

The current proposal is:

Preservation Department – Item 1, LPC-25-09619

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



19 NOLAN PARK
GOVERNORS ISLAND
LPC-25-09619
PUBLIC MEETING PRESENTATION

JULY 22, 2025

THE TRUST FOR GOVERNORS ISLAND

JAKLITSCH/GARDNER ARCHITECTS PC

COMMISSONER COMMENTS FROM MAY 6 PUBLIC HEARING

1. ADA RAMPS AND RAILING DETAIL

LPC: Reconsider the need for 2 ADA ramps, ramp railing detail out of character with the the historic house

Response: Eliminated rear ADA ramp and squared off rear deck. Front ramp railing detail updated to mimic cadence of porch railing.

2. PORCH AS A KEY ELEMENT OF THE HOUSE

LPC: Maintain continuity of porch railing as much as possible

Response: Eliminated tiered seating and restored porch railing at side yard. Maintain the single bay stairs at the east elevation entry from Nolan Park.

3. RE-PURPOSED SEAWALL STONES AT REAR DECK

LPC: Stones are out of scale with the historic house and surrounding landscape

Responses: Eliminated seawall stones and updated deck design with cascading wooden steps down to grade.

4. REAR DECK AWNING ATTACHMENT DETAIL

LPC: Steel tiebacks too industrial looking

Response: Awning support updated to wood beam and posts.

5. HVAC ENCLOSURE AND WINDOW LOUVER DETAILS

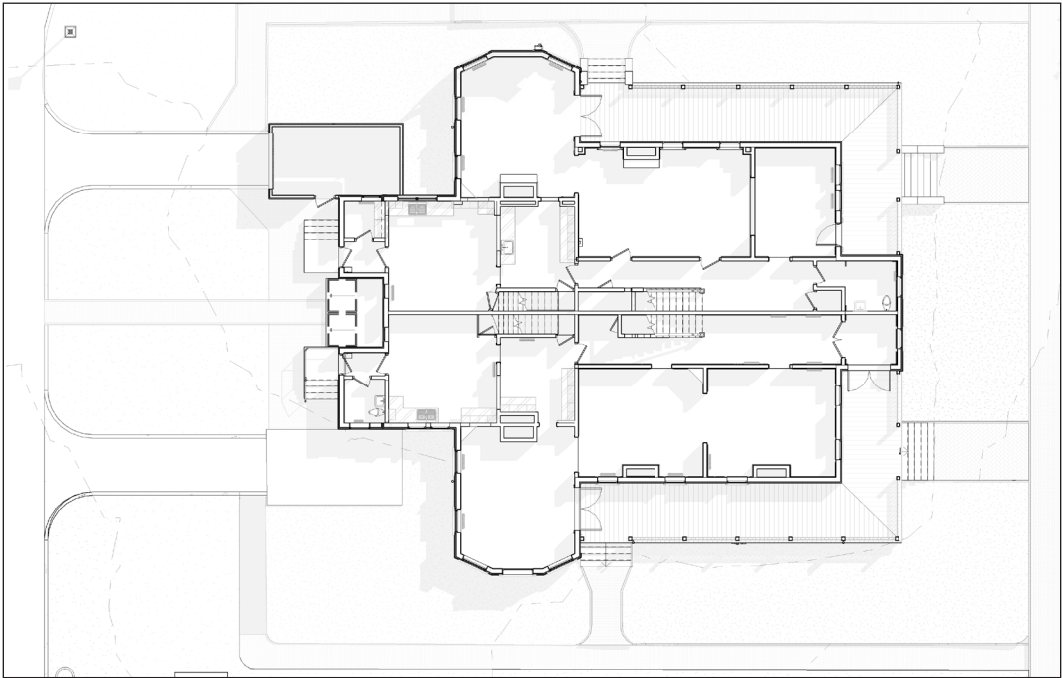
LPC: HVAC enclosure material out of scale, window louver calls attention to asymmetrical window layout

Response: Updated HVAC enclosure detail. Window louver color and size represented more accurately.

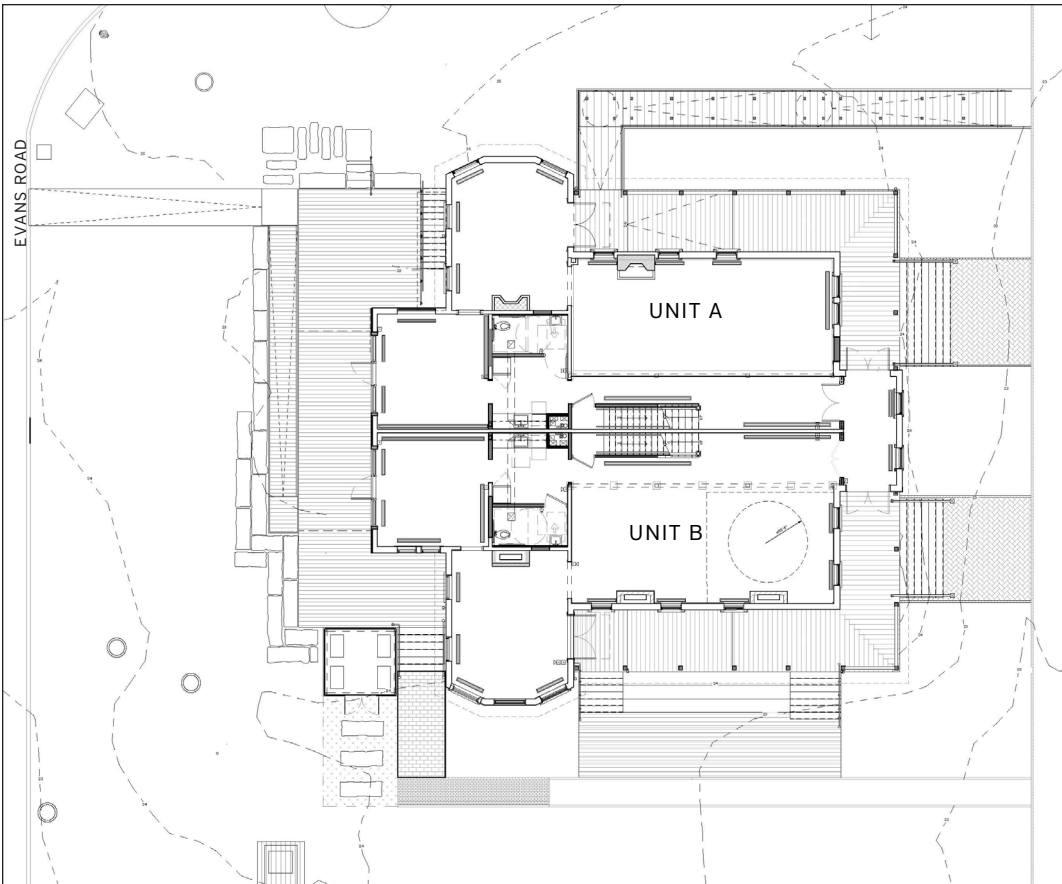


UPDATED PROPOSAL (JULY 2025)

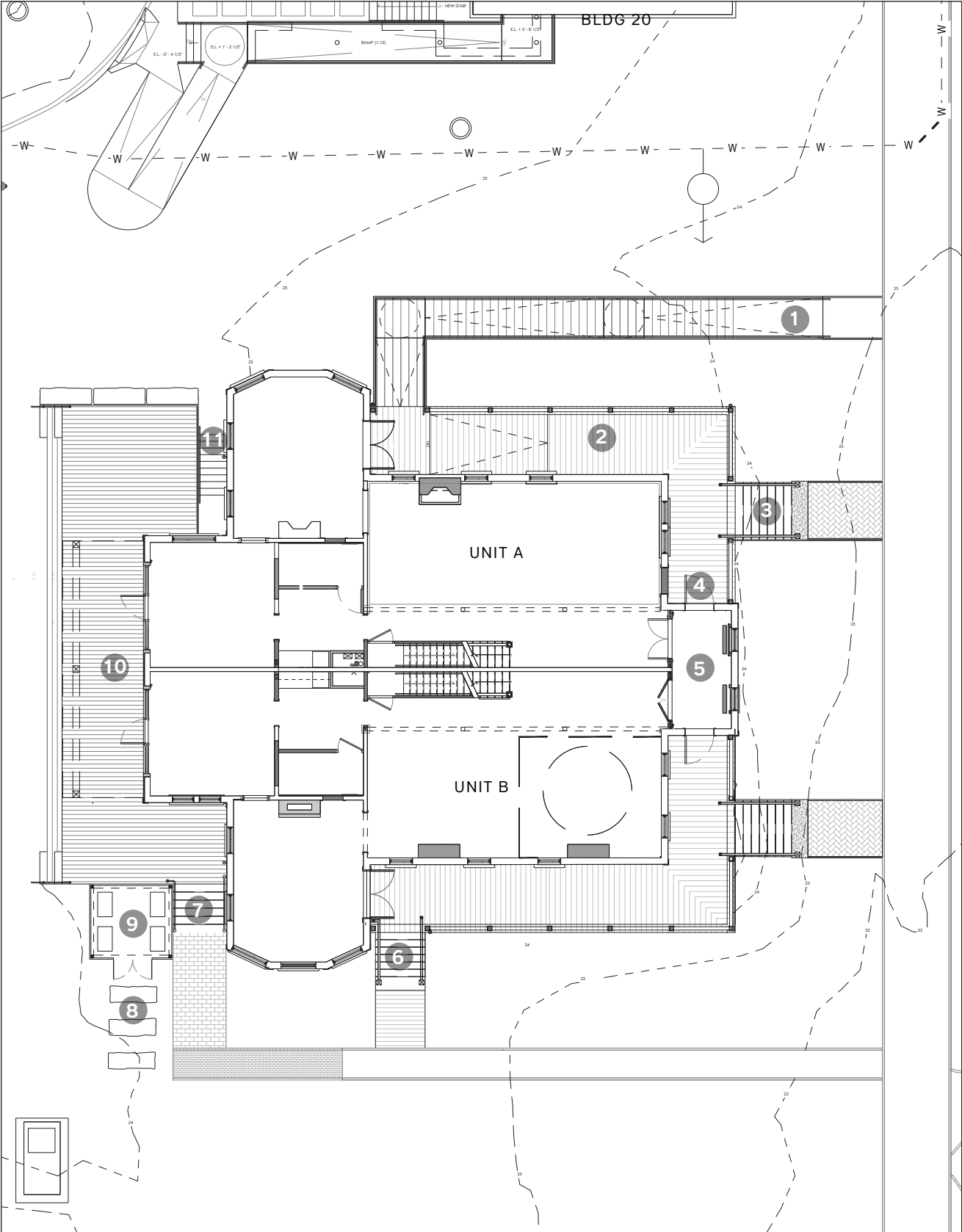
SITE PLAN



EXISTING



PREVIOUSLY PROPOSED (MAY 2025)



UPDATED (JULY 2025)

- 1 NEW ADA RAMP
- 2 REHABILITATED WOOD PORCH
- 3 REHABILITATED FRONT ENTRY STAIRS
- 4 RELOCATED ENTRY DOOR
- 5 NEW SHARED VESTIBULE
- 6 REHABILITATED SIDE STAIRS
- 7 NEW WOOD STAIRS
- 8 NEW RE-PURPOSED CONCRETE PAVERS
- 9 NEW MECHANICAL ENCLOSURE
- 10 NEW WOOD DECK, STEPS, AND AWNING
- 11 NEW CELLAR EGRESS STAIRS

EAST ELEVATION



PREVIOUSLY PROPOSED (MAY 2025)



EXISTING



UPDATED (JULY 2025)

SOUTH ELEVATION



PREVIOUSLY PROPOSED (MAY 2025)



EXISTING



UPDATED (JULY 2025)

WEST ELEVATION



PREVIOUSLY PROPOSED (MAY 2025)



EXISTING



UPDATED (JULY 2025)

NORTH ELEVATION



PREVIOUSLY PROPOSED (MAY 2025)

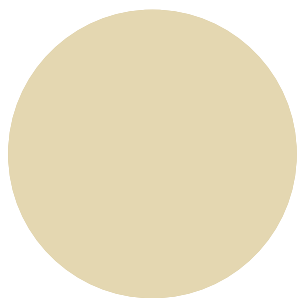


EXISTING



UPDATED (JULY 2025)

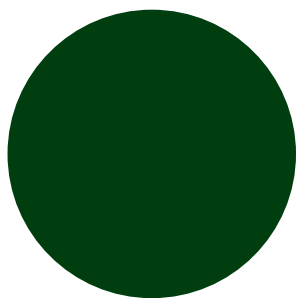
PROPOSED ELEVATIONS AND EXTERIOR FINISHES



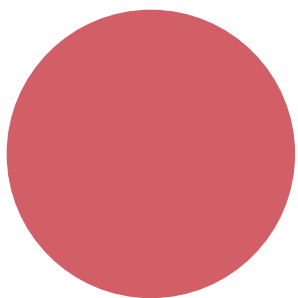
CLAPBOARD SIDING
Match Existing



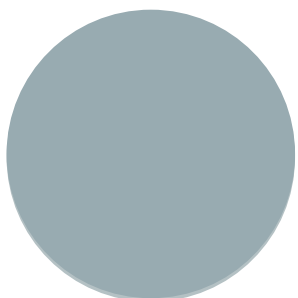
WOOD TRIMS, EAVES, COLUMNS,
RAILING, WINDOWS & DOOR CASINGS
Match Existing



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



PRIMARY DOORS AT EAST & WEST
ELEVATIONS
B.M. 1313 Milano Red (or similar)



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



EXTERIOR RAMP
HANDRAIL
Powder Coated White



PROPOSED WEST ENTRY FACING THE PARADE GROUND

PROPOSED DESIGN PERSPECTIVE



PREVIOUSLY PROPOSED (MAY 2025)



UPDATED (JULY 2025)

PROPOSED EAST ENTRY FACING NOLAN PARK

PROPOSED DESIGN PERSPECTIVE



PREVIOUSLY PROPOSED (MAY 2025)



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