



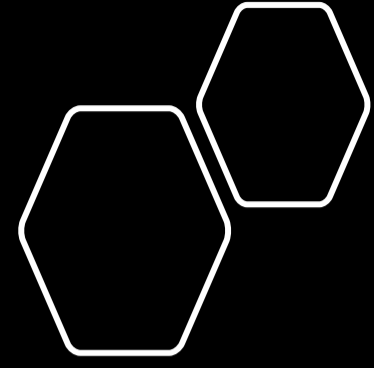
**Fort Hancock 21st
Century Federal
Advisory Committee**

—
**October 19
Public Meeting #40**

Pledge of Allegiance

I pledge allegiance to the Flag
of the United States of America,
and to the Republic for which it stands,
one Nation under God, indivisible,
with liberty and justice for all.





Getting Started

Agenda Meeting 40

- 9:00 am Meeting called to order
- 9:10 am Leasing Updates
- 10:50 am Break
- 11:00 am Public Comment Period
- 11:30 am Working Group Update
- 12:30 pm General Update
- 12:40 pm Around the Table Comments
- 12:55 pm Key Takeaways and Next Steps
- 1:00 pm Adjourn



Getting Started

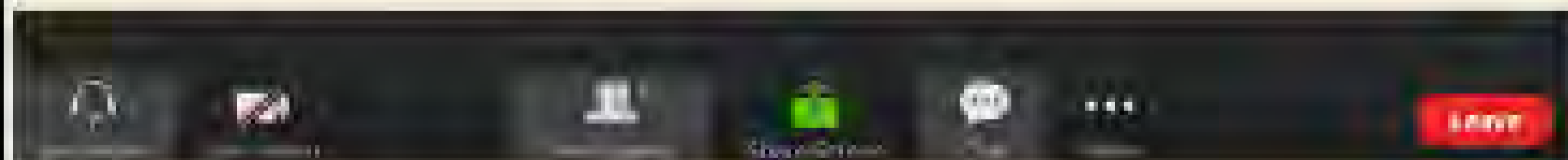
How Committee Members Contribute

Discussion protocols:

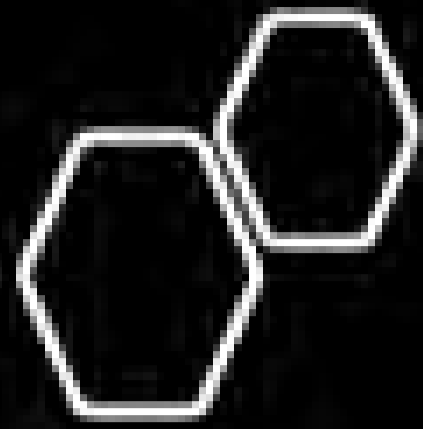
- Contribute
- Share time
- Ask questions of one another

To contribute to the discussion:

- Add a comment to the “Chat”
- Raise a “virtual” hand



We encourage you to keep your cameras on and stay on mute unless speaking



Getting Started

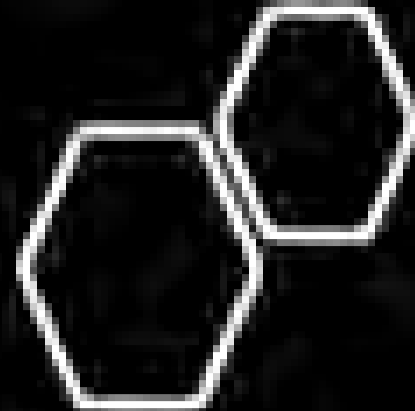
How Public Participants Contribute

To contribute to the discussion:

- Utilize the Q&A function (located in your toolbar at the bottom of Zoom)
- During the 11:00-11:30 am public comment session, we will enable you to raise a “virtual” hand to share your perspective



- Take the opportunity to provide written comments to NPS following the meeting



Opportunity for Public Comment



Requests for
Public Comment

To contribute to the discussion

Raise a "virtual" hand



Add a comment to the Q&A



Participants are asked to limit remarks to one to two minutes so others may contribute

News media is invited to contact Gateway directly by emailing Daphne_Yun@nps.gov



Leasing Update – October 19, 2022



General Agreement

Stillman Development International

Two Phases:

- Develop Prototypes for two Officers Row Buildings
- Feasibility analysis and, if viable, comprehensive concept plan

21 Remaining Buildings - 107,252 SF

- Lieutenants Quarters - 2, 3, 4, 5, 6, 7, 8, 16, and 17
- Captains Quarters - 9, 10, 11, 13, 14, and 15
- Commander's Quarters - 12
- Gas Station – 60
- Mess Halls - 55 and 57
- Civilian Family Quarters – 80 (short term use to support chapel weddings)
- Post Exchange – 70



FORT HANCOCK RESIDENTIAL BUILDINGS 7 & 12

Gateway National Recreation Area, Sandy Hook Unit
Sandy Hook, NJ 07732

PRESERVATION PLAN & SCHEMATIC DESIGN

JUNE 23, 2022

AYONSTUDIO
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CONTEXT

FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

CONTEXT



LOCATION



FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

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CONTEXT



OFFICERS' ROW



FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

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CONTEXT



Building Type: Lieutenant's Quarters
Buildings 2, 3, 4, 5, 6, 7, 8, 16 and 17.

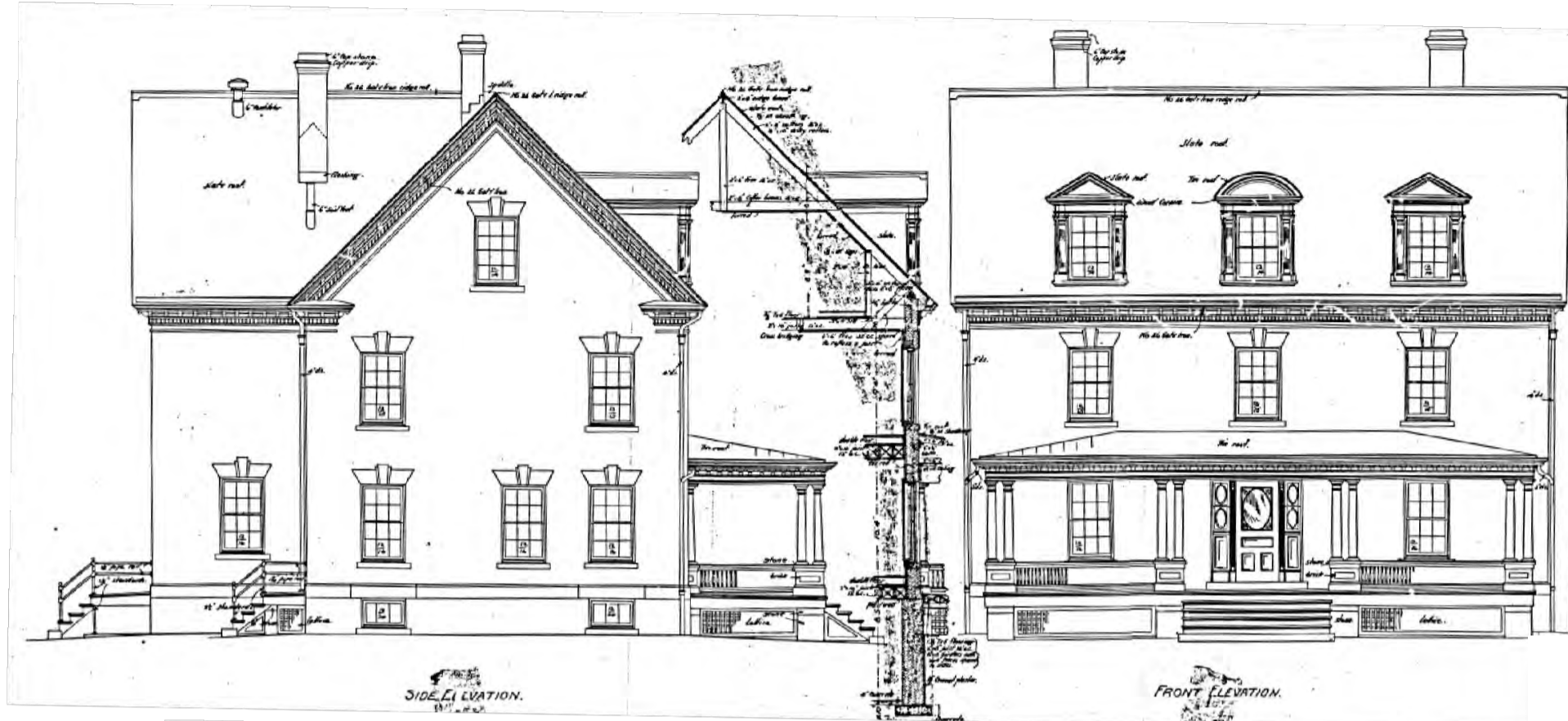
FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

BUILDINGS 7 AND 12

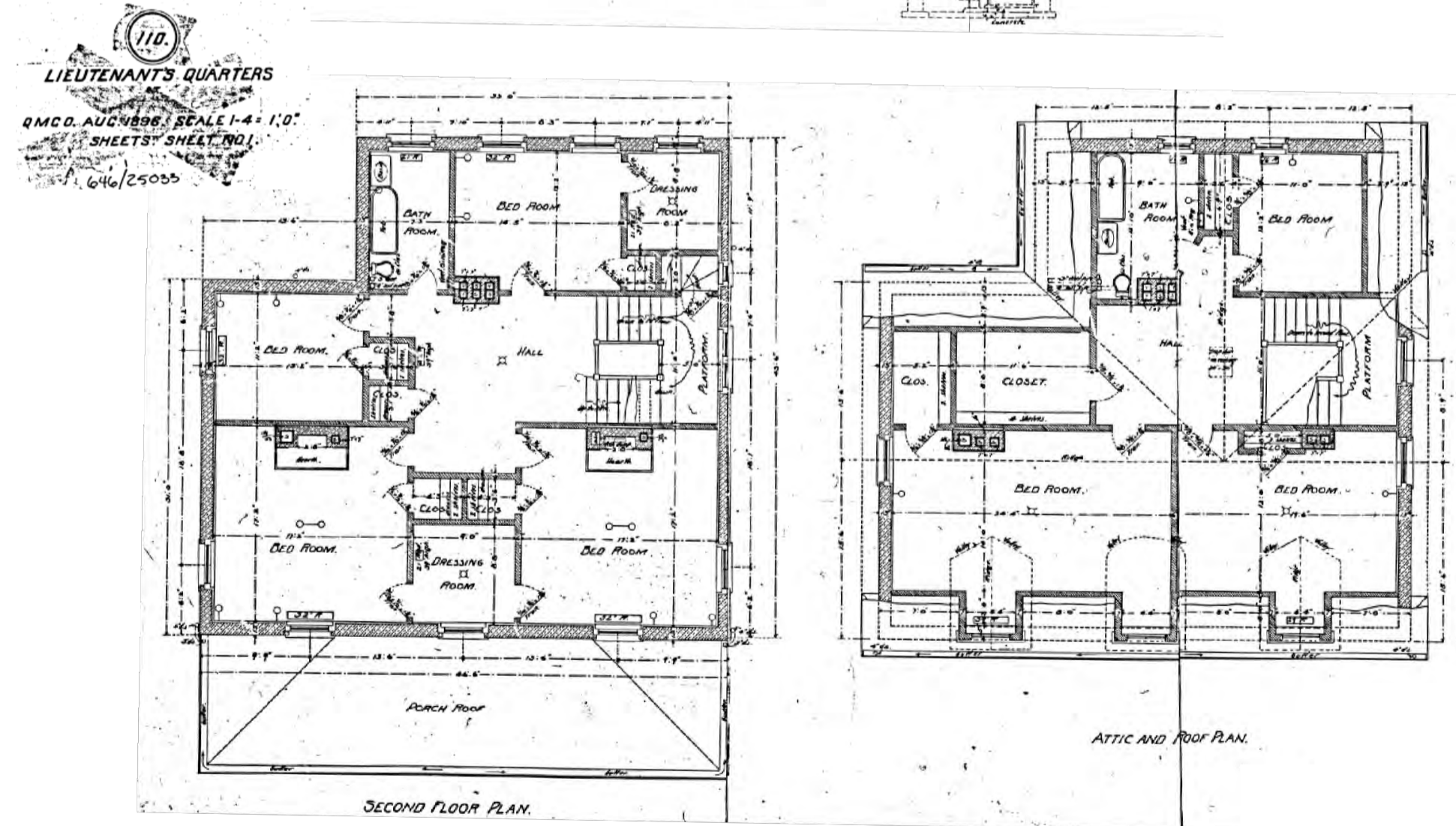
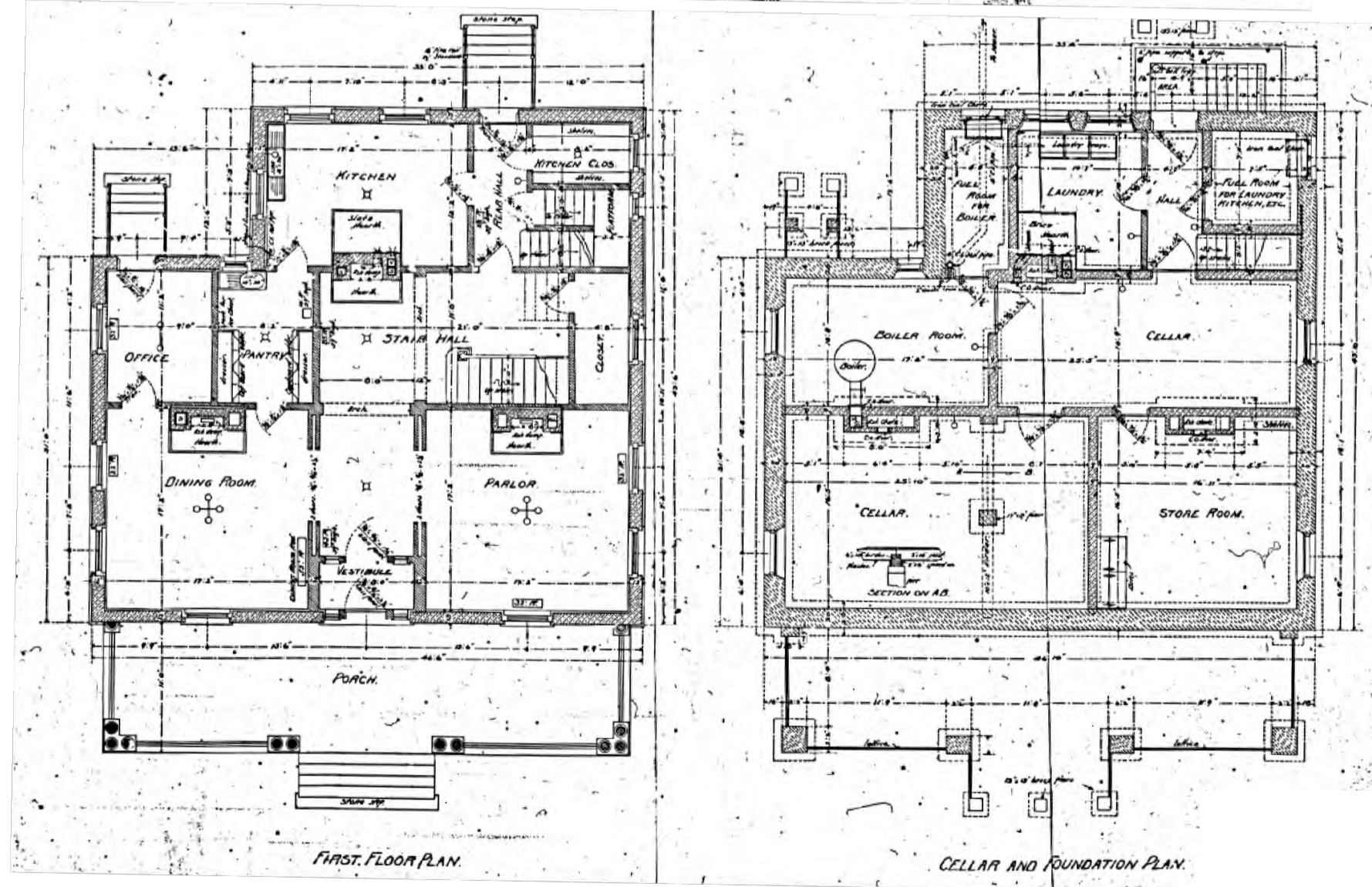
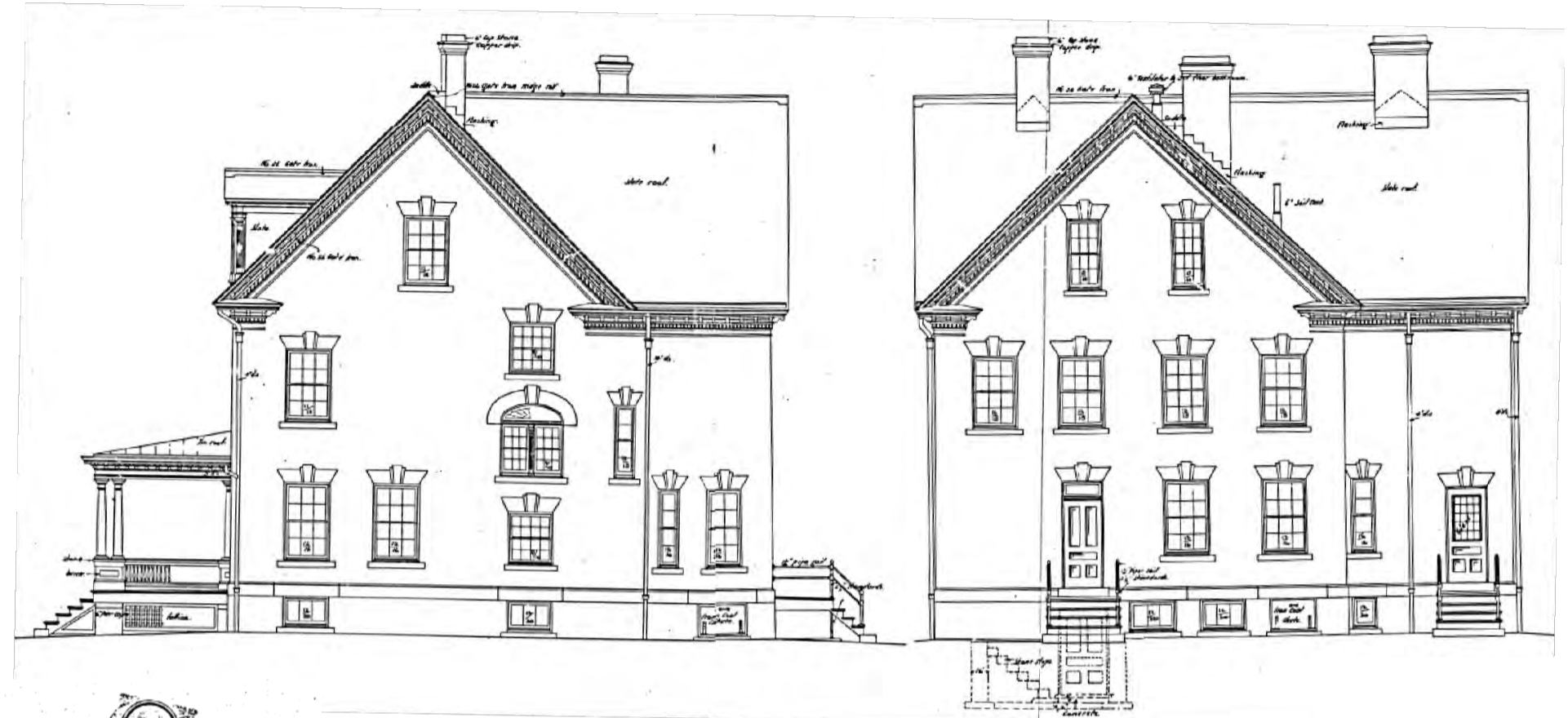


Building Type: Commander's Quarters
*Unique typology for highest ranking officer:
building 12.*

CONTEXT



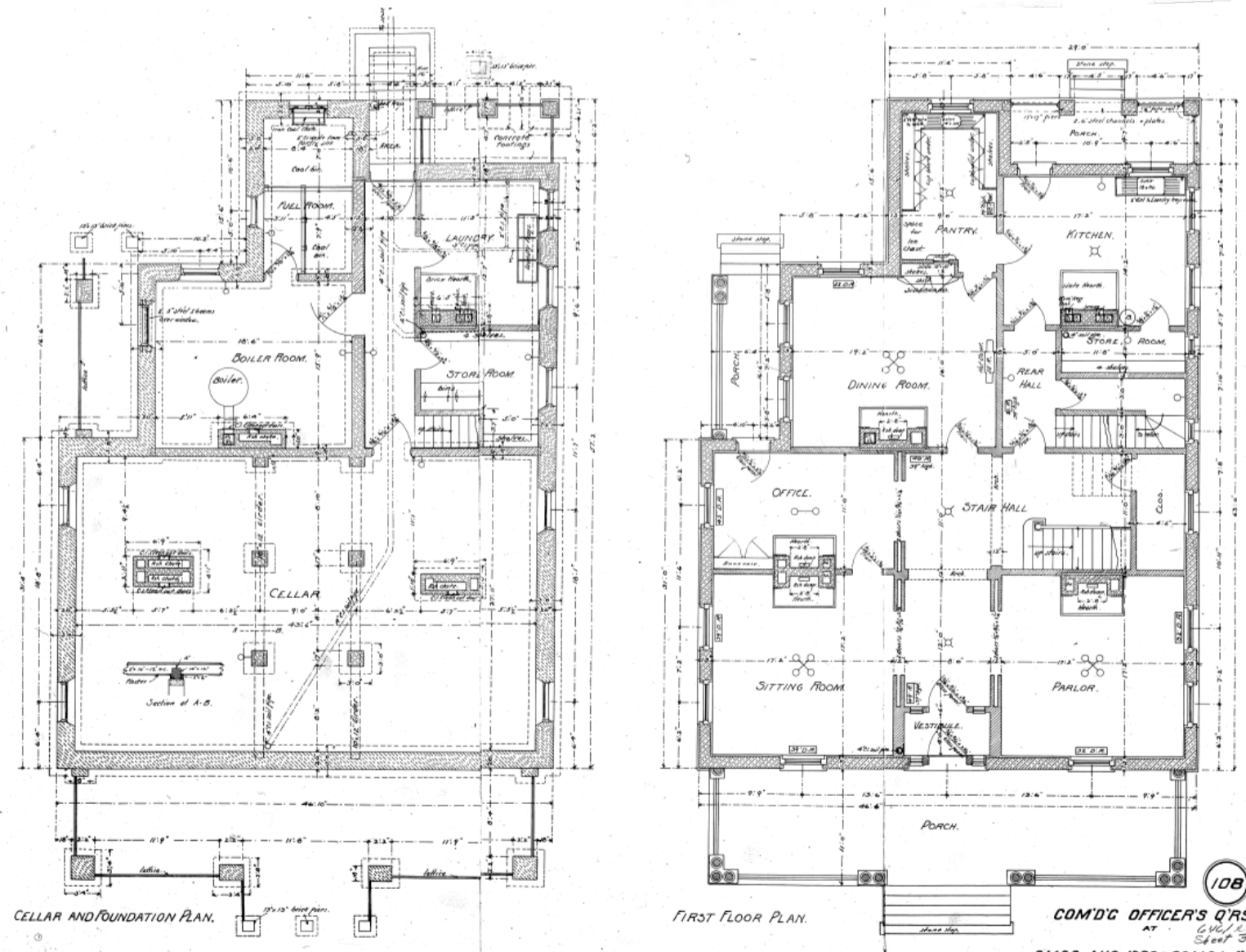
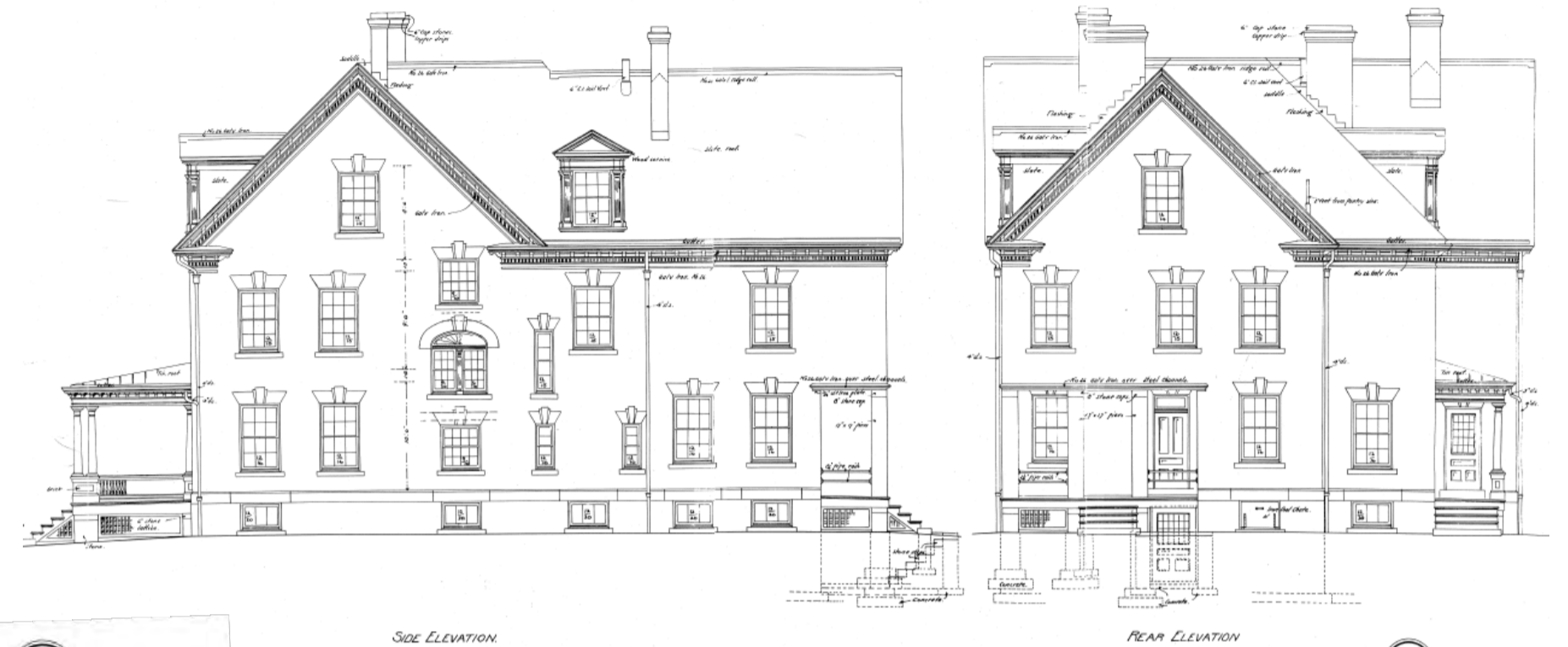
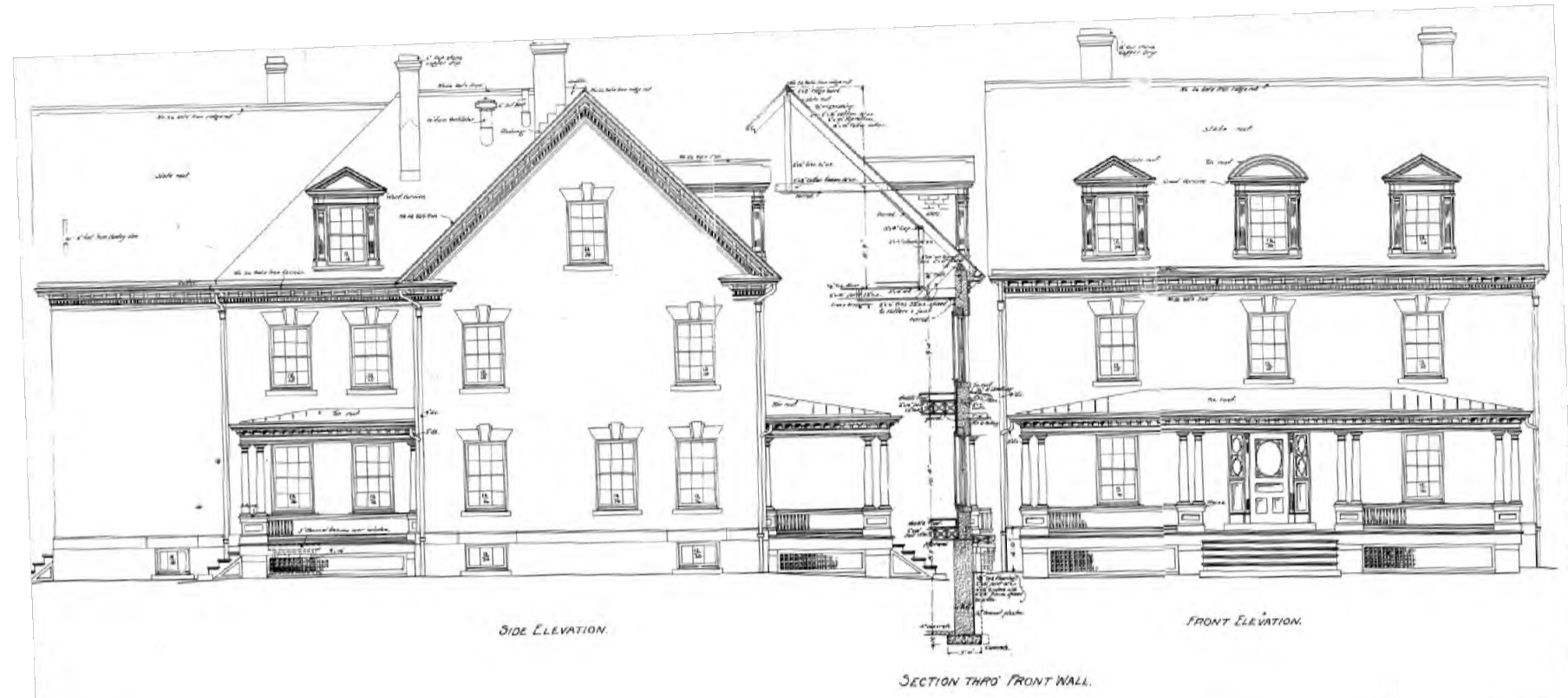
ORIGINAL DESIGN: #7



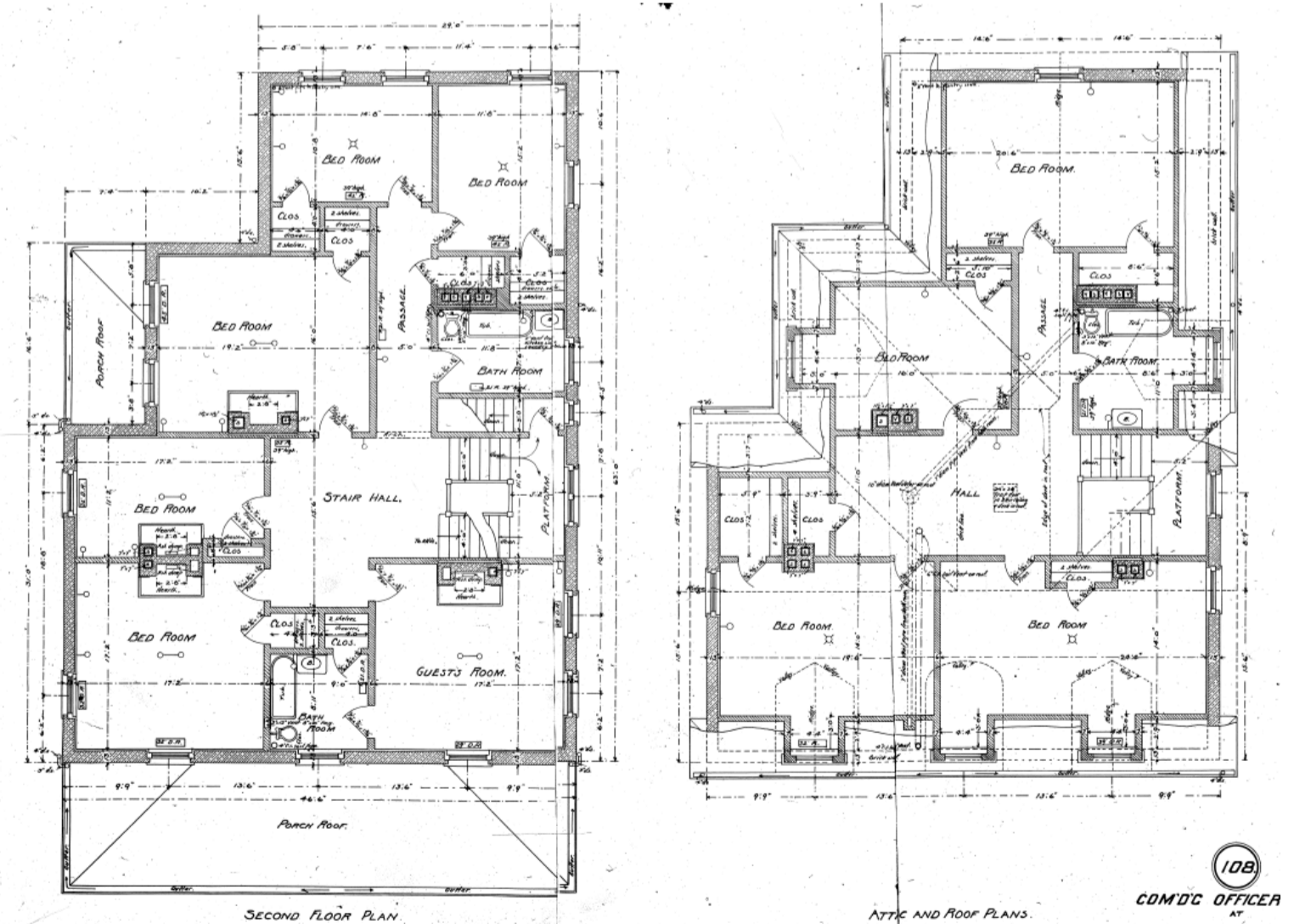
FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

CONTEXT

ORIGINAL DESIGN: #12



108
COM'DG OFFICER'S Q'RS.
AT
Q.M.C. AUG. 1896. SCALE 1/4" = 1'-0".
SHEETS SHEET NO. 1.



FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

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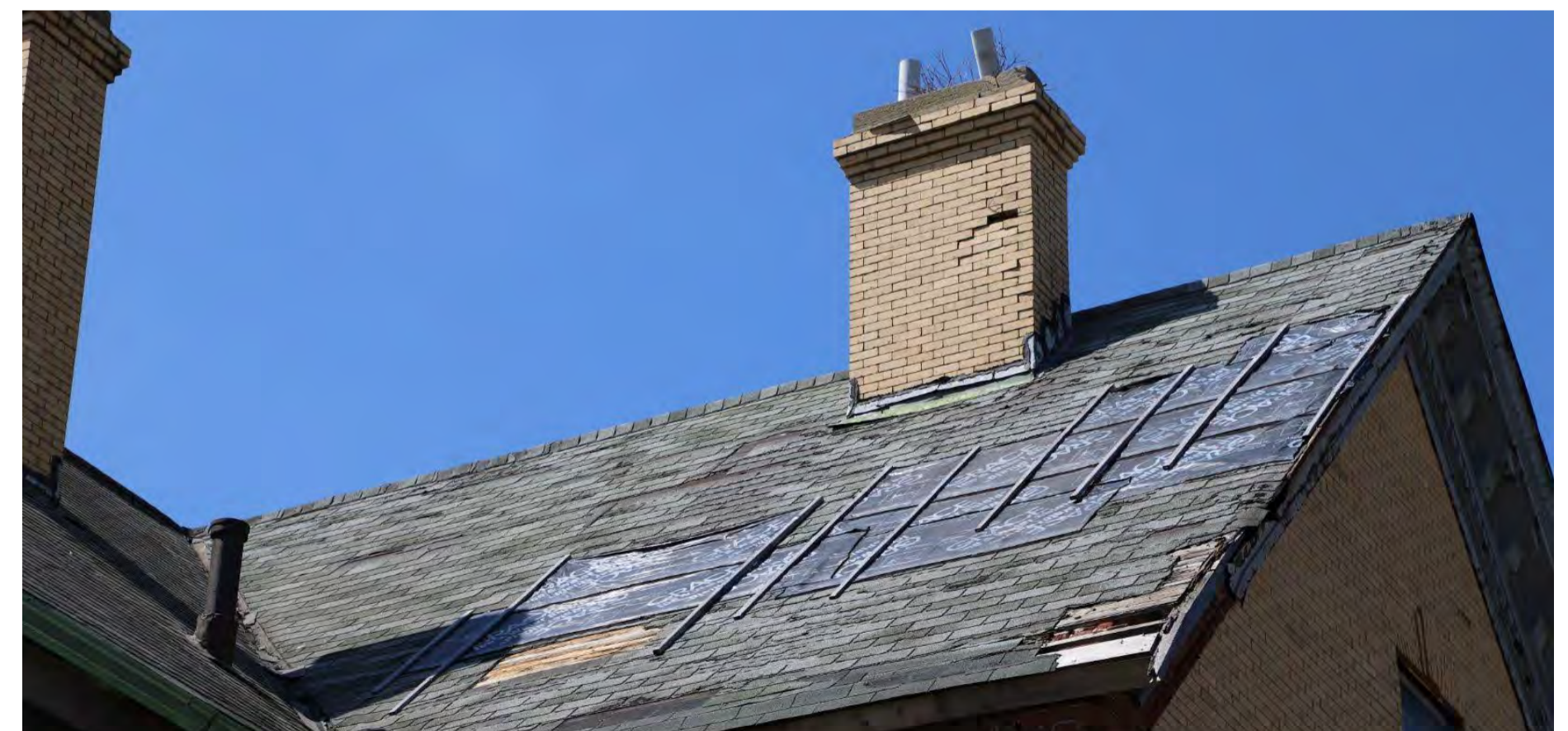
EXISTING CONDITIONS

FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

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Typical Deterioration

EXTERIOR



FORT HANCOCK BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN – Existing Conditions

Typical Deterioration

INTERIOR



FORT HANCOCK BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN – Existing Conditions

PRESERVATION PLAN

Informed by the 2003 Environmental Assessment prepared by NPS
and by the 2014 Environmental Impact Statement prepared by NPS

FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

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CHARACTER DEFINING FEATURES

Colonial Revival Style

Exterior Character Defining Features

Exterior



MASONRY

- Consistency of Construction Materials and Assemblies throughout Officers' Row and other late 1800's buildings.
- Brickwork: Buff colored brick and white mortar joints, decorative brick lintels.
- Limestone: Windowsills and 1st Floor stringcourse.
- Fieldstone: Cellar rubble wall.
- Blue Stone: Cellar windowsills (also used for the sidewalk curb).

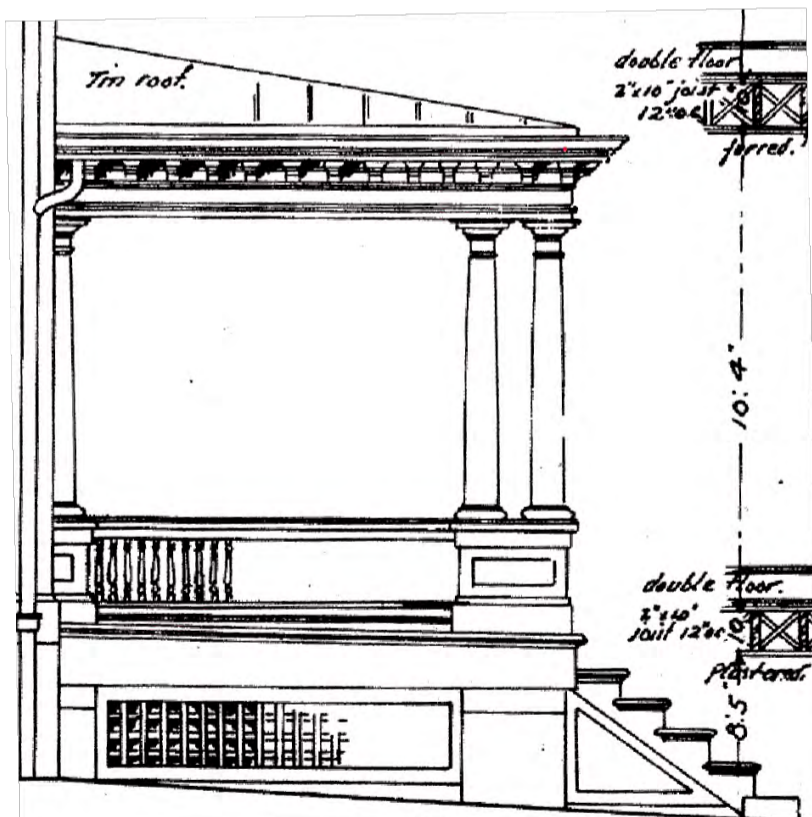
Exterior

FRONT PORCHES

Existing Replacement Porch at Bldg 7.



- Open porch facing the Bay.
- Columns: Tuscan columns on brick masonry base.
- Stoop and balustrade.
- Lattice work at basement openings.
- Decorative cornice: Non-matching design.
- Tin roof: Recently replaced. New flashing provided.
- Painted woodwork: White and/or green (historic paint color TBD).



Original design (QMGO, August 1896)



Back porch cornice reference @ #12

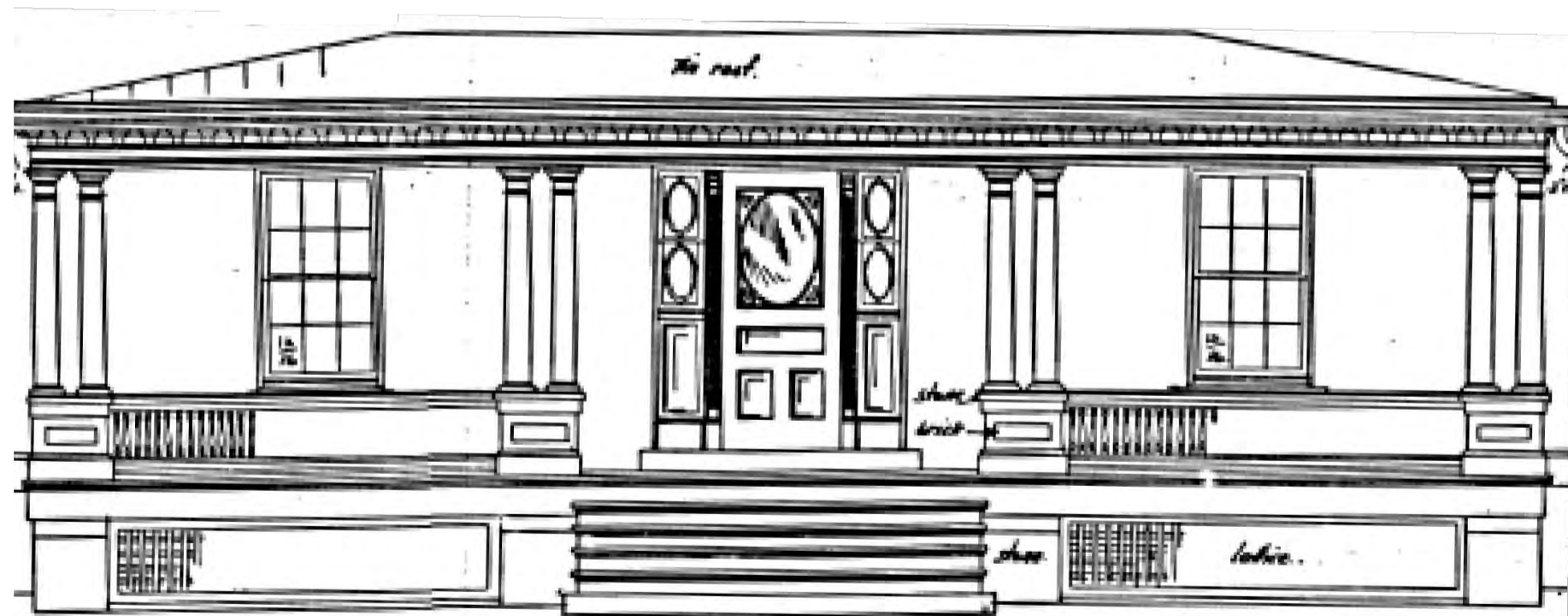
Exterior



FRONT PORCHES

Existing Replacement Porch at Bldg 12.

- Open porch facing the Bay.
- Columns: Tuscan columns on brick masonry base.
- Stoop, balustrade and lattice work: Missing.
- Decorative cornice: Non-matching design.
- Tin roof: Failing replacement metal sheet roof and flashing.
- Painted woodwork: White and/or green.

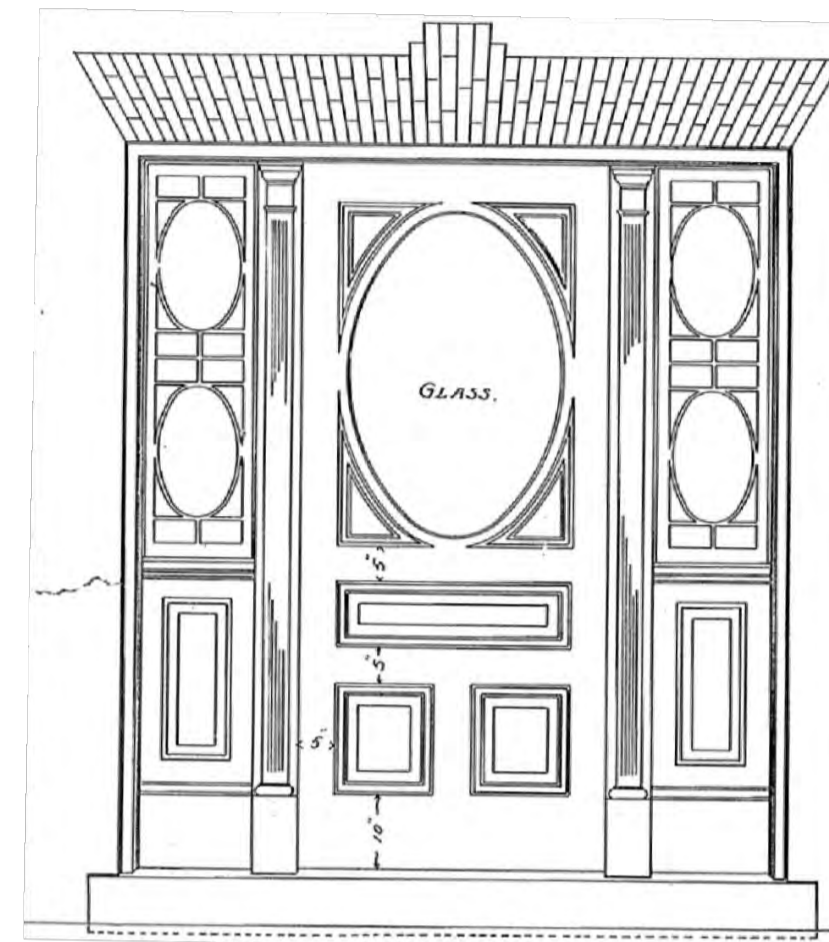


Original design (QMGO, August 1896)

Exterior



FRONT DOORS



Front door
Original design (QMGO, August 1896)

Replacement front door at building 7.
Possibly implemented after a fire in the 1940's.
Unique typology.

- Wood Door: Replacement door.
- Non-matching Design: Symmetry, all wood molded panels.
- Painted Wood: Non-matching color.

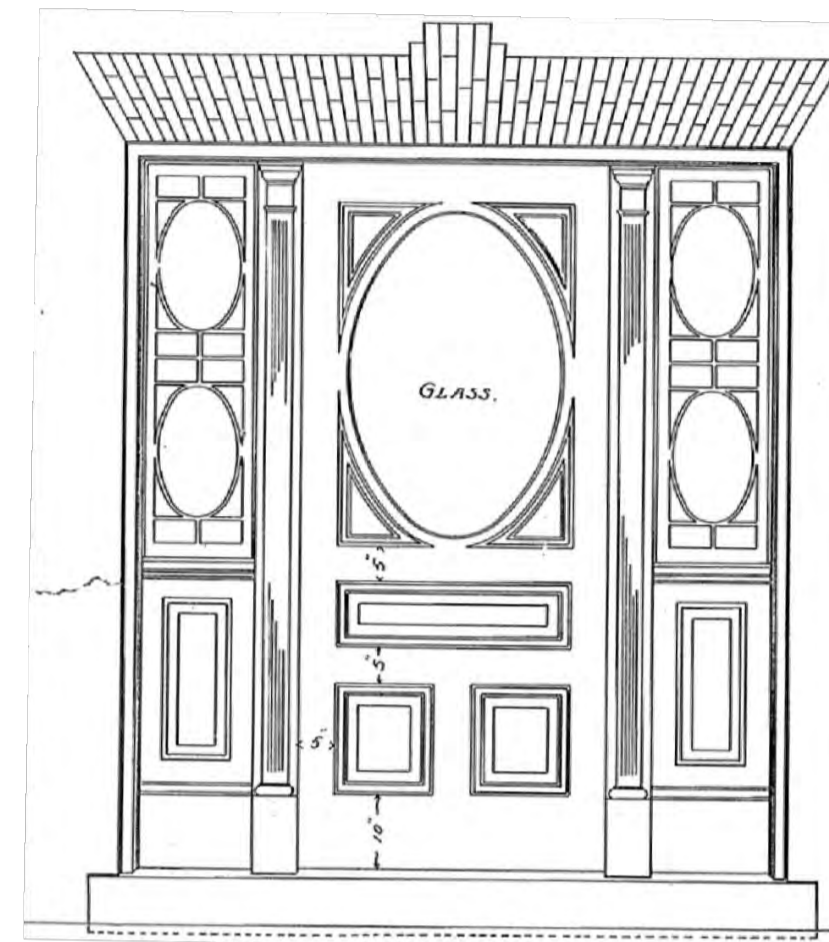
Original design

- *Implemented at all other Officers' Row residences.*
- *Symmetrical design.*
- *Alternance of rectangular wood panels and oval glass panels.*
- *Fine wood moldings.*

Exterior



FRONT DOORS



Front door
Original design (QMGO, August 1896)

Front door at building 12.

- Wood Door: Matching the original design.
- Glass Panels: Single-pane glass.
- Painted Woodwork.

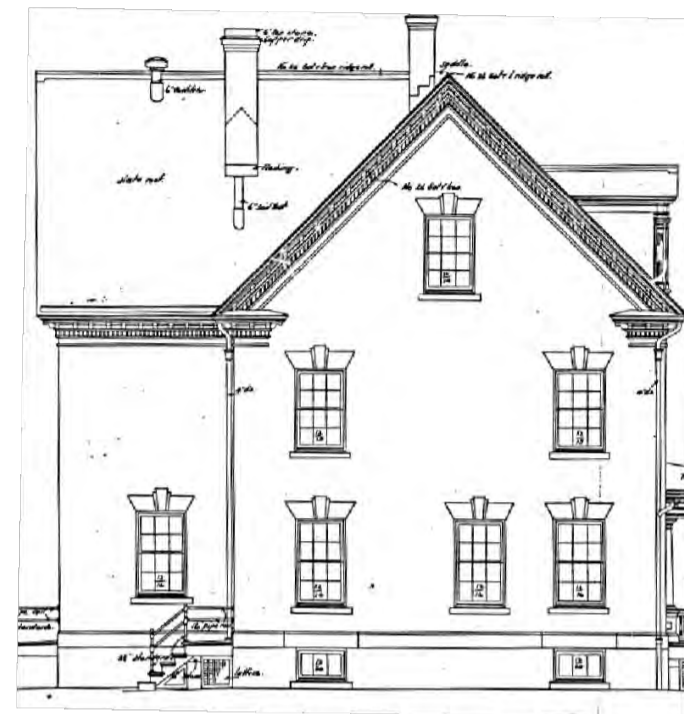
Original design

- *Implemented at all other Officers' Row residences.*
- *Painted woodwork: White or green.*

Exterior



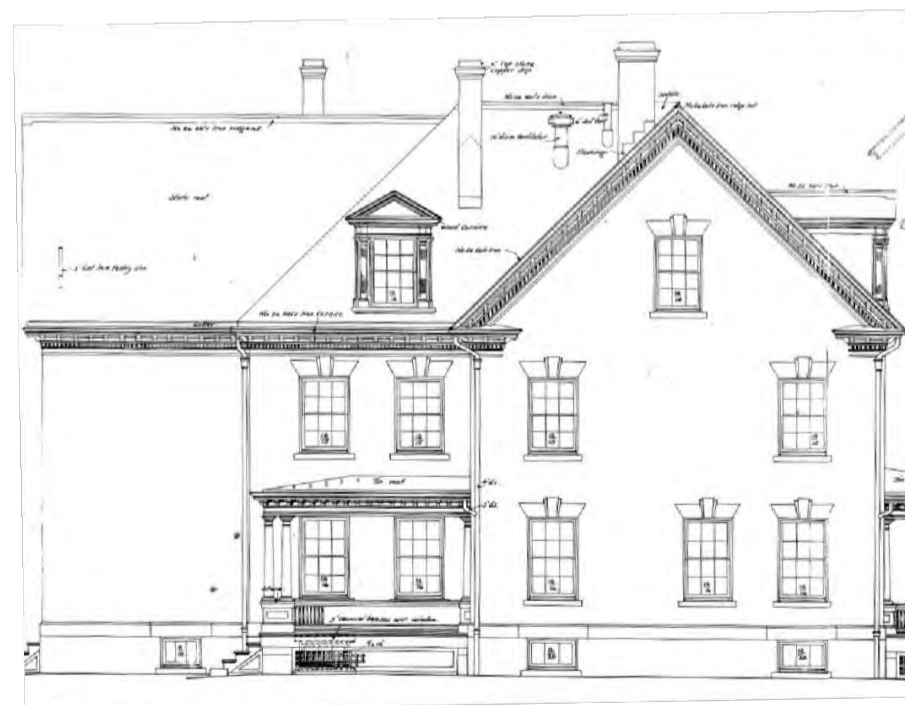
#7: North elevation



Original design (QMGO, August 1896)



#12: North elevation



Original design (QMGO, August 1896)

WOOD WINDOWS

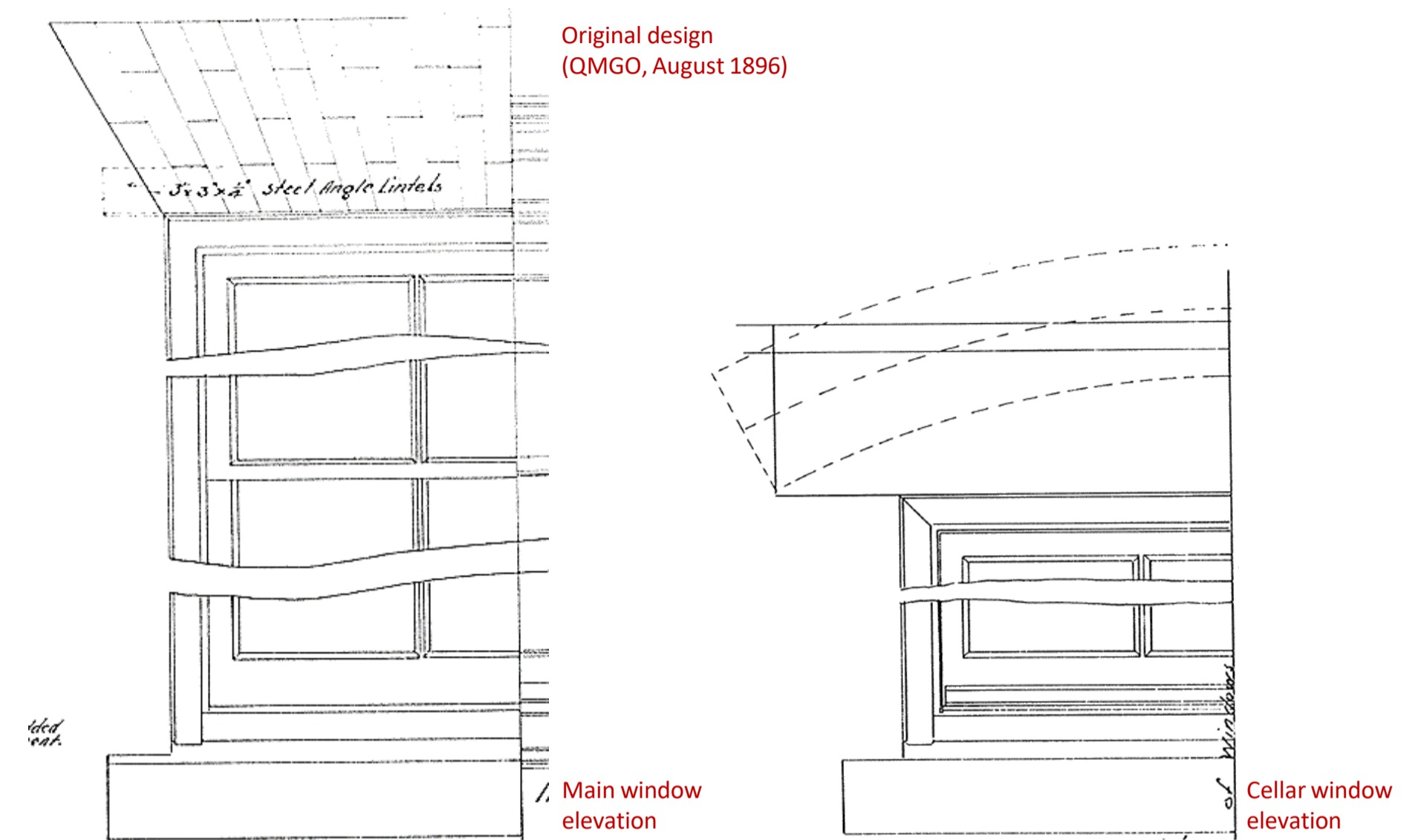
Windows bays and location.

- Design: Comparable for both building types.
- Windows locations at building 7: Matching
- Windows locations at building 12: Non-matching. One blocked window.
Replacement brick masonry at window location, as well as interior alterations.

Exterior



WOOD WINDOWS



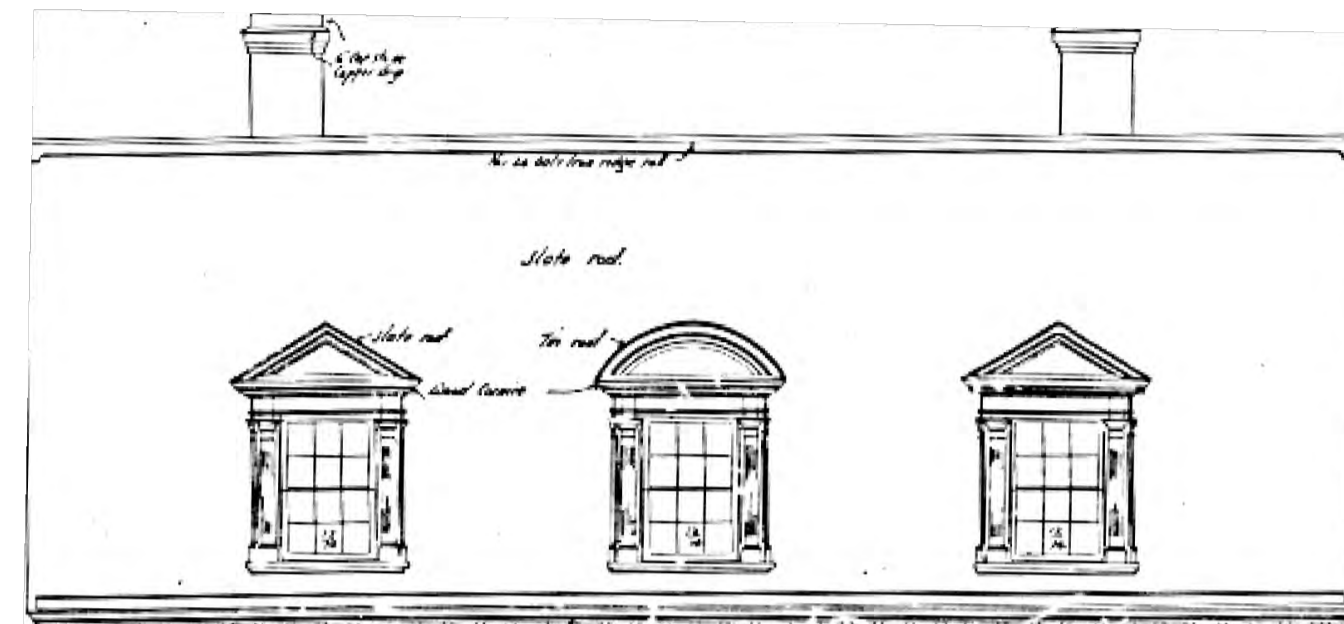
- Windows: Mostly 6/6 double-hung wood windows, including at dormers.
- Cellar Windows: In-swing awnings.
- Glazing: Single panes.



Exterior



SLOPED ROOF



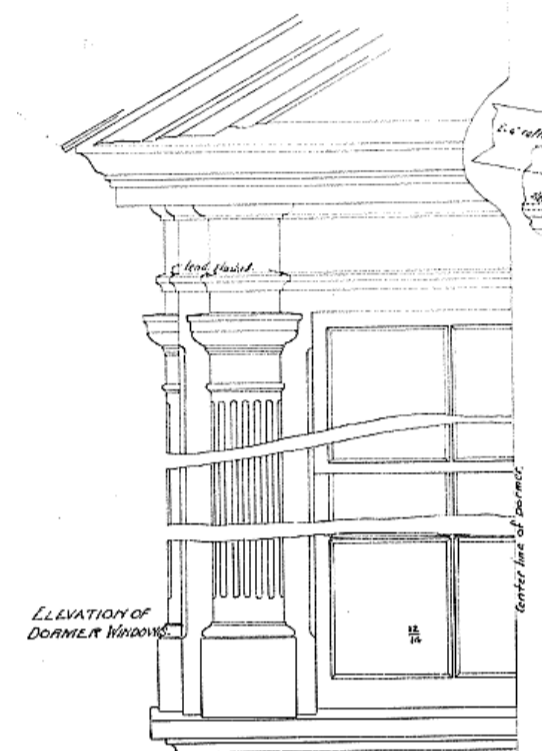
Original design
(QMG0, August 1896)

- Roof profile (gables with dormers).
- Pedimented dormers.
- Roof material: Originally slate, consistently replaced with asphalt shingles.
- Chimneys: Yellow brick masonry with non-original PVC flue terminals.

Exterior

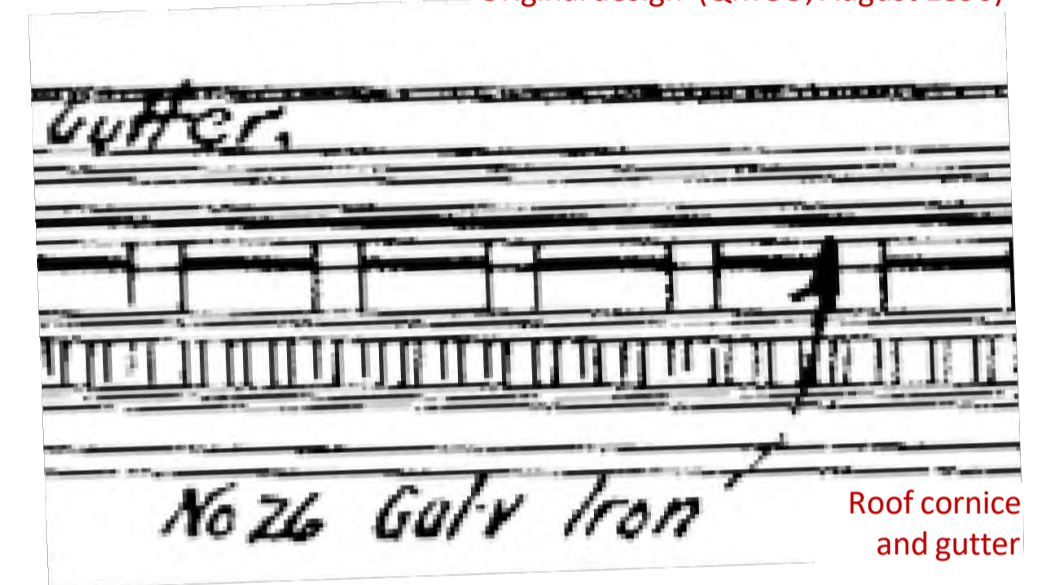


ROOF DECORATIVE FEATURES



Dormer detail

Original design (QMGO, August 1896)



Roof cornice and gutter



- Woodwork at pedimented dormers
Presumably originally painted.
- Sheet metal cornice along the eaves. Originally galvanized iron.
Horizontal components removed.
- Gutter and downspouts: Built-in copper gutters and round copper leaders.

Exterior

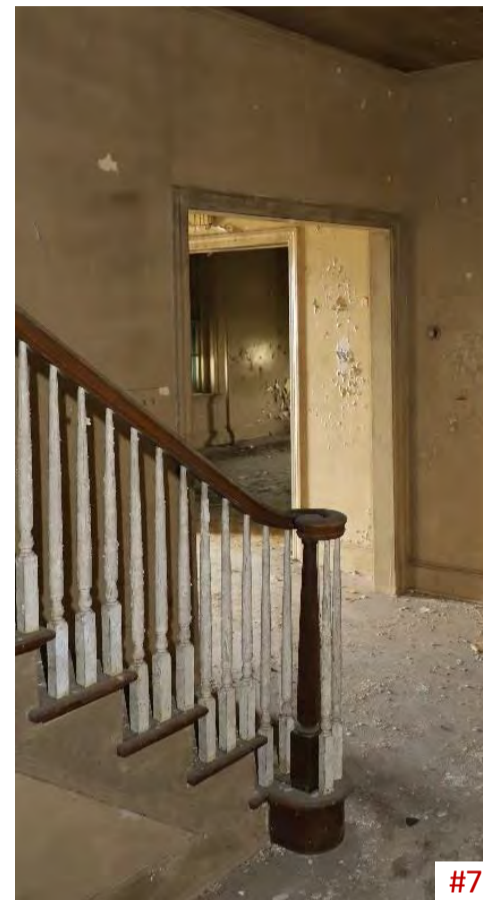


GARAGES

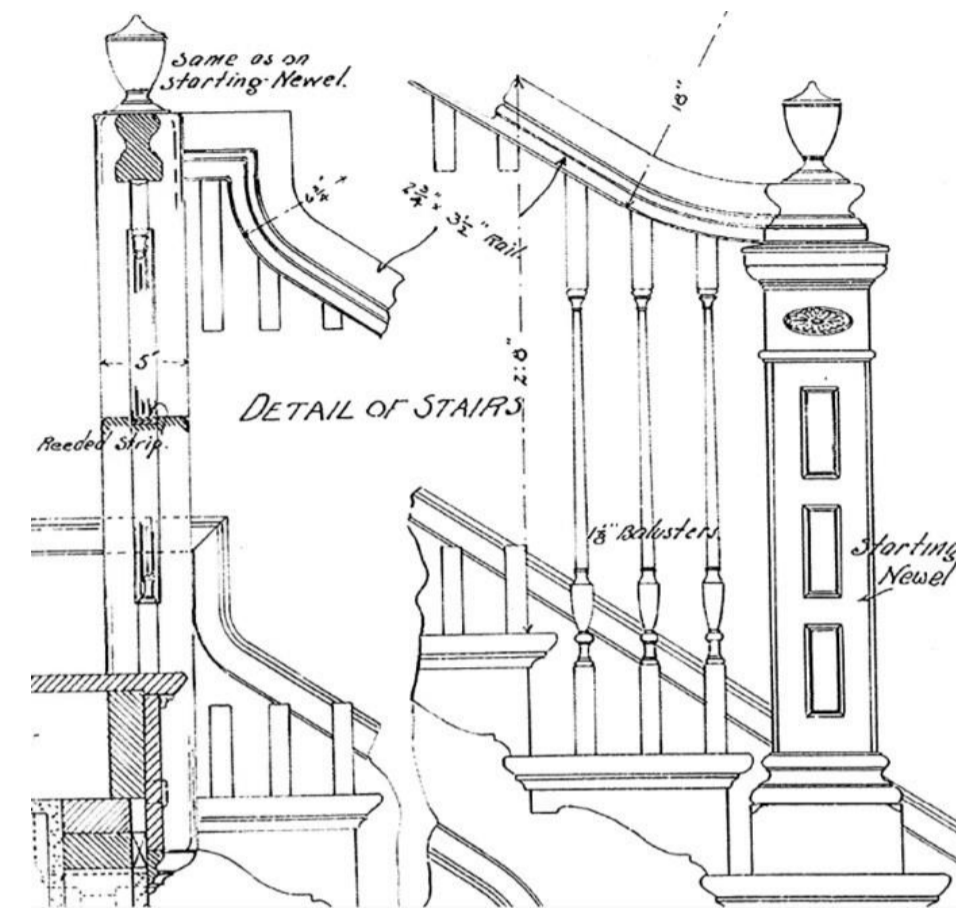
- Non-original: Added in the 1930-40's at south façade of multiple Officers' Row buildings.
- Flat roof: Missing.
- Masonry openings: Large garage door (missing) and bay-facing window (missing).
- Masonry work: Brickwork and windowsills similar to the original main buildings.

Interior Character Defining Features

Interior



STAIR HALLS



Stairs detail
Original design (QMGO Aug. 1896)



- Open switchback design: Open main stairwell with large landings.
- Historical woodwork: railings, banisters and stair assembly.

#7: Non-original replacement stairs and woodwork (post 1940's fire).

#12: Original or matching first flight of stairs.

Interior



CEILING

- Plaster ceilings: At most interiors.
- Pressed tin ceilings: At kitchen and pantry.
- Wood ceilings: Clapboard ceilings at the porches.



Interior

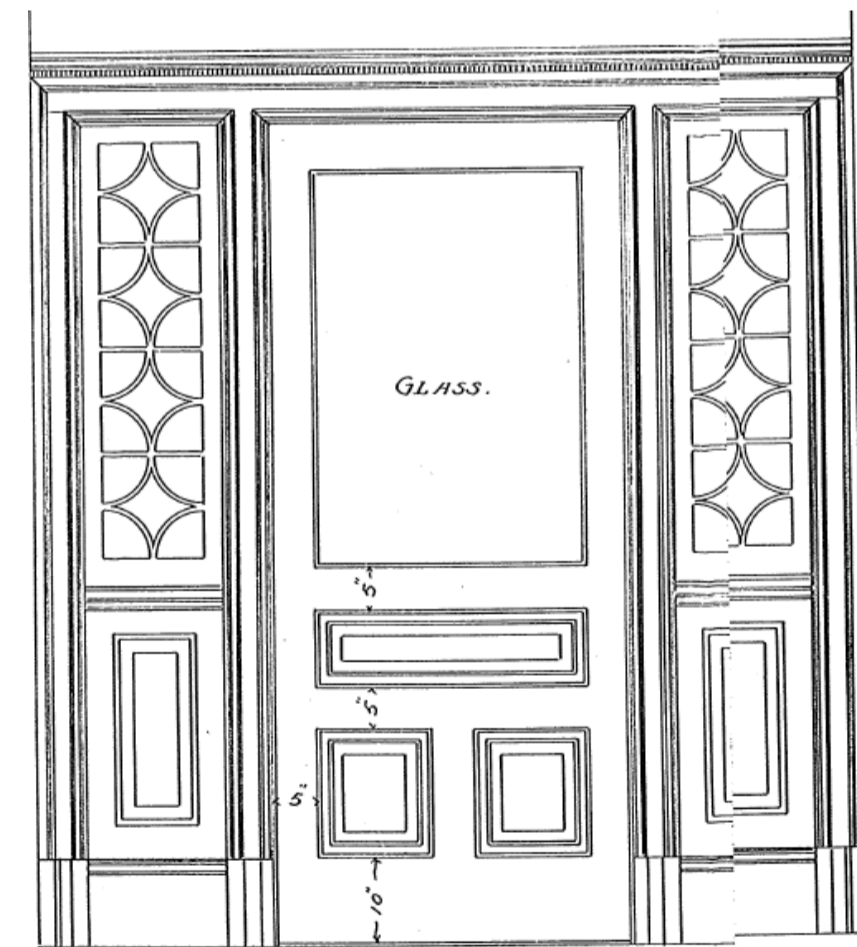
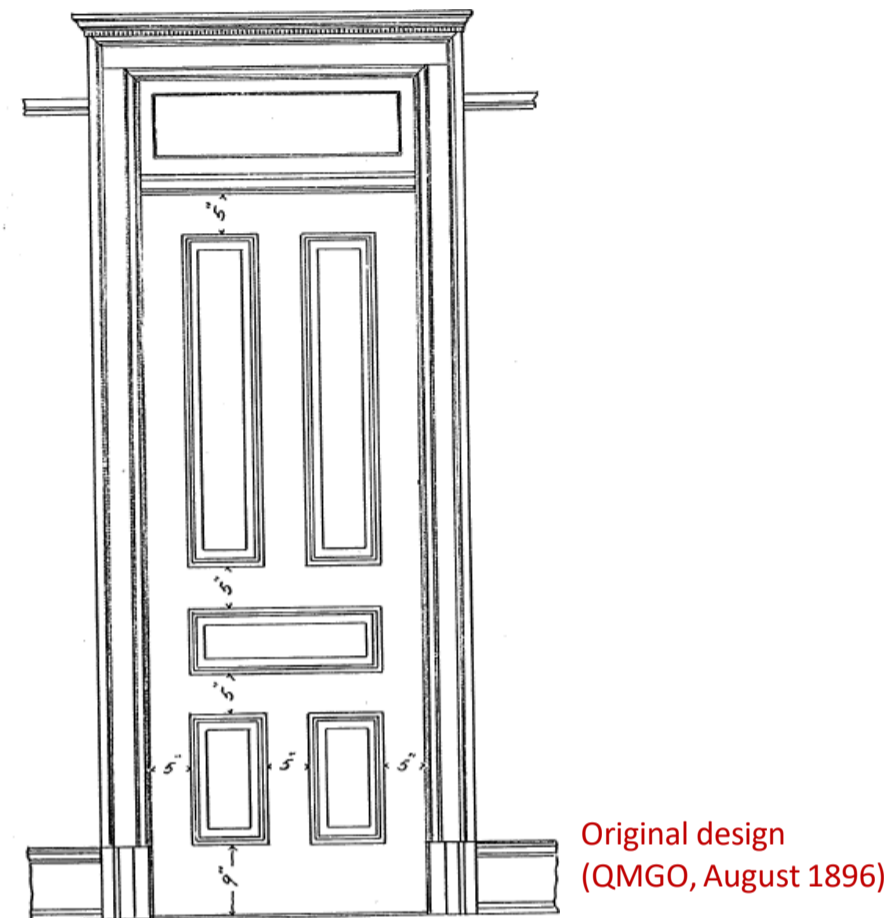
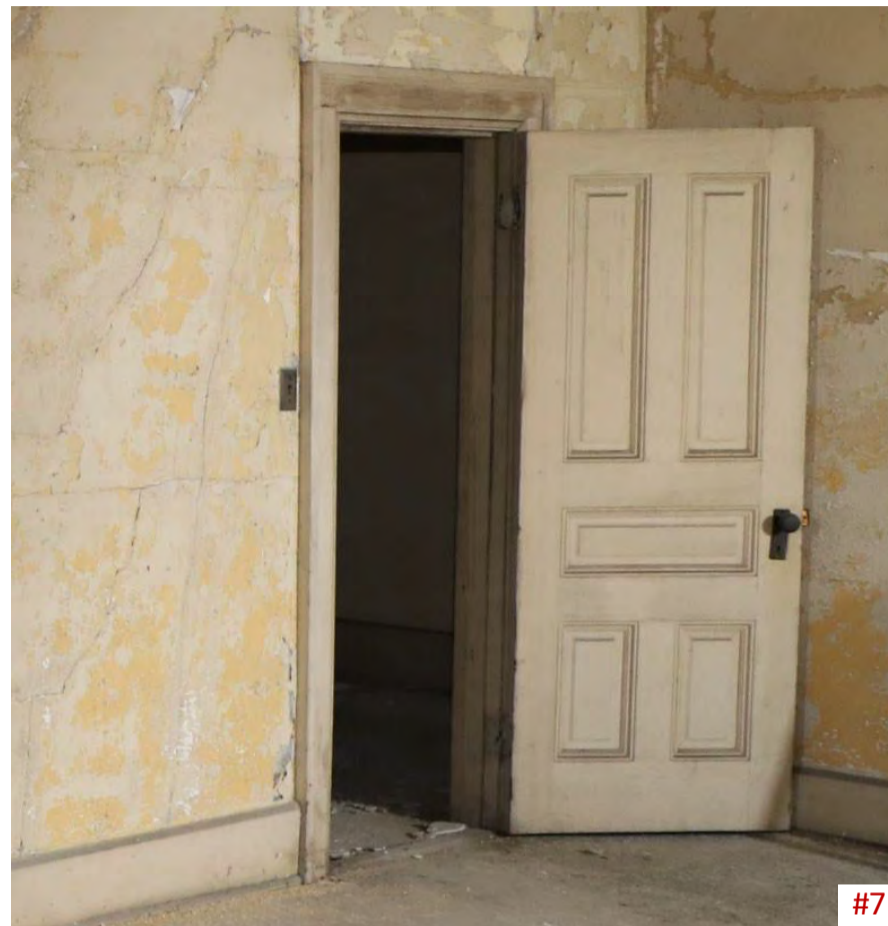


FLOORS

- Hardwood floor: Living rooms and bedrooms.
- Small hexagonal marble tiles: Bathrooms.

The hexagonal tiles observed in bathrooms at Building #7 might not be original, However, they may be deemed a character-defining feature.

Interior



WOOD DOORS

- Vestibule doors: Wood and glass design, complementing the main entrance door.

Original / matching at #12. Vestibule removed at #7.

- Interior swing doors.

Original / matching at #7 in the bedroom.

- Pocket doors.

Removed at #7 and #12.

Interior



#7

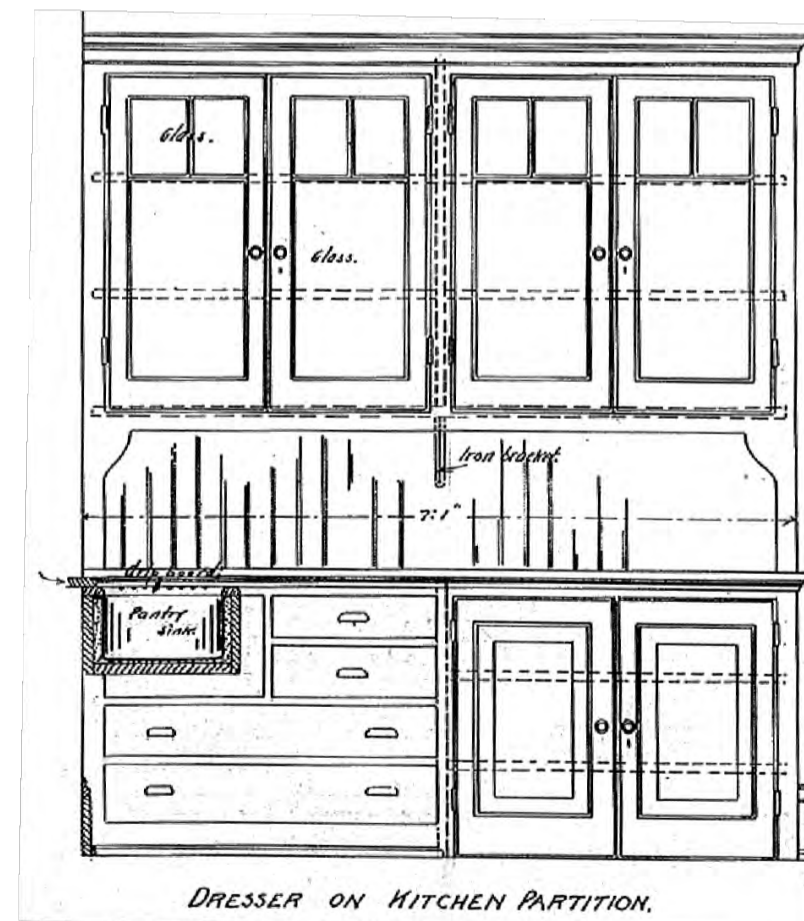
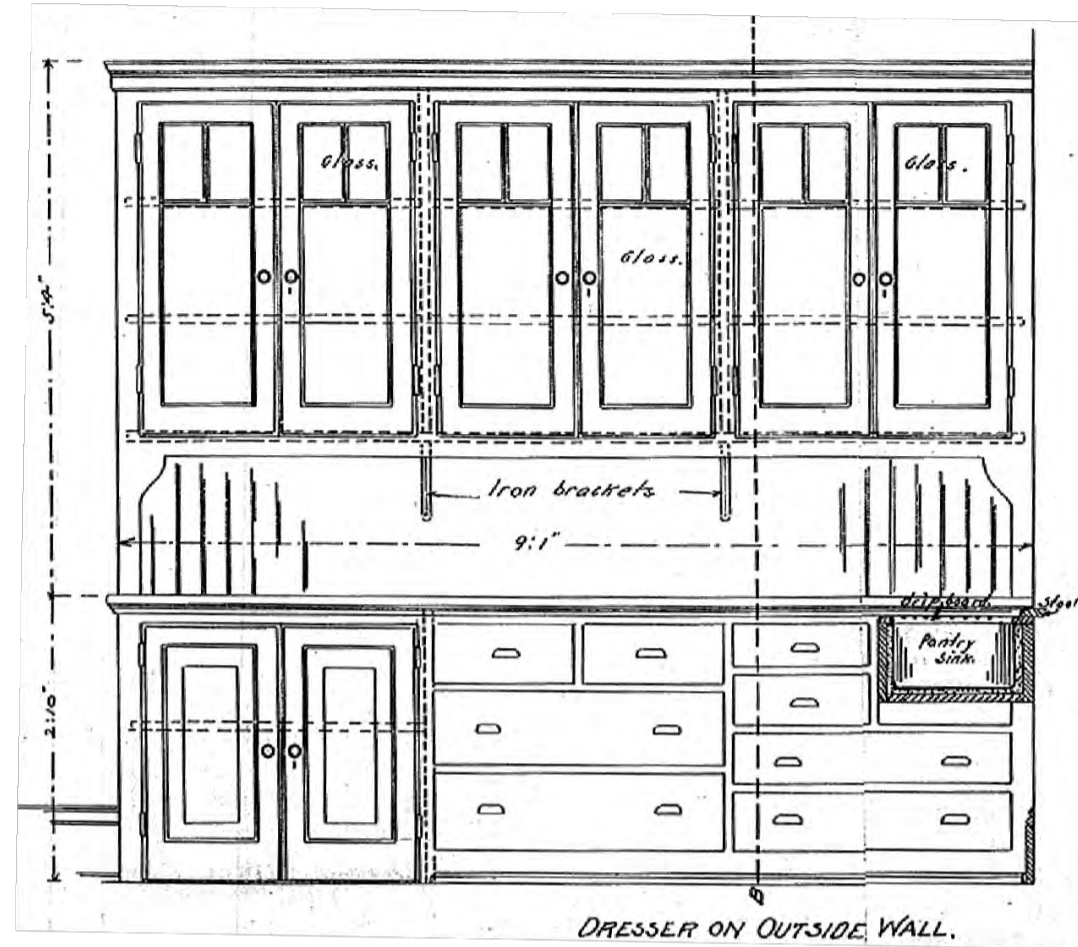
MILLWORK



- Trims
- Crown moldings
- Baseboards
- Wainscoting *only in #12, not in #7.*

*Non-original millwork observed on first floors.
Mention of noticeable original wainscoting
in #12 bathroom.*

Interior



CABINETS



- Original cabinetry in the pantry at Bldg. #12.
- Non-original cabinetry in the pantry and kitchen at Bldg. #7.

Interior



FIREPLACES

- Found on the first and second floors.
- White marble fireplace mantels and shelves.
- Carved stone surrounds and stone key, with brick and/or cast-iron firebox opening surrounds.
- Marble hearths with perimeter wood trims.

Different designs depending on the building and altered areas.

Note the non-original golden marble fireplace at #12.

Interior



RADIATORS

- Cast iron steam radiators.
Some original radiators remaining at #7 and #12.

Landscape Character Defining Features

Landscape



FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN – Character Defining Features

BAY VIEWS



Unobstructed views across Sandy Hook Bay:

- Between buildings.
- From front porches.
- Also, from front façade windows.

INTERVENTION PRINCIPLES

General Project Guidelines

Project Guidelines

SECRETARY OF THE INTERIOR'S STANDARDS

1. Preserve original materials: Minimal intervention.
2. Retain changes that occurred over time: Evaluation of acquired use value and/or historic significance.
3. Preserve distinctive features.
4. Repair vs Replace: Repair if possible. Replace in-kind if needed.
5. Implement non-injurious treatments: Gentle, protective and reversible.
6. Design new work to be compatible with & differentiated from existing.
7. Integrate reversible new work.
8. Adapt for energy conservation: Impact evaluation.
9. Base restoration on historical evidence: Field and documentation evidence to identify historic feature.
10. Retain historical use of property: Use continuity.

Proposed Intervention Principles

Interventions Principles

PROJECT SPECIFICATIONS

	GENERAL	EXTERIOR	INTERIOR
Restore/Retain/ Rebuild	<ul style="list-style-type: none">• Bay views• Residential use	<ul style="list-style-type: none">• Masonry brick walls, limestone windowsills & stringcourse• Front porches• Roof configuration	<ul style="list-style-type: none">• Fireplaces• Interior doors
Replace In-Kind <i>(Potentially with non-original materials)</i>		<ul style="list-style-type: none">• Roof membrane• Roof decorative features	<ul style="list-style-type: none">• Floors• Tin ceilings
Replace <i>With acceptable substitutes</i>		<ul style="list-style-type: none">• Exterior doors & windows <i>For energy conservation purposes</i>	<ul style="list-style-type: none">• Interior partitions finishes & plaster ceilings• Millwork• Cabinetry <i>As part of the new work</i>• Building systems
Rehabilitate		<ul style="list-style-type: none">• Garages	<ul style="list-style-type: none">• Stair landings• Hallways
Remove			<ul style="list-style-type: none">• Steam radiators

SCHEMATIC DESIGN

FORT HANCOCK - BUILDINGS 7 & 12
PRESERVATION PLAN & SCHEMATIC DESIGN

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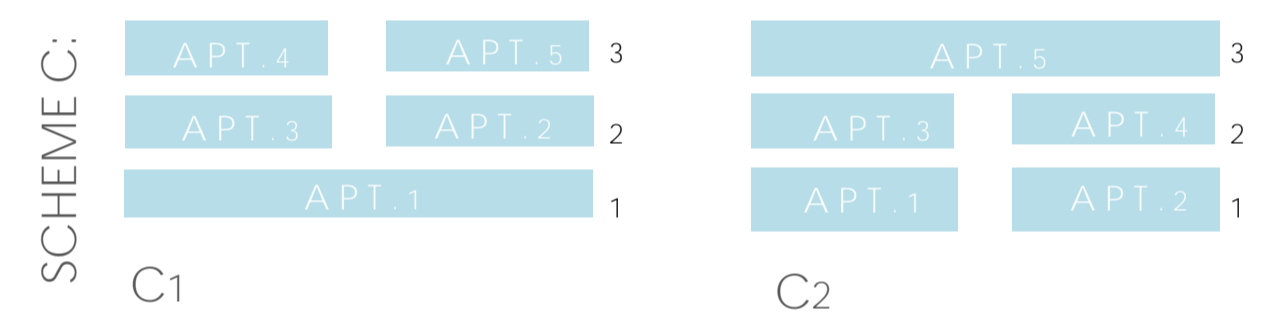
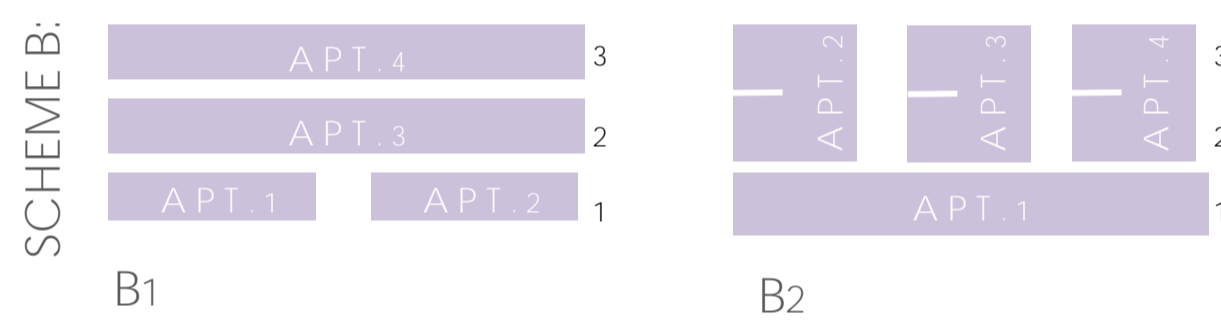
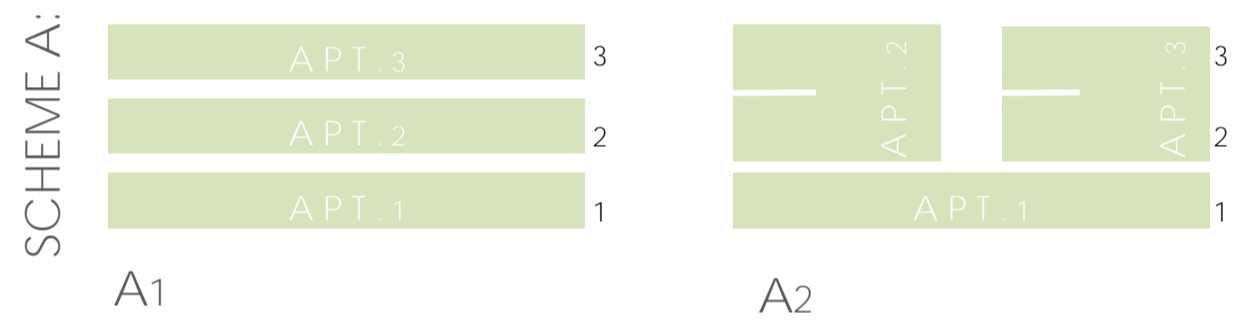
SCHEME OPTIONS OVERVIEW

FORT HANCOCK - BUILDINGS 7 & 12
SCHEMATIC DESIGN

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CONCEPTUAL DESIGN

APARTMENT TYPOLOGIES



TOTAL NO. OF APARTMENTS:

3

4

5

BUILDING 7

SCHEME B

SCHEME A:

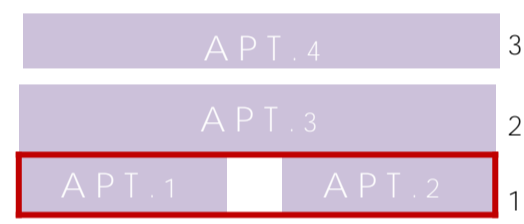


A1



A2

SCHEME B:

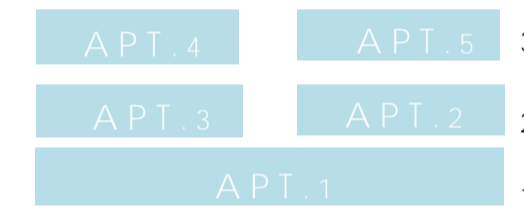


B1

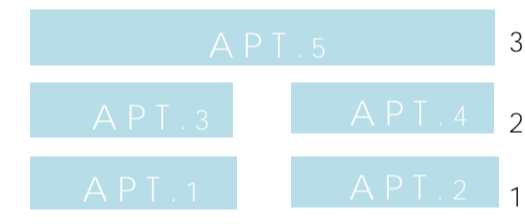


B2

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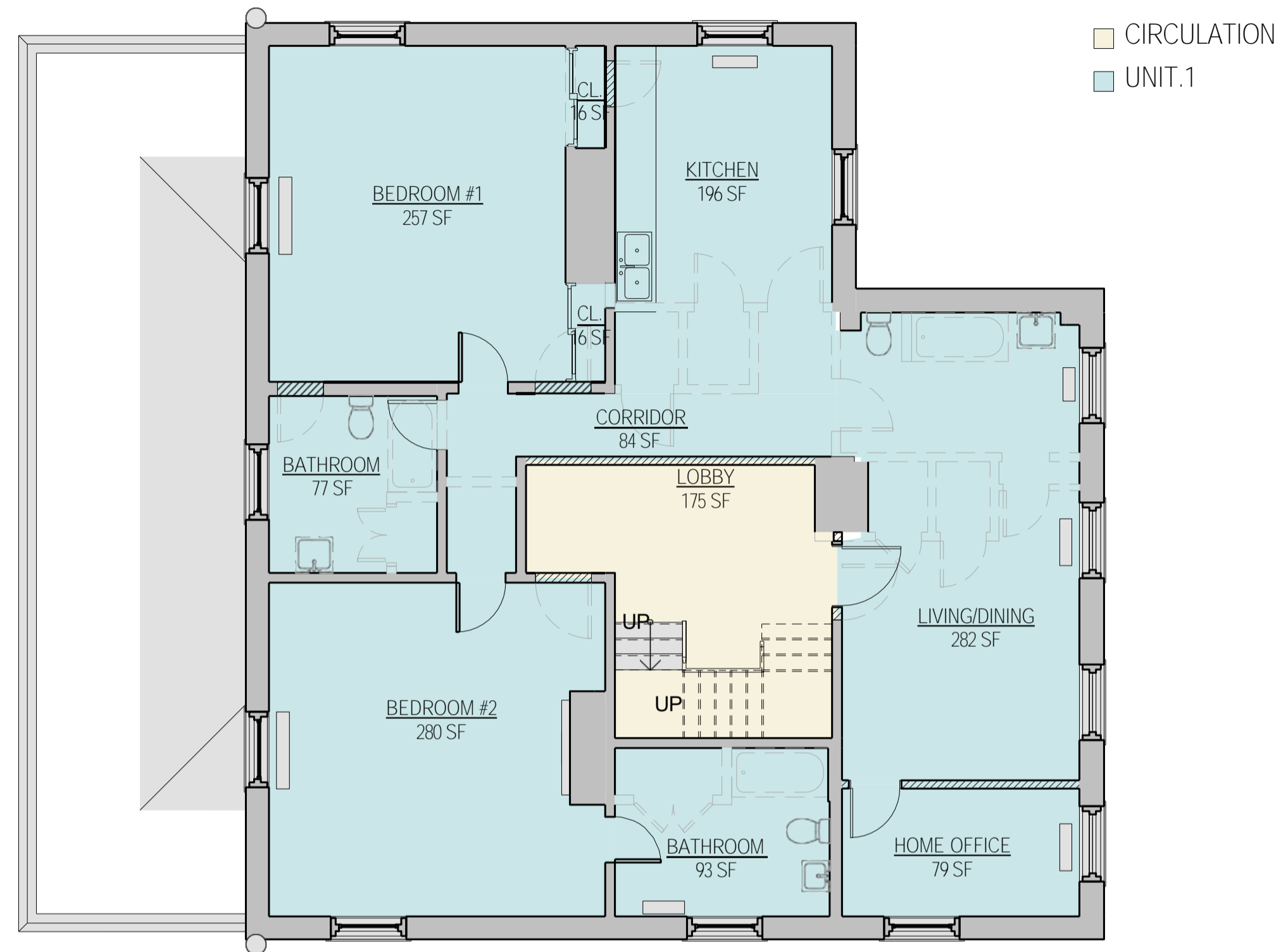


C1

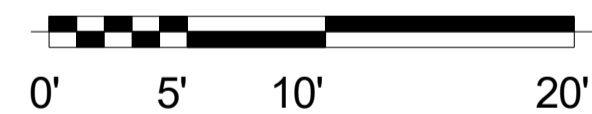


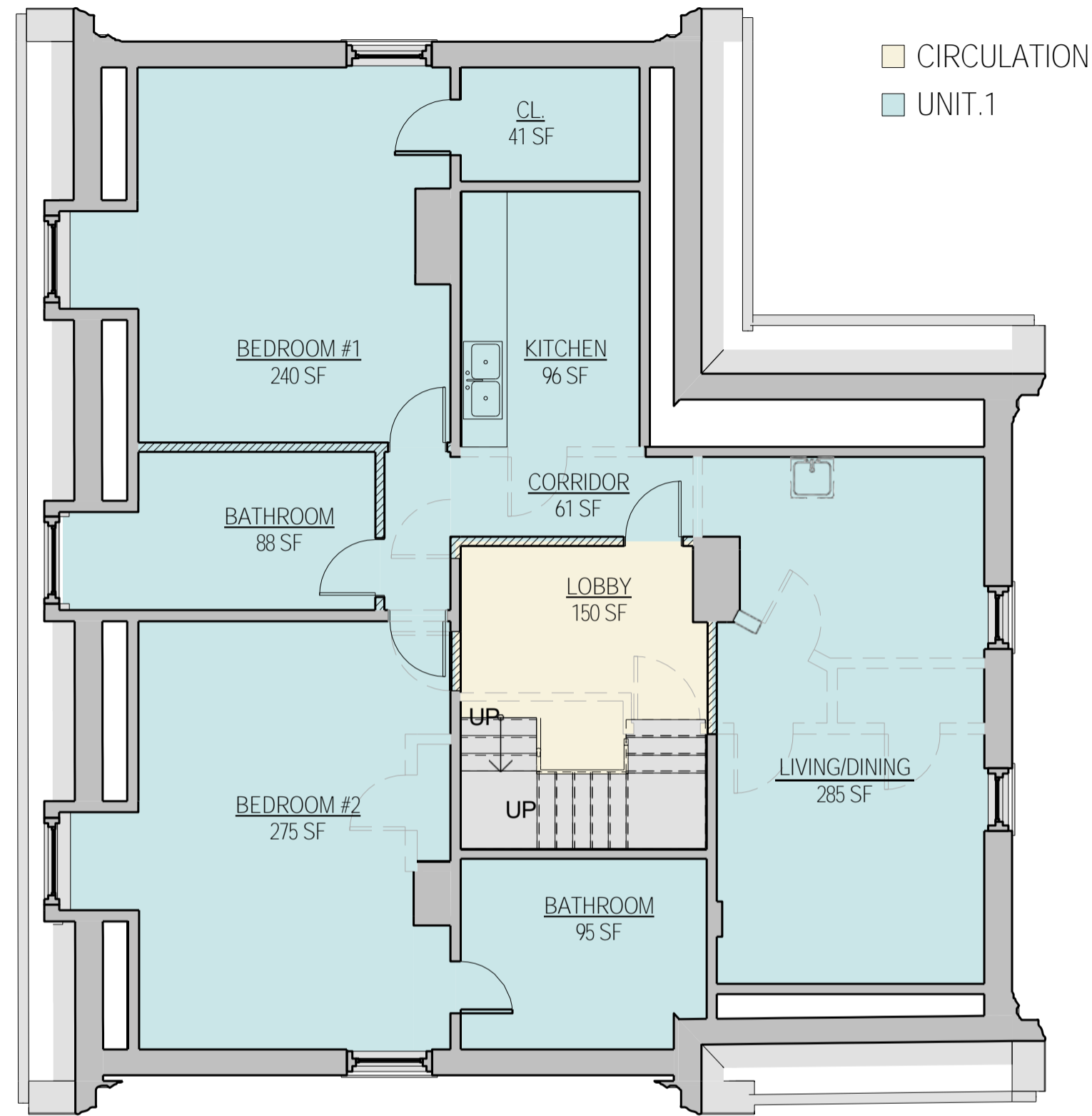
C2



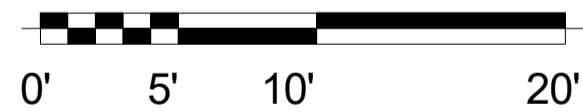


① **Second Floor Plan**
 1/8" = 1'-0"





① Third Floor Plan
1/8" = 1'-0"



BUILDING 7

SCHEME C

SCHEME A:

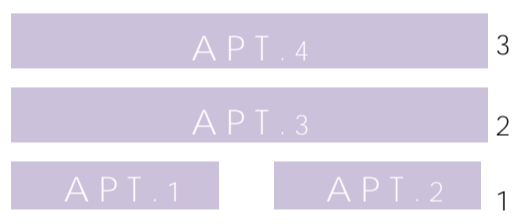


A1



A2

SCHEME B:

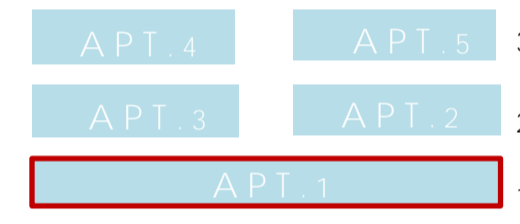


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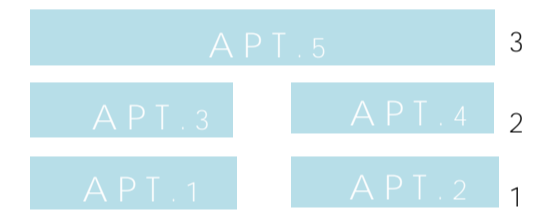


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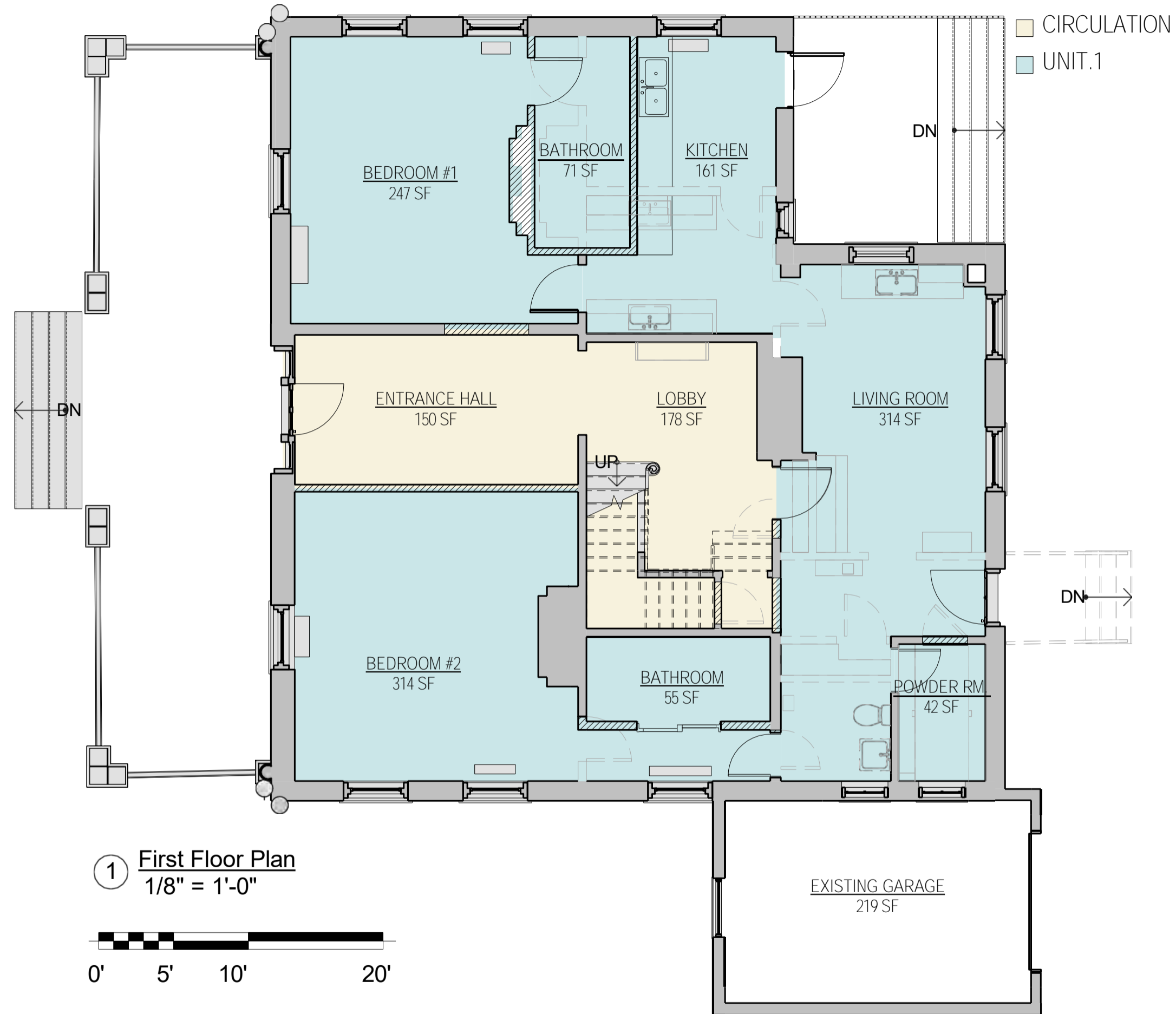
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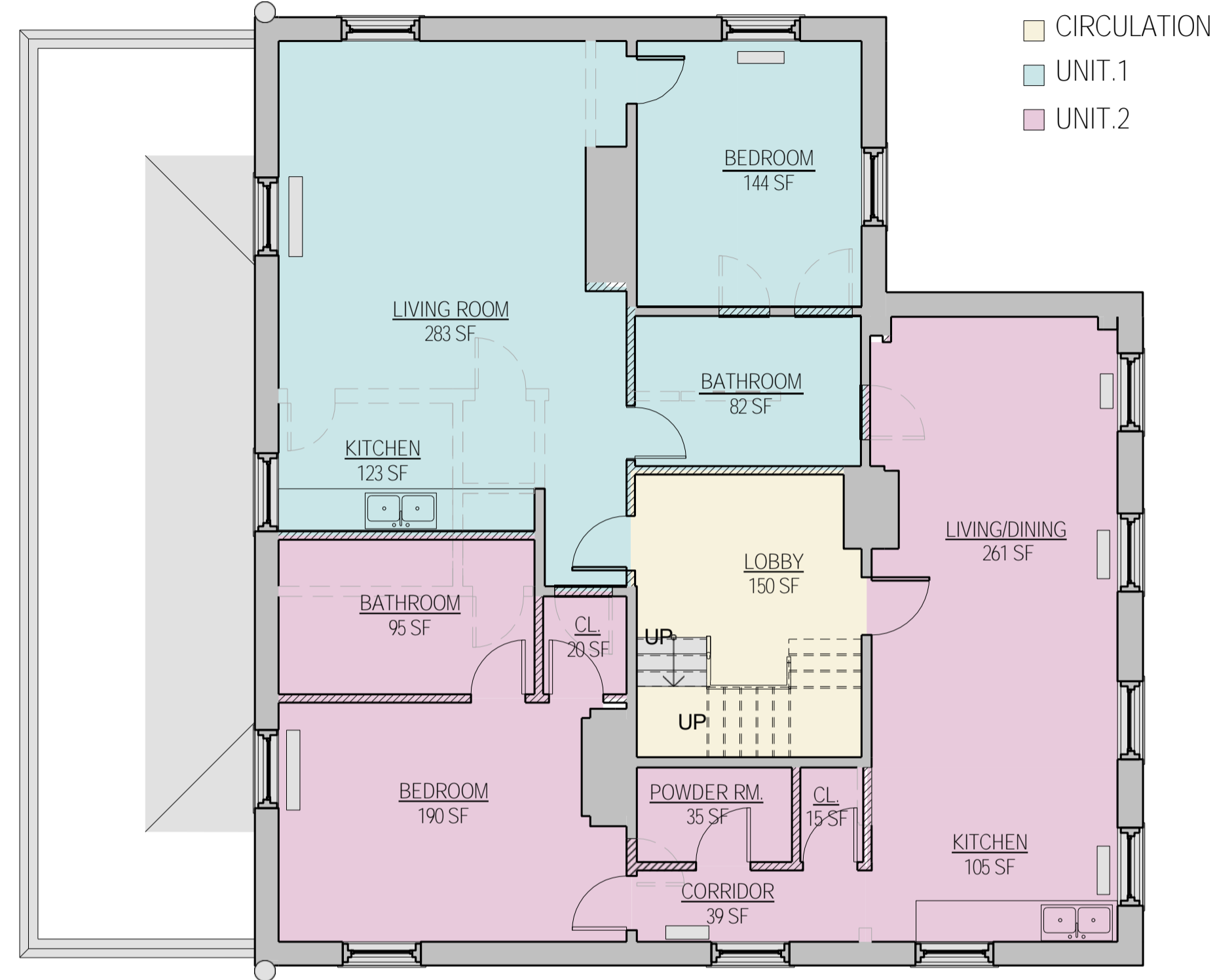


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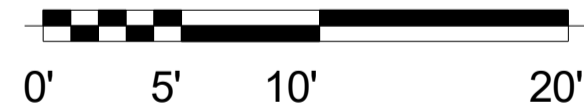


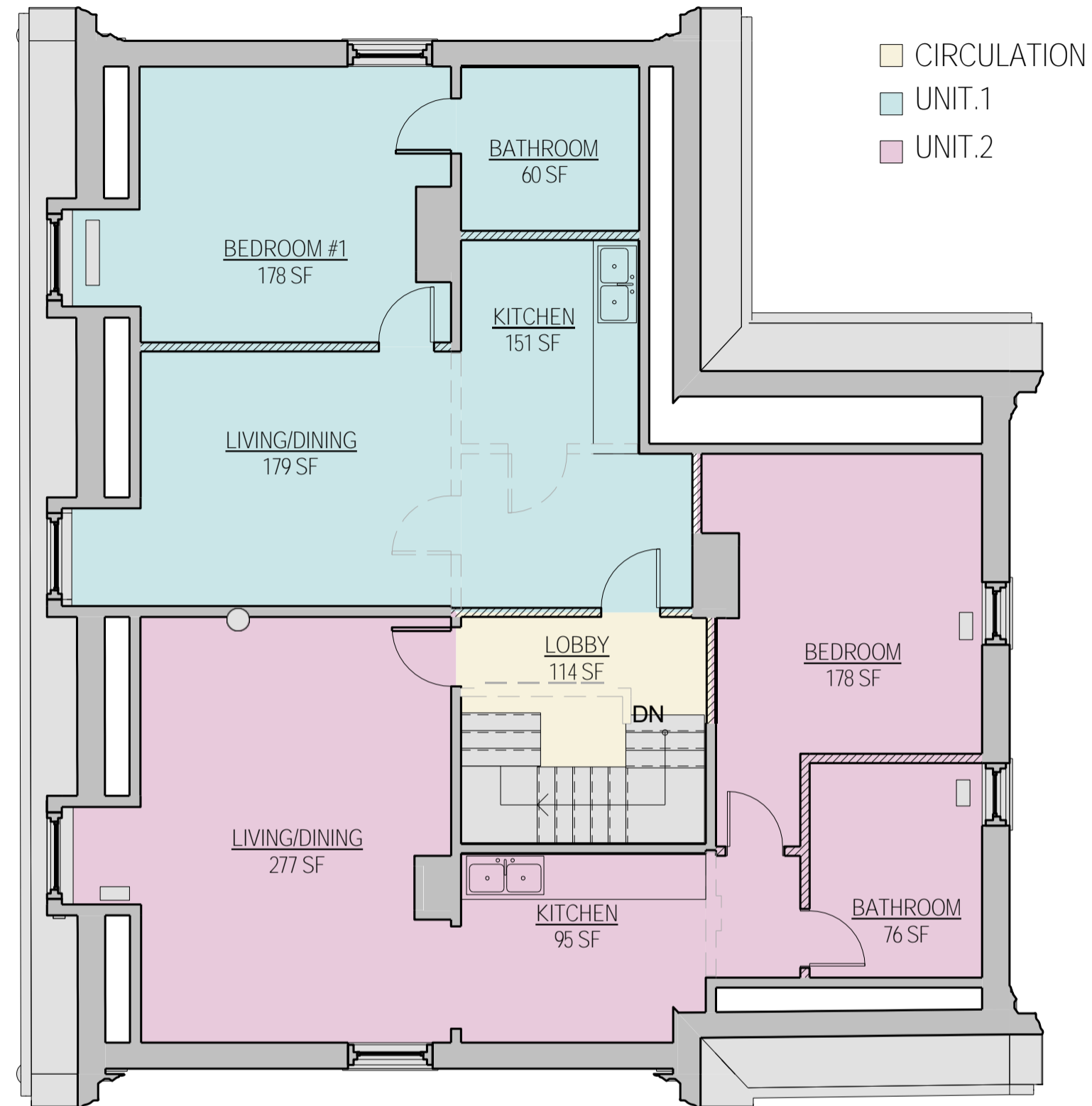
C2



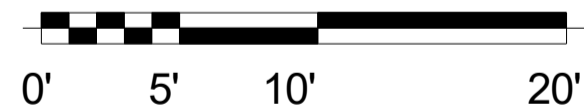


① **Second Floor Plan**
1/8" = 1'-0"





① Third Floor Plan
1/8" = 1'-0"



BUILDING 12

SCHEME B

SCHEME A:

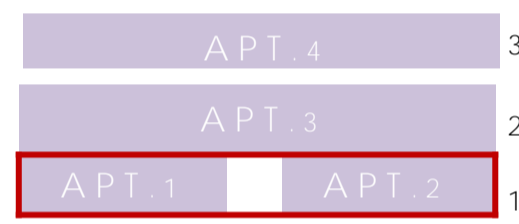


A1



A2

SCHEME B:

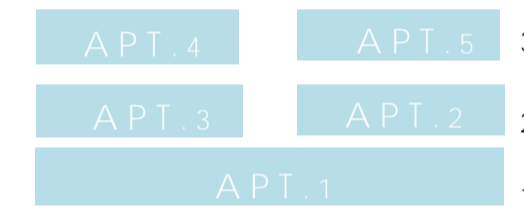


B1

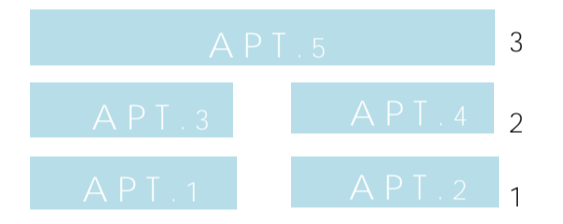


B2

SCHEME C:

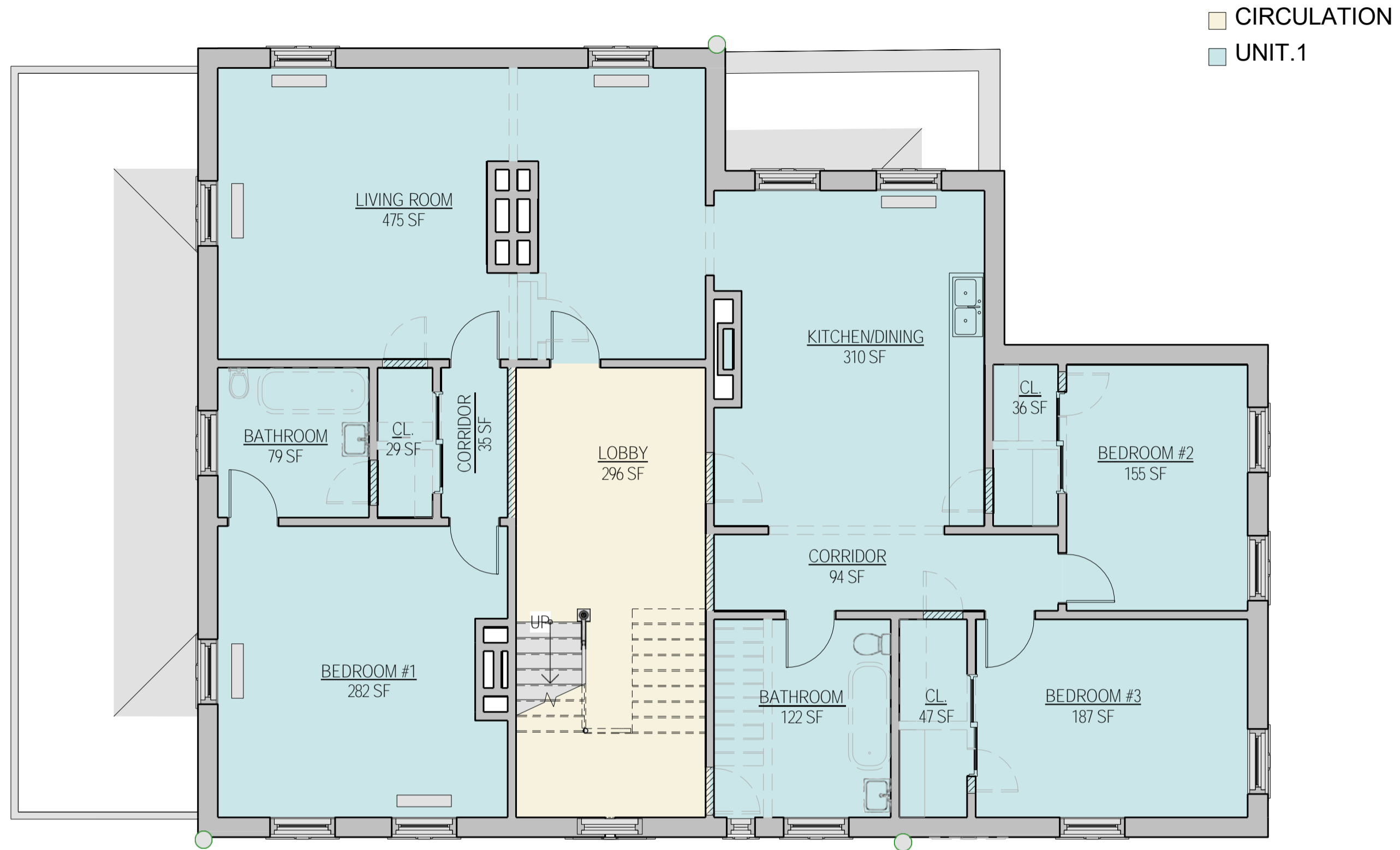


C1

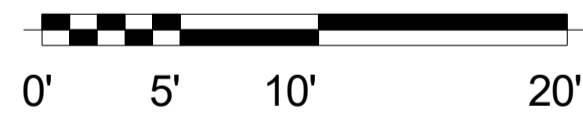


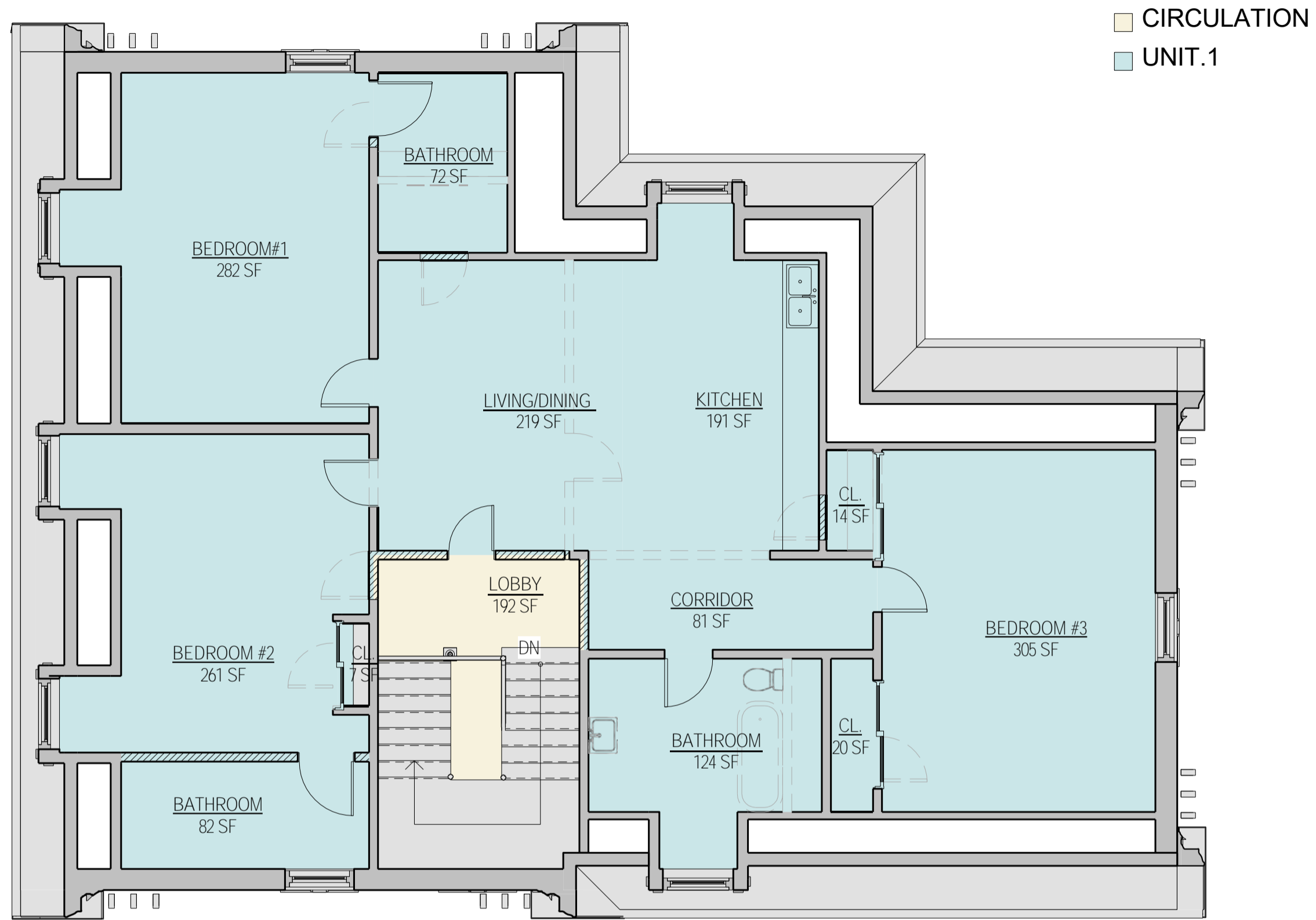
C2



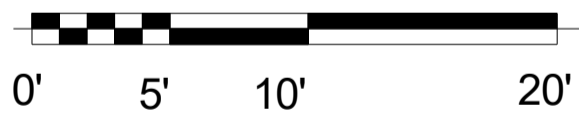


① **Second Floor Plan**
1/8" = 1'-0"





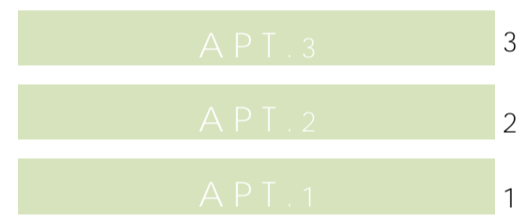
① Third Floor Plan
1/8" = 1'-0"



BUILDING 12

SCHEME C

SCHEME A:

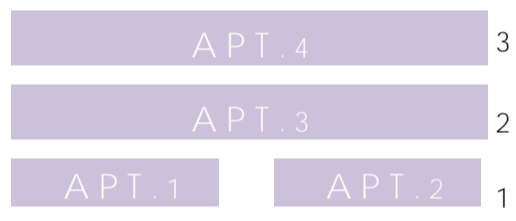


A1



A2

SCHEME B:

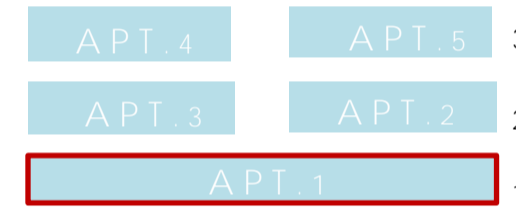


B1

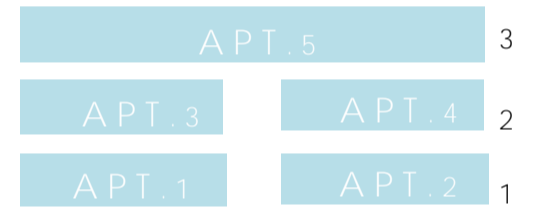


B2

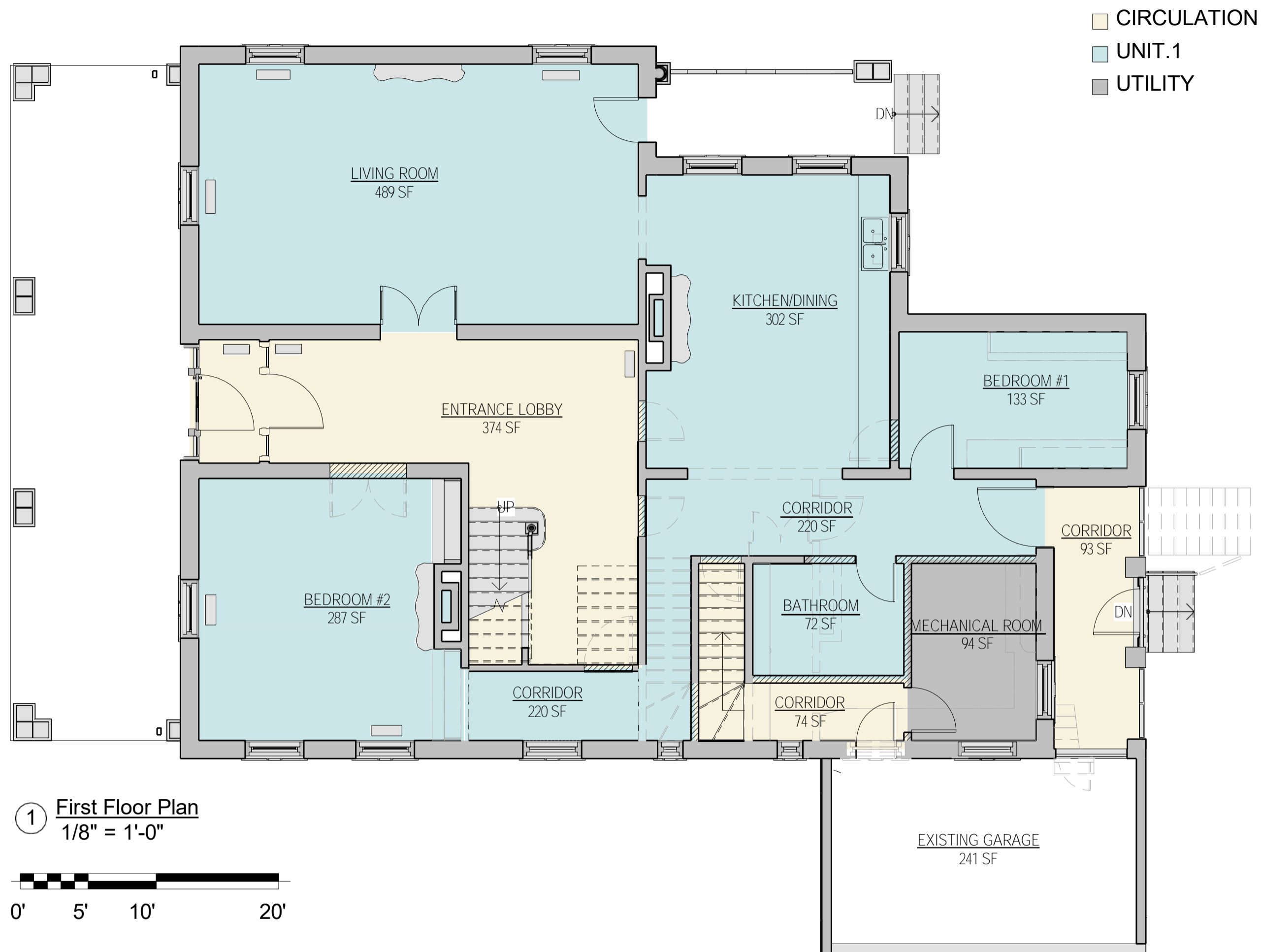
SCHEME C:

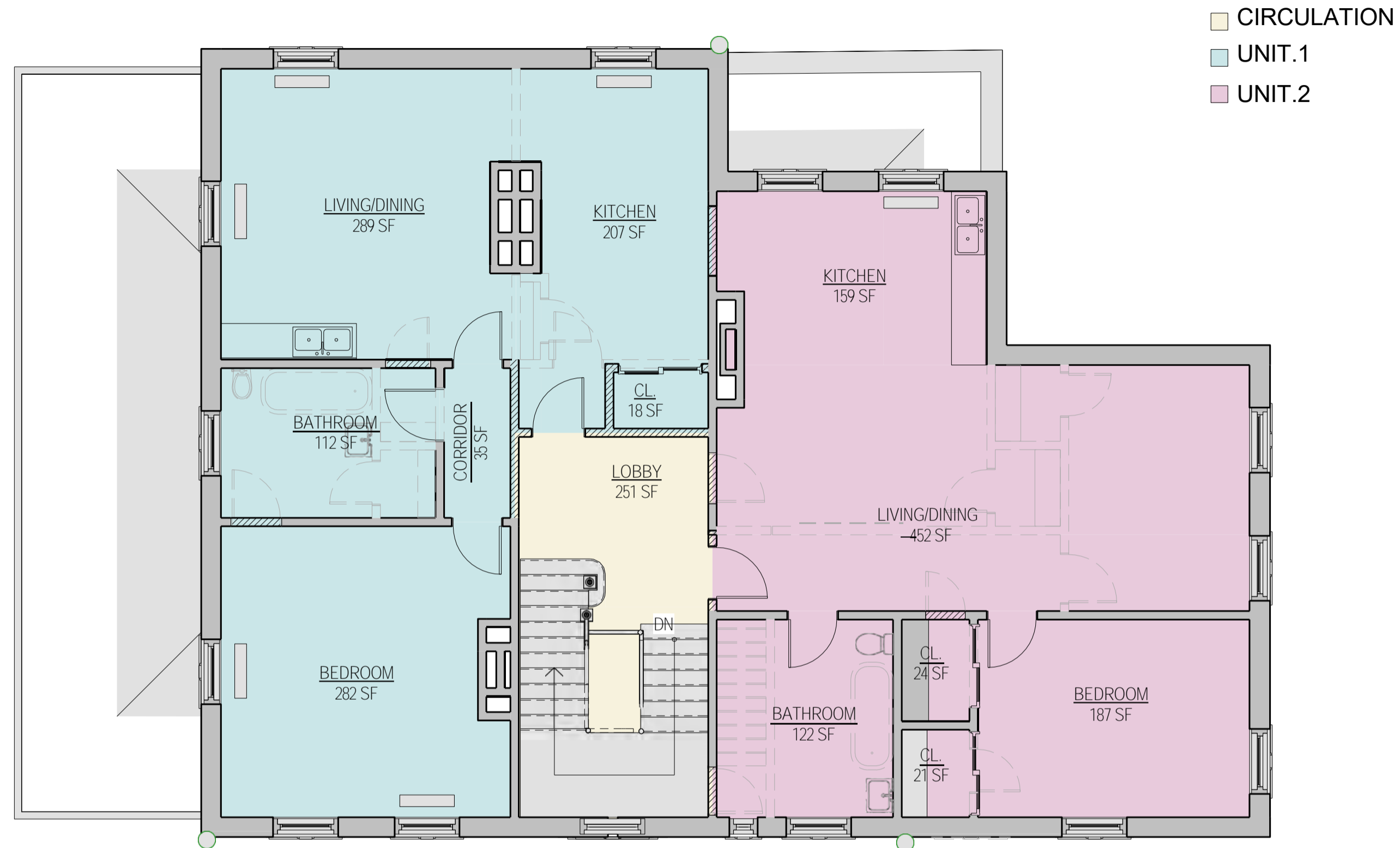


C1

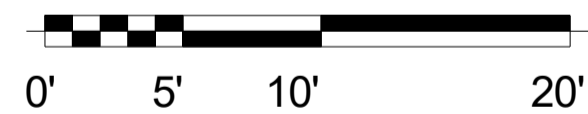


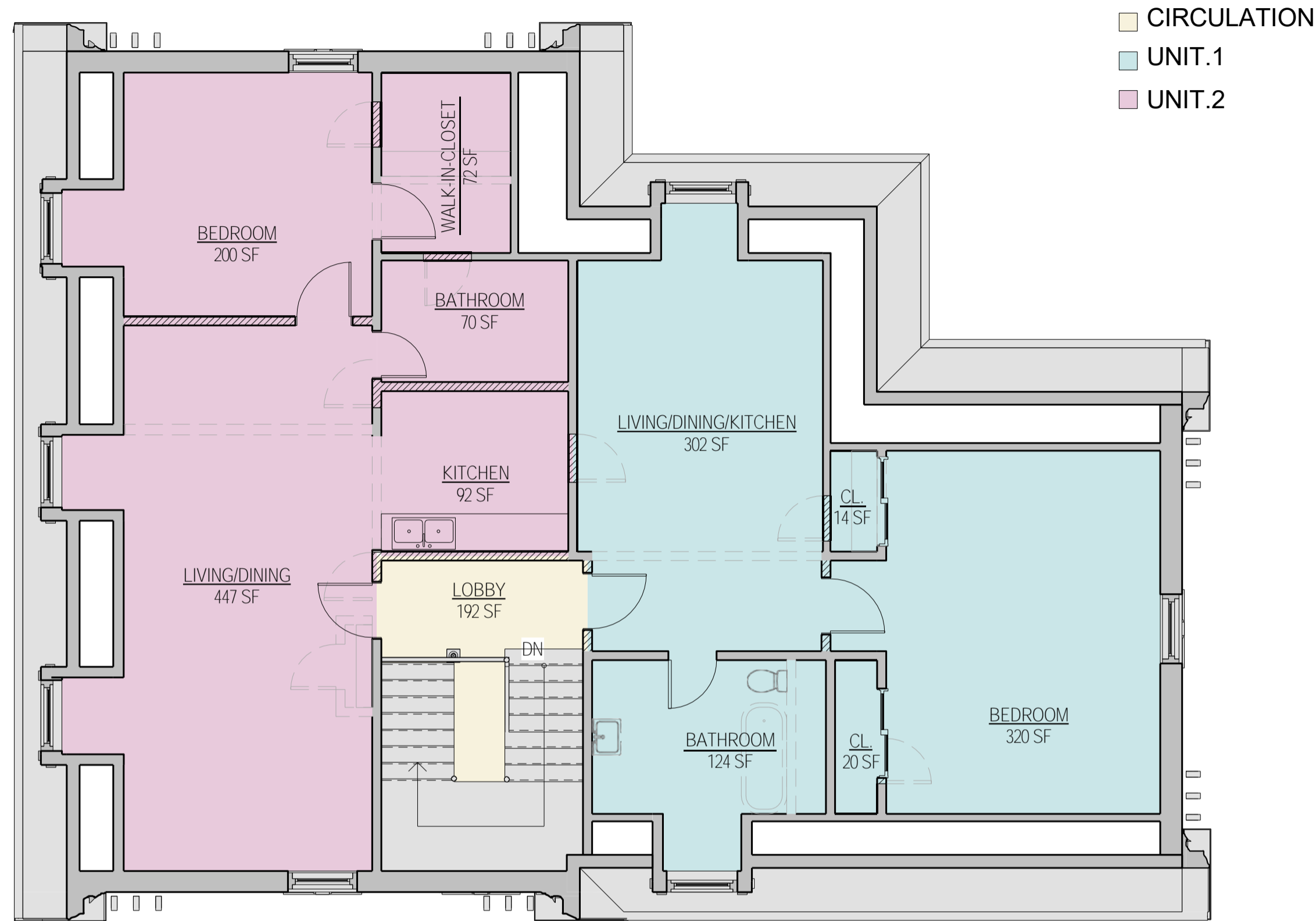
C2





① **Second Floor Plan**
1/8" = 1'-0"





① **Third Floor Plan**
1/8" = 1'-0"

