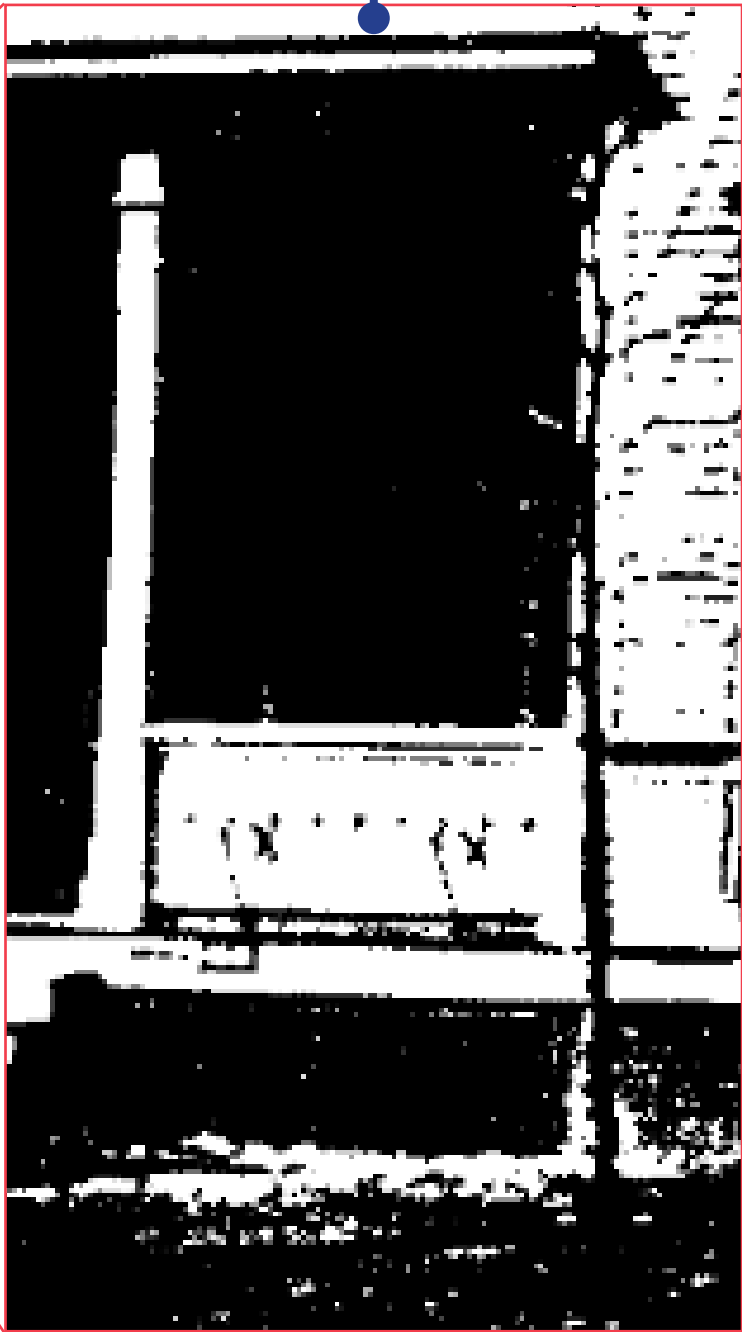
3.1 TIMELINE - HISTORIC CONDITIONS

PORCH COLONNADE

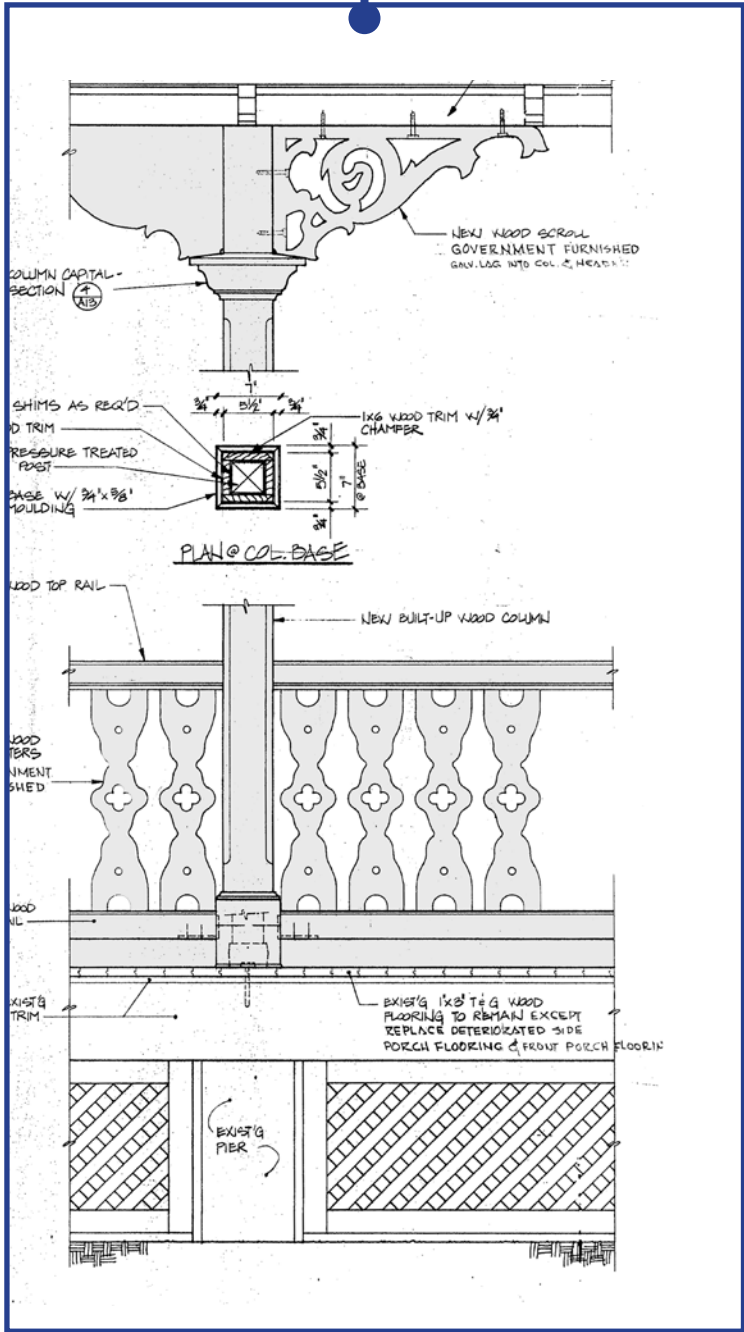
CHANGES OVER TIME



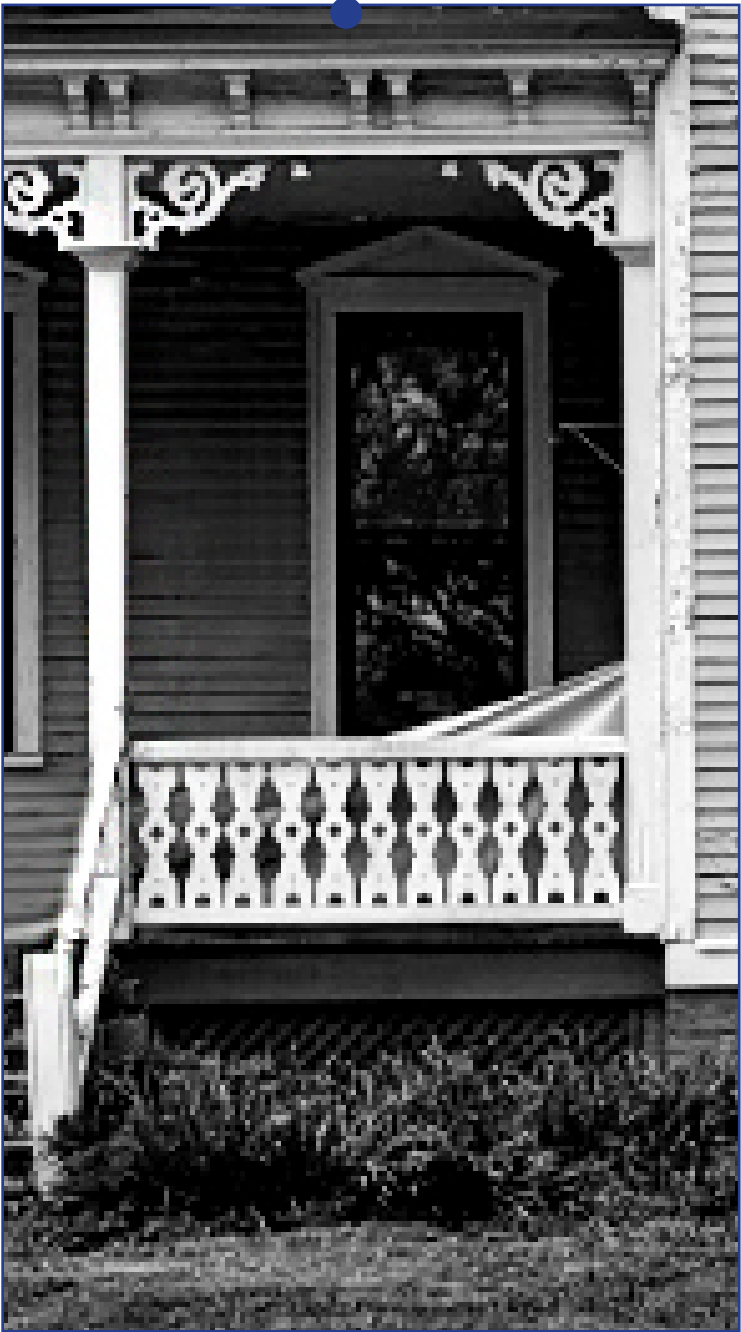
KEY ELEVATION



03.20.1934 PHOTO



06.04.1991 RENOVATION DRAWING



2024 EXISTING CONDITIONS

3.2 EXISTING CONDITIONS - EAST



3.2 EXISTING CONDITIONS - SOUTH



3.2 EXISTING CONDITIONS - WEST



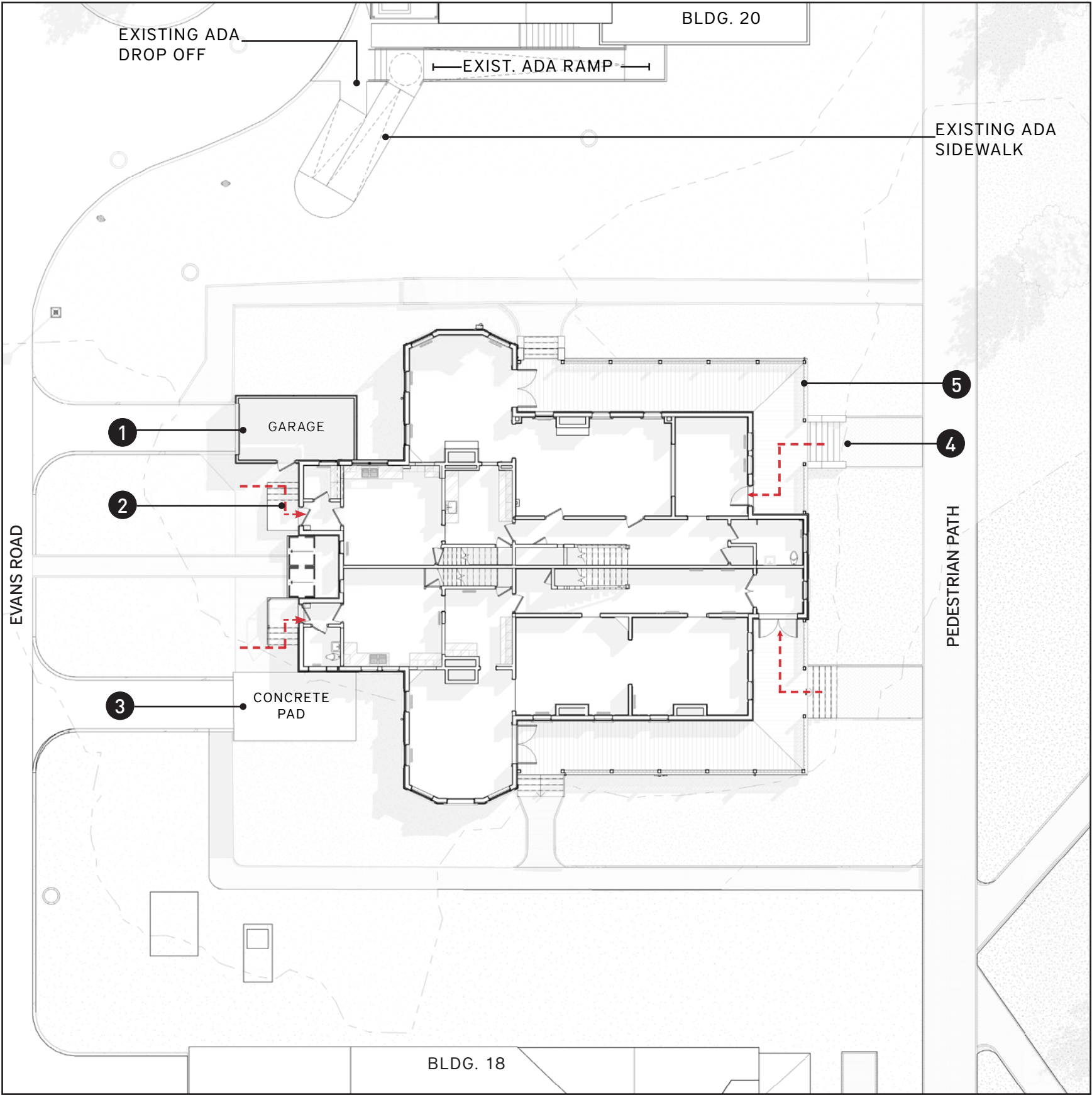
3.2 EXISTING CONDITIONS - NORTH



3.2 EXISTING SITE PLAN

- RECONSTRUCT EXISTING ENTRIES AND PORCH AT EAST ENTRANCE FACING NOLAN PARK
- REPURPOSE GARAGE AND SERVICE ENTIRES WITH NEW PUBLIC ACCESSIBLE ENTRANCE AND PORCH FACING PARADE GROUNDS
- NEW PORCH AND CANOPY TO BE DISTINCT IN CHARACTER FROM HISTORIC FABRIC, BUT WITH SCALE AND MATERIALITY IN KEEPING WITH EXISTING BUILDING

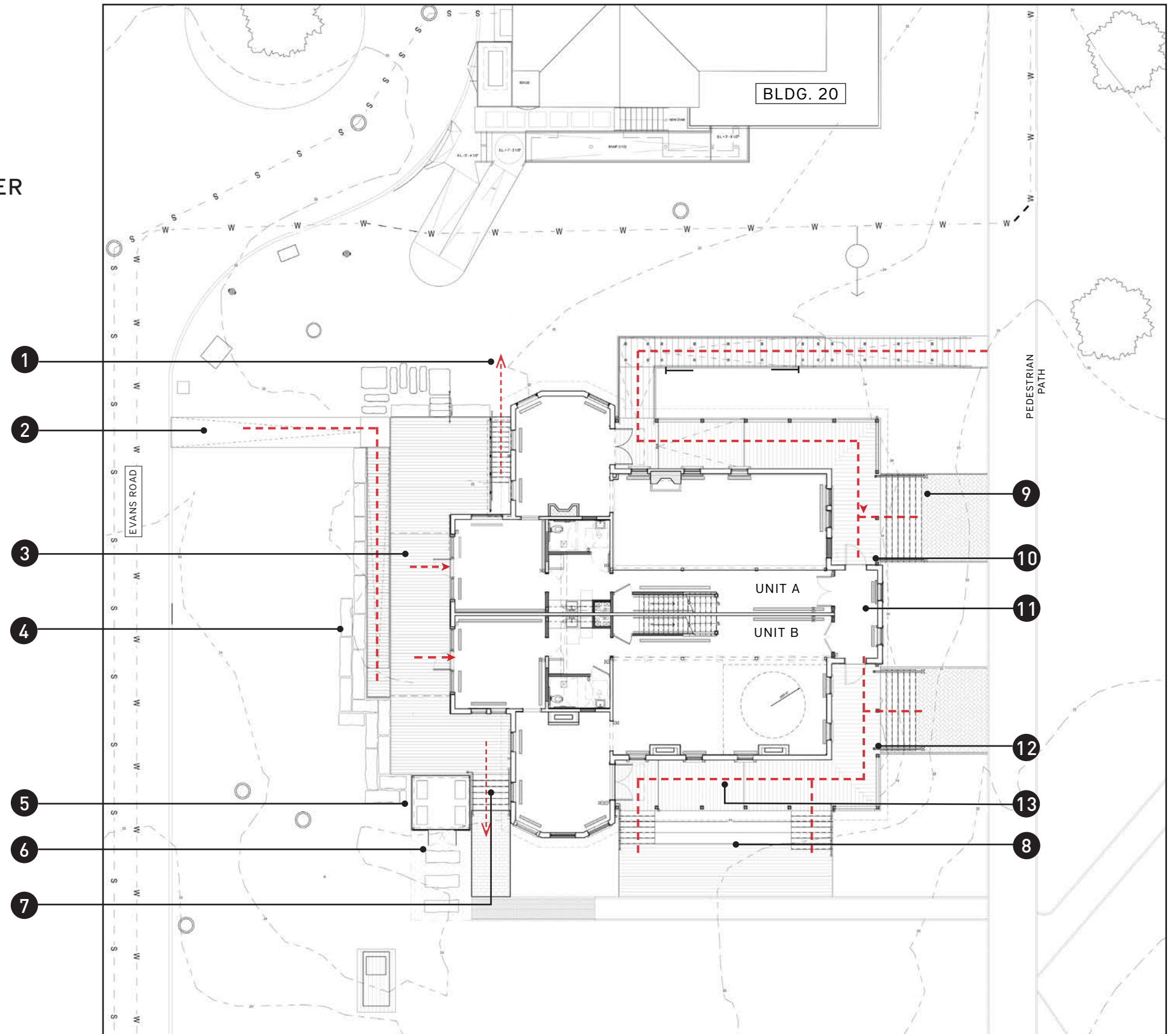
- 1 EXISTING ADDITIONS TO BE DEMOLISHED
- 2 FORMER SERVICE ENTRY
- 3 GARAGE ADDITION REMOVED; EXISTING LANDING PAD TO BE REMOVED
- 4 EXISTING MAIN ENTRY
- 5 EXISTING FRONT PORCH IN POOR CONDITION (TO BE REBUILT)



4.1 PROPOSED SITE PLAN

- RECONSTRUCT EXISTING ENTRIES AND PORCH AT EAST ENTRANCE FACING NOLAN PARK
- REPURPOSE GARAGE AND SERVICE ENTIRES WITH NEW PUBLIC ACCESSIBLE ENTRANCE AND PORCH FACING PARADE GROUNDS
- NEW PORCH AND CANOPY TO BE DISTINCT IN CHARACTER FROM HISTORIC FABRIC, BUT WITH SCALE AND MATERIALITY IN KEEPING WITH EXISTING BUILDING

- 1 NEW CELLAR TO EGRESS TO GRADE
- 2 NEW ADA RAMP
- 3 NEW WOOD DECK
- 4 NEW RE-PURPOSED STONE PAVERS FOR SEATING
- 5 NEW MECHANICAL ENCLOSURE
- 6 NEW RE-PURPOSED CONCRETE PAVERS
- 7 NEW WOOD STAIRS
- 8 NEW STAIRS & BLEACHER SEATING AT SIDE PORCHES
- 9 REHABILITATED WOOD STAIRS
- 10 RELOCATED ENTRY DOOR
- 11 NEW SHARED VESTIBULE
- 12 REHABILITATED WOOD PORCH
- 13 NEW STAIRS & BLEACHER SEATING
- 14 RE-PURPOSED STONE BLOCKS FOR SEATING



4.2 PROPOSED ELEVATIONS

I. FRONT PORCH

- 1. RECONSTRUCTION OF ORIGINAL FRONT PORCH AND ENTRY STAIRS
- 2. NEW COLUMNS AND BALUSTRADE AT PORCH TO MATCH DESIGN INTENT OF ORIGINAL PORCH CIRCA 1930S
- 3. EXISTING DOUBLE-DOORS TO REMAIN
- 4. EXISTING PEDIMENTS TO BE RESTORED AND REPAINTED

II. REAR PORCH

- 5. NEW REAR PORCH WITH STONE STEPS TO GRADE; REUSE STONE FROM NOLAN PARK SITE FOR STEPS
- 6. NEW PAINTED WOOD DOORS WITH GLASS PANEL AND GLASS LITES ON EITHER SIDE OF DOOR FOR MORE WELCOMING ENTRY
- 7. NEW STANDING SEAM METAL ROOF WITH TIE-BACKS TO FACADE
- 8. NEW ADA-COMPLIANT RAMP AND HANDRAILS; HANDRAILS WITH INCORPORATED LED STRIP-LIGHTING FOR ACCESSIBILITY

III. FACADE

- 9. REPAINT EXISTING CHIMNEYS
- 10. NEW VENT LOUVER AT EXISTING WINDOWS
- 11. RESTORATION OF ORIGINAL BRACKETS AND MOULDINGS
- 12. EXISTING CLAPBOARD TO BE RESTORED AND REPAINTED
- 13. NEW PORTION OF EXTERIOR WALL TO BE FINISHED WITH SALVAGED/MATCHING CLAPBOARD
- 14. REPAIR EXISTING COPPER GUTTER AND DOWNSPOUTS 'IN KIND'

IV. WINDOWS

- 15. NEW 6 OVER 6 DOUBLE-HUNG ALUMINUM-CLAD WOOD WINDOWS TO MATCH HISTORIC CONDITIONS; SURROUNDING MOULDINGS TO BE REPAIRED
- 16. RESTORATION OF EXISTING STAINED GLASS WINDOW; SURROUNDING MOULDINGS TO BE REPAIRED

PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

4.2 PROPOSED ELEVATIONS

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II. REAR PORCH

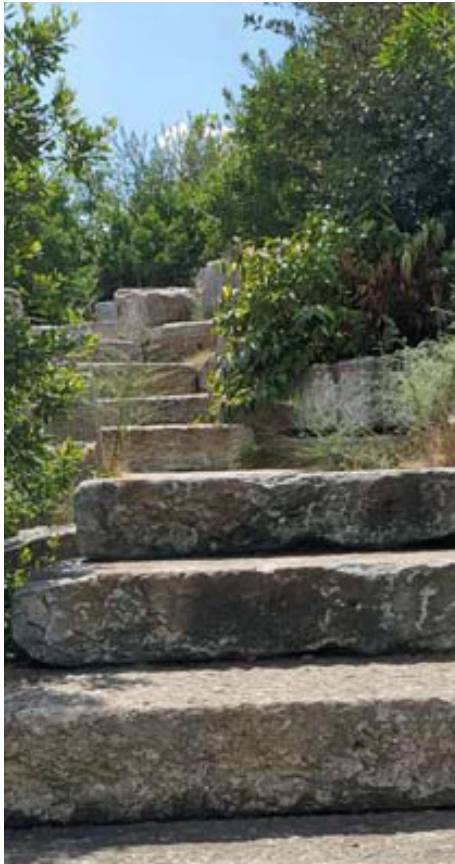
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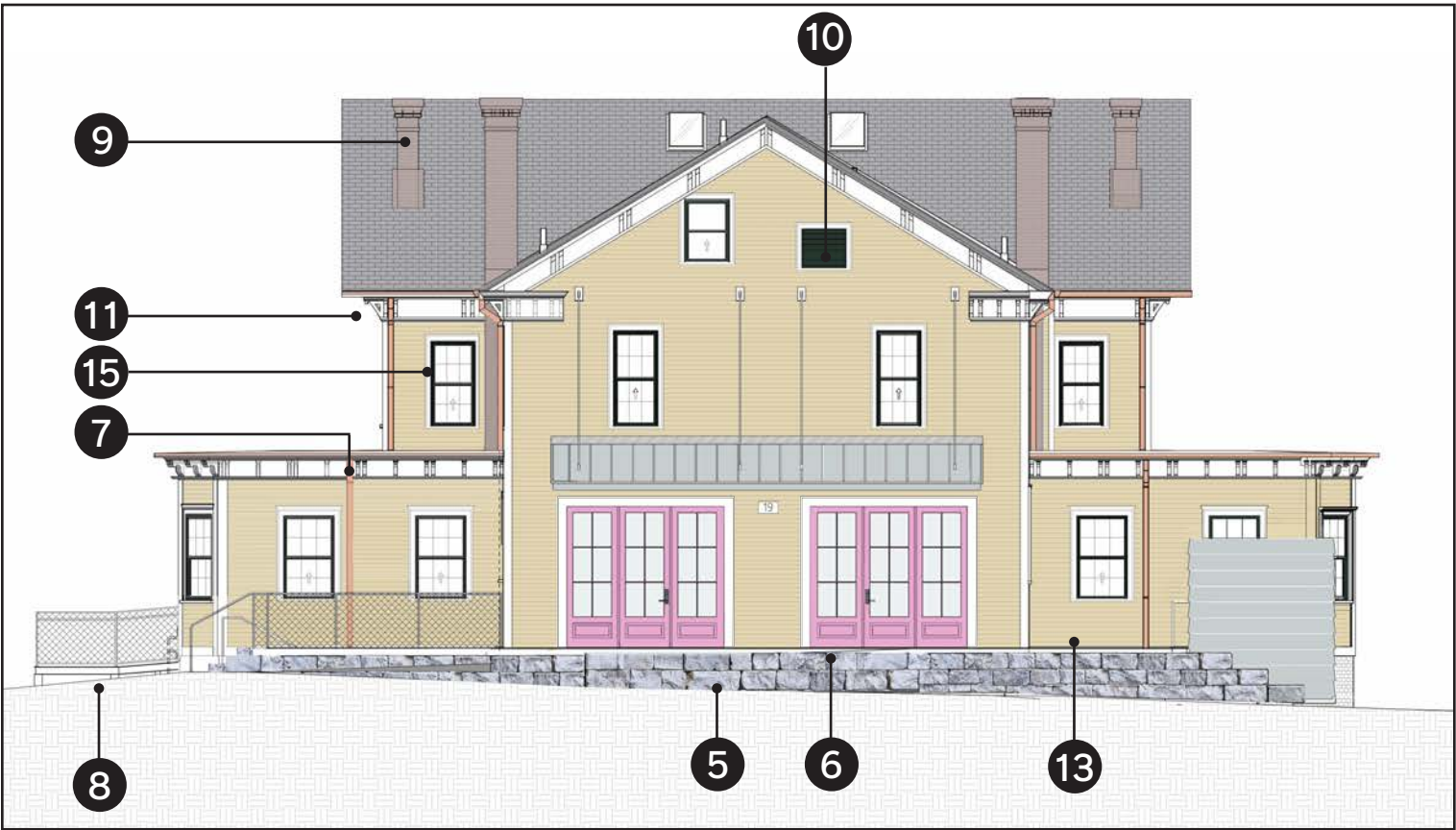


EXISTING SEA WALL STONES AT OUTLOOK HILL



SALVAGED SEA WALL STONES

PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

4.2 PROPOSED ELEVATIONS

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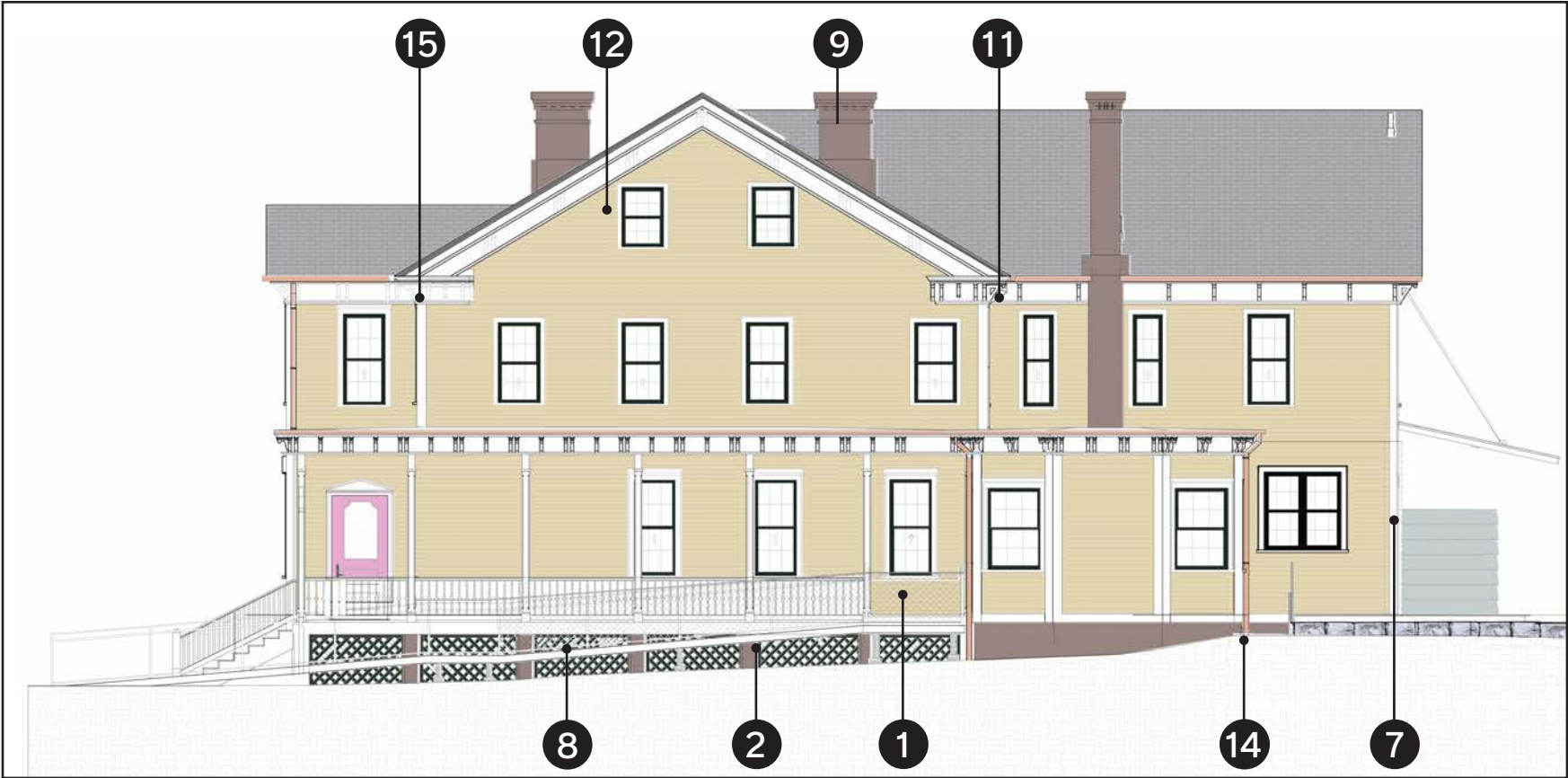
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- 15. NEW 6 OVER 6 DOUBLE-HUNG ALUMINUM-CLAD WOOD WINDOWS TO MATCH HISTORIC CONDITIONS; SURROUNDING MOULDINGS TO BE REPAIRED
- 16. RESTORATION OF EXISTING STAINED GLASS WINDOW; SURROUNDING MOULDINGS TO BE REPAIRED

PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

4.2 PROPOSED ELEVATIONS

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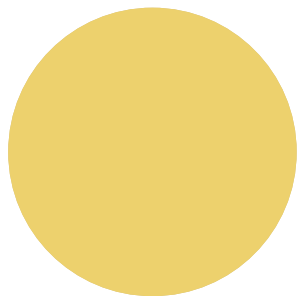
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PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

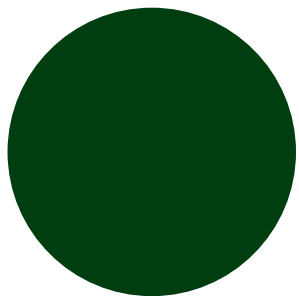
4.4 PROPOSED ELEVATIONS AND EXTERIOR FINISHES



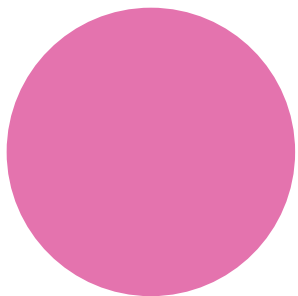
CLAPBOARD SIDING
Match Existing



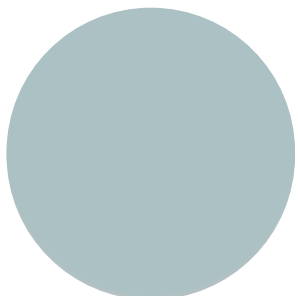
WOOD TRIMS, EAVES, COLUMNS,
RAILING, WINDOWS & DOOR CASINGS
Match Existing



SHUTTERS, SECONDARY
DOORS & WINDOW SASHES
B.M. HC-188 Essex Green



PRIMARY DOORS AT EAST VESTIBULE
& AT WEST WOOD DECK
B.M. 2076-50 Easter Pink



PORCH DECK & CEILING,
STAIR TREADS
B.M. 1634 Santorini Blue



EXTERIOR RAMP
HANDRAIL
Powder Coated White



4.5 PROPOSED WEST ENTRY FACING THE PARADE GROUND

PROPOSED DESIGN PERSPECTIVE



4.5 PROPOSED EAST ENTRY FACING NOLAN PARK

PROPOSED DESIGN PERSPECTIVE



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