HSR

ARCHITECTURAL DATA SECTION
ADMINISTRATION DATA SECTION
HISTORIC STRUCTURES REPORT

PART TWO

FORT HANCOCK QUARTERMASTER STRUCTURES, 1900-1918

SANDY HOOK UNIT, GATEWAY NATIONAL RECREATION AREA

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INTRODUCTION

Fort Hancock is part of the Sandy Hook unit of the Gateway National Recreation Area. On the entire peninsula of Sandy Hook, there are approximately 300 structures reflecting Light House Board, Lifesaving Service, and United States Army activity from 1764 through the 1970s. These structures are of ~~various~~ VARYING levels of historic and architectural significance.

The buildings included in this report were designed and constructed in the years 1900-1918 by the Army Quartermaster Department to meet the needs of the garrison associated with the Sandy Hook Defenses in the years immediately following the Spanish-American War through World War I. Subsequent reports will deal with buildings from 1919 to the present day, as well as Sandy Hook Defenses, Proving Ground structures, the Lifesaving Station, and the Lighthouse Structures.

This great number of structures on Sandy Hook provides a tremendous resource for interpretation and adaptive use. At the same time, the buildings pose a large problem, since they are deteriorating at an alarming rate because of the combined effects of age, weather, vandalism, and neglect.

The primary use planned for Sandy Hook is recreational, with a select few structures identified as significant for restoration and interpretation, and the remainder for adaptive use. A village sub-zone concept has been advanced in the decisions paper of April 1978. The concept is to concentrate intensive uses in the Fort Hancock complex. Recreational, educational, cultural, and commercial support activities would be permitted.

It is in light of these observations that this report is approached. Professional historical and architectural evaluation is urgently needed to identify priorities for stabilization funding. This report's level of investigation must necessarily be less intense than for a single significant structure since there are so many structures and so little time. Future research and recording will build on the basic data presented here as actions are planned for the various buildings.

No doubt future building modifications will result in the loss of historic character and the possible damage or loss of historic fabric. On the other hand, building modifications will substantially increase the capacity of the resources to serve community needs and increase appreciation and respect for the structures; the potential for damage due to vandalism and neglect will thereby be reduced. If new uses are found for these structures, their active life span would be extended, and the users would gain new perceptions of our cultural heritage.

All proposals for additions or alterations to any historic structure are subject to the procedures for the protection of historic and cultural properties promulgated by the Advisory Council on Historic Preservation (36CFR800).

In 1976, $30,000 was programmed for a historic structure report on the history and architecture and $16,500 for a historic resource study--history. These funds were provided under Package 110. In response to a request for additional funds, $10,000 more was transferred from another regional package. The task directive for these projects was circulated for approval in 1976. It specified a Class B level of investigation, Class C cost estimates, and

cost estimates for interim preservation. The timetable called for completion and distribution of the historic resource study by March 1976 and the historic structure report by June 1976.

Architectural investigations were begun in the fall of 1975 by Historical Architect Gary Higgins and Architectural Technician Norma Camarena. When construction money became available for parade ground emergency stabilization, all personnel were diverted to producing construction documents. Historical research and reporting by Edwin C. Bearss continued uninterrupted, and draft copies of that work have been circulated. However, final editing and printing have been delayed pending receipt of review comments.

The architectural data investigations were dropped until February 1978, when a new team was assigned. Historical Architects Vance Kaminski, Doug Walter, Barry Sulam, and Susan Simpson all have part-time responsibility for completion of the historic structure report, architectural data section. Field data for this volume and the two other studies have been collected. This report, covering Fort Hancock quartermaster structures built between 1900 and 1918, is the second section of the historic structure report, architectural data section, to be circulated for review.

This report will document the buildings of the period from 1899 through 1918. The report will provide architectural data to complement the historical evidence reported by Edwin Bearss in 1978.

The discussion of each structure consists of a description of that structure's historic appearance and conditions, a description of its present historic appearance and conditions, options and recommendations for its use

and/or restoration, a cost estimate for the recommended work, and photographs, drawings, and/or plans relating to that structure.

The proposed editions of the complete Historic Structure Report - Architectural Data Section for the Sandy Hook Unit will be published in the following sequence:

1. Fort Hancock I - 1896-1900, Herein
2. Fort Hancock II - 1900-1918
3. Fort Hancock III - 1918 to Present
4. Life Saving Station
5. Coastal Defenses
6. Proving Grounds
7. Lighthouse Complex

Note: Certain reference documents were reproduced in the appendix to Volume I. They will not be reproduced again in subsequent volumes as it is assumed that all volumes will be available to the user, and Volume I will be available for reference by users of other volumes.

I. DISCUSSION: SELECTION OF A HISTORICAL PERIOD FOR RESTORATION

A. PROBLEM STATEMENT

Considerable discussion has occurred regarding the choice of an appropriate period for restoration of structures at Fort Hancock. Management needs to know in order to program certain physical improvements that will not detract from the "historic scene." Also, selecting one date seems, on the surface, to be more defensible than to select a broad, non-specific period. Maintenance needs to know a restoration date for their repainting program, since the buildings have, at one time or another, been painted white, cream, light gray, dark gray, brown and green (Note: the green we see today has been used for between 15 and 30 years.) The interpretive program for the park, curiously, does not really require a firm restoration date, since existing and proposed interpretive programs are designed to build on the tremendous variety of activities and periods represented on Sandy Hook, of which the Army story is just one. Available to the interpreters is a range of cultural resources from a 1764 lighthouse to a 1950's Nike Missile site. Whether an 1898 structure is restored to its exact appearance when first built or as of the 1940s makes little difference at Fort Hancock, where often, the only change visible in 80 years is a difference in the color of painted trim.

B. ALTERNATIVES ON RECORD

Regional Historical Architect Blaine Cliver outlined three alternatives in a memorandum dated May 9, 1977: "(1) Restore the buildings to their original or pre-World War I appearance; (2) preserve, with some minor

restoration, the buildings to their World War II appearance; and (3) to preserve and restore the buildings to a pre-World War II (c. 1940) appearance . . ."

In June of 1977 Regional Director Jack Stark convened a meeting of all interested regional, park, and Denver Service Center personnel to reach agreement on the historical period for restoration and interpretation. Decisions made at that meeting are outlined in a July 7, 1977, memo titled "Preservation of Fort Hancock, Sandy Hook." Parade ground area structures were to be restored to the World War II period, proving ground area and structures were to be restored to their era of greatest importance, 1914-20, and Battery Gunnison (only) was to be fully restored and reequipped as during World War II.

C. SELECTION OF ONE DATE

Certainly, if management insists on choosing the one period of greatest significance for Fort Hancock, we would agree with the historians that it would be World War II. Restoration to this period would have certain advantages, chief of which is the availability of documentation for its appearance, and the relative lack of change in the intervening years which would translate, it is hoped, in a lower cost for restoration than taking everything back to World War I or the Spanish-American War.

If one were to choose an early restoration date, this would entail wholesale demolition of structures to recreate the scene, along with conjectural reconstruction of missing structures. However, as Regional Historical Architect Cliver observed, restoration all the way back to the date of initial construction is often easiest because of ample documentation for its appearance at that time. Certain buildings might be so restored.

D. REFERENCE TO NATIONAL PARK SERVICE MANAGEMENT POLICIES

However, selection of one date can lead to the common trap of restoration--being unable to fully capture the period. Even for a date as late as World War II, too many buildings have been lost to present anything that approaches a convincing re-creation of the 1940s post. Documentation is better for this period than for others, but is still far from complete. In the absence of good documentation for restoration to one particular period, it is desirable to preserve a building as it stands today. In that way, all options are kept open, and when documentation becomes available the building may be returned to one particular period if desired. If one moves too quickly, however, in taking a building back to one point in time, the option to interpret another period is often lost, particularly if demolition of later alterations is involved.

National Park Service Management Policies point out that

> alterations to a structure are often of historical value in themselves and convey a desirable sense of evolution over time. No matter how well-conceived and executed, a restoration will be an artificial modern interpretation of the past rather than an authentic survival from it. Accordingly, the preservation of a historic structure in its existing form shall always be given the first consideration.

E. SUGGESTED FLEXIBLE RESTORATION POLICY

It is our suggestion that instead of choosing one date to the exclusion of all others for restoration purposes, that the structures at Fort Hancock should be restored to any point in their history, based on careful case study of each structure. Justification for restoration to the period chosen should be based on the following criteria:

1. Significance of the individual structure
2. Interpretive value

3. Extent and nature of alteration to the historic fabric

4. Amount of documentation available

5. Projected restoration cost

For certain purposes, most obviously the selection of post lighting standards, one period will have to be favored, since there have been at least seven types of standards used. For such purposes, we would have no argument with selection of the World War II period. We do feel, however, that to restore all structures to one period just because good documentation exists on some of the structures (while equally good documentation may exist for restoring others to a different period) would be short sighted and result in an adverse effect on the resource.

The end product of the flexible restoration policy proposed here would be preservation of the resource essentially as it stands today, with strong historical allusions to several of the important periods in Fort Hancock's history. In Mr. Cliver's memorandum of May 9, 1977, he writes "I also feel that any course of action taken cannot be viewed as pure restoration. We are already committed to adaptively using these structures. Any restoration done under the above alternatives would be exterior and done to create a general, but rational and accurate appearance, and not be an attempt to return a historical scene."

F. JUSTIFICATION

The buildings remaining from the 1898-99 construction form a strong totality, being built of identical materials, being of compatible design, and being sited to enclose and define several spaces (parade ground, north parade ground, Kearney Road). Despite all changes over the years, the

effect intended 80 years ago still comes through. The impact of 18 near identical officers' homes in a sinuous row along Sandy Hook Bay is strong, from front or back. For this reason, subtle differences in individual buildings will not have an adverse effect on the historical architectural scene. There are presently many variants such as some buildings having asphalt roofs and others slate, some officers' row quarters having garages and others not, and the fact that there are three distinct building types on officers' row. If, in the process of restoring and maintaining Fort Hancock, management wishes to focus their attention on certain key buildings and invest more in their restoration, to bring them closer to their original condition, this will not detract from the overall effect of the assemblage.

Since the earliest buildings have been in use throughout the entire period of Army occupation, restoration to any point in that continuum can be justified. This would make the task of restoring the enormous number of buildings at Sandy Hook much easier, since the decision on how far to go can be based on site-specific information rather than on an arbitrary blanket decision. Obviously, as historical architects, we have more interest in older buildings and earlier periods since they are so unlike our own. But we have custodial responsibilities as cultural resource professionals to preserve examples of all periods for future generations. Since most structures do not earn the mantle of "historical respectibility" until they turn fifty years old, many interesting newer buildings are lost by the time historians get around to noticing their absence. At Sandy Hook this particularly applies to much of the World War II construction. This period is one that has a lot of personal meaning to World War II veterans and their families, yet World War II buildings have been removed from the fort at an alarming rate.

G. ECONOMIC ADVANTAGES

There are also strong economic reasons for such an approach. Restoration is an expensive and sometimes destructive process. Minimizing physical intervention and just performing stabilization work as required costs much less. With limited budget, the park should concentrate on restoring only those structures of highest importance. This does not mean, however, that less important structures are neglected; all structures should have the benefit of a rigorous inspection schedule and preventative maintenance program as required by law and Park Service Management Policies.

H. NEW INFILL DEVELOPMENT

The draft General Management Plan (September 1976) and Decisions Paper (April 1978) include suggestions for the construction of new facilities within the proposed historic district. If one is constrained by a management decision to maintain the setting strictly as of one historic period, there are obviously going to be conflicts. If one adopts the evolutionary approach, recognizing that buildings have been constructed and demolished for over one hundred years on this site, then this new construction fits very naturally in the continuum of man's occupation of Sandy Hook.

Any proposed development will have to pass rigorous scrutiny by cultural resource professionals, of course, up to and including the Advisory Council of Historic Preservation, designed to safeguard the significant features of the historic district. Sensitive design will be necessary to insure compatibility of the new structure with surrounding historic structures. Being designated a historic district does not, contrary to popular belief, close the door to development.

We feel quite strongly, however, that the parade ground itself, and the structures immediately adjacent, form a significant totality and should not be impacted by infill (with the possible exception of the space between the hospital and Building 74). The areas of Fort Hancock to the east and north of the parade ground, however, possess less significance and could well support development as proposed in the two planning documents.

I. EXAMPLE, OFFICERS' ROW

Following is a discussion of various preservation issues concerning officers' row, by way of illustrating the application of a flexible restoration policy at Fort Hancock:

Building 1, a Lieutenant's quarters, has been used for limited interpretation because it is first in line, closest to the post theater and the interpretive programs presented there, in better shape than many others on the row, and was the first quarters constructed and occupied by the Army. It is sensible for the building to continue in this use. Its interpretive importance would suggest more attention to restoration than other quarters which will be adaptively used and not subjected to the same public scrutiny. Similarly, the Commanding Officer's quarters, Building 12, is also of great interest to the public, and has acknowledged interpretive potential (even with the extensive first floor remodeling of 1939). Therefore, it, too, should receive more attention for restoration funding.

The Works Progress Administration - constructed garages built onto the southeast corner of many of the officers' row quarters, were erected in 1939-40. Although using brick ~~identical~~ SIMILAR to that of the quarters themselves, their flat-roof design is hardly compatible with the Georgian revival

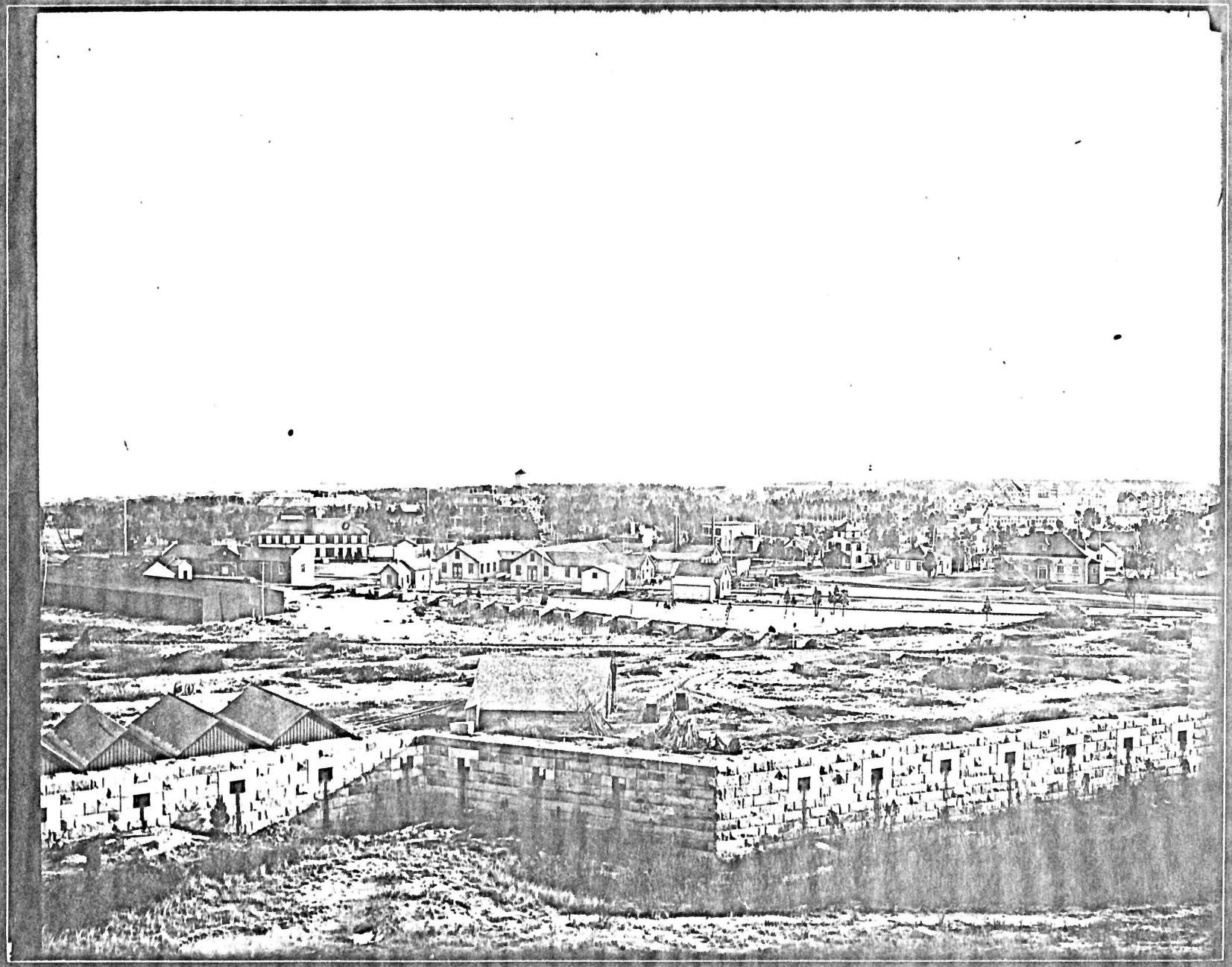
architecture of the quarters. On the basis of their advanced state of deterioration, and for improving the aesthetics of the parade ground, a reasonable argument could be made for their demolition. However, the garages were part of the historical scene throughout World War II and are important to that particularly period. Additionally, when the quarters on officers' row are returned to service as housing or adaptive use, there will be a great need for parking. One can see this from the temporary use many of the quarters are subjected to seasonally, with numbers of vehicles along the service road and even up on the lawns or parade ground. If at least one car can be accommodated out of sight in each of the garages, then the historical scene will be enhanced.

Roofing is not consistent on all officers' row quarters. Building 17 and 18 retain their original slate roofing, while all the others were stripped by the Army in 1973 and reroofed with light green asphalt. We believe this was an unfortunate decision, since, properly maintained, good slate roofs can last 150 years, whereas asphalt has a serviceable life of only 25 years maximum. Although the Army was responsible for this action, it was at the very end of the broad historical period and therefore alien to most soldiers who were stationed there. A good case could be made for going back to slate roofs when money becomes available for restoration, or when the asphalt has reached the end of its useful life. If economic realities dictate replacement with asphalt instead of slate, at least replacement with dark grey colored asphalt could be planned so that the color, if not the texture, of the original roof is duplicated.

VIEW OF FORT HANCOCK FROM THE NORTHWEST, 1904
Photo Courtesy Mr. George Moss

This view is undated and the photographer unknown. The date was assigned from the presence of the Research and Development Laboratory (1904) which was later to become the school, and the Officers' Club, completed in 1904, which is under construction in this picture, partially encased in wood scaffolding. To the left of the Officers' Club is Battery Potter, with its artillery in the firing position. Beyond Battery Potter to the south are two Proving Ground target "butts." The Mine Cable Storage Building is in its original (short) form in the left foreground, up against the walls of the star fort. Even then, there was a problem with the design of that roof, because of snow and moisture build-up in the valleys. The bottom three courses of shingles has been replaced, as evidenced by their lighter color. The bastion on the extreme right is the one with a water tower today. Notice the four railway tracks between the fort and the laboratory (School-house, ~~#57~~ #109). Virtually all of the wood frame buildings in this picture are no longer existing.

The stables, Building 36, in the right middle ground, has its ventilating roof monitor in place. Just beyond it is the wood frame wagon shed. Note also the lack of maturity of the parade ground landscaping, which is less than five years old, compared to the native vegetation all over the rest of the reservation.

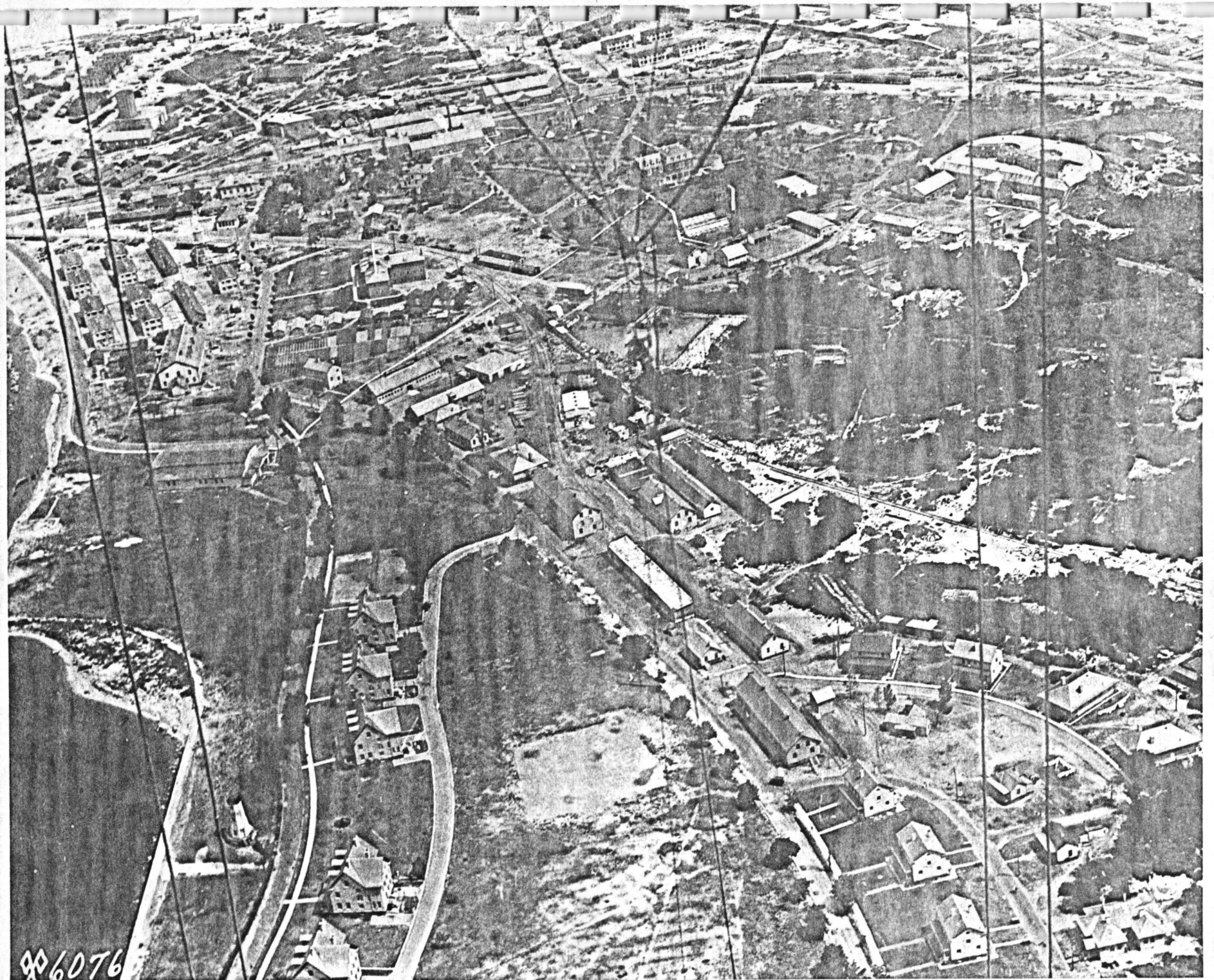


AERIAL VIEW OF FORT HANCOCK, JUNE 20, 1919
Photo by U.S. Army Signal Corps

This view encompasses the north parade ground to the northern perimeter of the Proving Ground, which was phased out in this year.

The west beacon is still standing along Hartshorne Drive. Adjacent to Lieutenant's Quarters 1 are the tennis courts. Another recreational amenity is the baseball diamond clearly visible on the north parade. The Coal Shed, No. 31, is still in its original configuration, with seven openings on the west elevation.

The entire area is laced with train tracks. There is even a locomotive under steam at the center of the photo, east of the Stables, No. 36. To study this photo with knowledge of buildings remaining today is to be struck by how bare the fort is today. There are approximately 50 buildings in this photo alone that no longer remain. Here is Fort Hancock at its busiest, just after World War I.


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II. ADMINISTRATIVE DATA

A. Description of the Area

Sandy Hook, a 1,600-acre unit under the administrative auspices of Gateway National Recreation Area, is a peninsula opposite the town of Atlantic Highlands in Monmouth County, New Jersey. This section is concerned with the Fort Hancock Quartermaster Department structures that were erected from 1899 through 1918. All structures except Nos. 503, 504, 81, 525, 526, 527, and 528 are within the proposed "Fort Hancock and the Sandy Hook Proving Ground Historic District," the nomination form for which is currently being reviewed by Cultural Resources, WASO. All structures under National Park Service jurisdiction are included on the List of Classified Structures. See Administrative Data Summary for the Order of Significance and numbers of surviving structures. Fort Hancock was transferred from the Defense Department to the Department of the Interior on October 27, 1972, by Public Law 92-592 of the 92nd Congress.

B. Significance of Fort Hancock

The historical significance of Fort Hancock lies in the history of coastal defense structures in the United States, with other significant structures remaining associated with the first official United States Army proving ground, the first United States lifesaving service station, and the oldest working lighthouse in the United States.

C. PROPOSED USE OF STRUCTURES

1. Specific Buildings

See attached Administrative Data Summary.

2. General

The fort, coastal defense emplacements, and related structures are managed in the historic category. The objectives of park usage are recreation, historic interpretation, and interpretation of the natural environment. Today, Sandy Hook serves as open space and recreation for the surrounding area and urban population. This recreational use is predominant; the interpretation and educational benefit of the historic structure plays a secondary role, and interpretation of the natural environment plays a tertiary role. Interpretation of the historic activity and structures can be and should be developed to provide educational opportunities and enhance the recreational benefits.

Three "Gateway Villages" were proposed for the park in the Discussion Draft (1976) and Decisions Paper (1978), at Fort Hancock, Fort Wadsworth, and Floyd Bennett Field. The Decisions Paper is excerpted below:

> The village concept is intended to describe activity centers, which in these cases have been clustered around two former military posts and a former naval air station, and the concept serves as an organizing rationale for reusing facilities in new ways to serve the park and its visitors.
>
> All three sites will be major year-round activity centers for the park, and all will focus their programs and facilities around the theme of man and the environment. However, each village will have a distinct character based on the nature of its site and resources. The villages will retain a noncommercial atmosphere, although there will be a variety of services, such as food, available in each. They will neither serve as nor look like amusement parks or modern theme parks available elsewhere. They will have strong educational and interpretive programs tied to the park's location in a large metropolitan region.

The Gateway Village at Fort Hancock will retain the basic structure of the present fort community. The campuslike environment created by the original military designers will be retained. A small number of new structures may be added, while the majority of the existing buildings will be adaptively reused for new functions.

Emphasis will be placed on the preservation and adaptive reuse of historic resources and the introduction of natural plant materials into an urban environment. New facilities will be constructed and maintained to complement this setting.

Recreational uses appropriate to a "village" setting will be accommodated in this zone, including staying in a hostel; attending or participating in cultural and educational events, lectures, shows, exhibits, and festivals; dancing; singing; swimming; playing indoor sports; eating; gardening; studying; doing research; and so on. All development required for the support of these kinds of activities will be acceptable in the villages; examples are restaurants and cafes, stores, classrooms, laboratories, theaters, studios, gymnasiums, day camps, hostel units, playgrounds, day-care centers, visitor centers, interpretive centers, plazas, open-air markets, promenades, administration and maintenance facilities, apartments and other residences for essential park staff (those required to stay on site) and for sites for recreational vehicles, and parking areas.

D. JUSTIFICATION FOR USE

The decision to partially restore the exteriors of structures at Fort Hancock and adaptively use the interiors is based on National Park Service Management Policies, 1978, excerpted below:

Partial restoration (usually for adaptive use) may be undertaken when necessary to insure preservation of the structure or to restore the historic scene, or when desirable for interpretive purposes. In all cases, sufficient historical, architectural, and archaeological data must exist to permit accurate restoration, with a minimum of conjecture. ppV-16

Adaptive use may be appropriate for structures that are visually important in the historic scene but do not otherwise qualify for exhibition purposes. In such cases the facade, or so much of the exterior as is necessary, is treated to achieve the management purpose so that it will be properly understood from the public view. The interior is usually converted to modern functional use, but original fabric is retained wherever practicable. ppV-16

Historic structures other than those in Category Ia [National Historic Landmarks] may be utilized for commercial and residential purposes when compatible with the primary purpose of the area and consistent with their preservation. Reasonable fees may be charged for the use of facilities. ppV-24.

E. BASIC DATA

Historic Resource Study, Fort Hancock, 1895-1948, Gateway National Recreation Area, Draft 1978.

General Management Plan, Gateway National Recreation Area, Draft.

National Archives, Historical U.S. Army Drawings and Photographs.

NPS Activity Standards, February 23, 1972.

National Register Nomination Form, "Fort Hancock and the Sandy Hook Proving Ground Historic District" by Richard Greenwood and Ricardo Torres-Reyes, June 28, 1976.

Park Files, U.S. Army, Fort Hancock Building Records, 1890's-1940's.

Public Law 92-592, 92nd Congress s. 1852, October 27, 1972, an act to establish Gateway National Recreation Area.

ADMINISTRATIVE DATA SUMMARY

BUILDING NUMBER	NAME (HISTORIC/PRESENT)	DATE BUILT	LCS SIGNIFICANCE	PRESENT USE	PROPOSED USE	REMARKS
40	YMCA/Service Club/ Museum of the Citizen Soldier	1903	3	Exhibits	Adaptive Use	
47	Subsistence Storehouse	1900	3	Vacant	Adaptive Use	High priority for adaptive use due to location.
51	Firehouse	1905	3	Firehouse	Same	
52	N.C.O. Quarters	1906	3	Quarters	Same	
53	Post Exchange	1905	3	Brookdale Community College	Same	
55	Mess Hall	1905	3	Army Reserve - Mess hall	Adaptive Use	
56	Mess Hall	1905	3	Army Reserve - Mess hall	Adaptive Use	
57	Mess Hall	1905	3	Army Reserve - Mess hall	Adaptive Use	
58	Mess Hall	1905	3	Army Reserve-Vacant	Adaptive Use	
64	N.C.O. Quarters	1907	3	Quarters	Same	
65	Ordnance Store-house	1905	3	Plumbing/Heating Shop	Same	
66	Civilian Quarters	1908	3	Quarters	Same	
70	Gymnasium/Post Exchange	1909	3	Concessions Storage	Recreation	Building currently under-utilized and deteriorating.

ADMINISTRATIVE DATA SUMMARY

BUILDING NUMBER	NAME (HISTORIC/PRESENT)	DATE BUILT	LCS SIGNIFICANCE	PRESENT USE	PROPOSED USE	REMARKS
71	Fireman's Quarters	1909	3	Quarters	Same	
72	Fireman's Quarters	1909	3	Quarters	Same	
73	N.C.O. Quarters	1909	3	Quarters	Same	
74	Two-Company Barrack	1909	3	N.O.A.A. Offices	Same adaptive use	Future remodeling to follow Secretary of Interior's Standards for Rehabilitation.
75	N.C.O. Quarters	1910	3	Vacant	Housing	High priority
76	Firehouse	1910	3	N.O.A.A. Storage	Adaptive Use	
77	PX Garage/Tailor/ Shoe Shop	1911	3	Vacant	Adaptive Use	High priority due to location.
79	Oil and Paint Storehouse	1918	3	Storage	Same	
80	Civilian Barrack	1911	3	Quarters	Same	U.S.C.G. occupants
123	St. Mary's Chapel/ Sandy Hook Rod & Gun Club	1900	3	U.S.C.G. Enlisted Men's Club	Adaptive Use	Presently within U.S.C.G. boundary. Recommend acquisition.
326	Post Morgue	1905	3	Vacant	Adaptive Use	
338	N.C.O. Quarters	1909	3	Quarters	Same	
341	Pump House	1917	3	Pump House	Same	
355	Pump House	1905	3	Pump House	Same	
356	Pump House	1905	3	Pump House	Same	

ADMINISTRATIVE DATA SUMMARY

BUILDING NUMBER	NAME (HISTORIC/PRESENT)	DATE BUILT	LCS SIGNIFICANCE	PRESENT USE	PROPOSED USE	REMARKS
503	Railroad Engine House	1915	3	Automotive hobby shop	Adaptive Use	On U.S.C.G. Reservation
504	Quarters	1895	3	Quarters	Same	U.S.C.G.
523	Water Tank		3	Water Tank	Same	
524	District Signal Station		3	Vacant	Adaptive Use	U.S.C.G.
525	Garage	1907	3	Garage	Same	U.S.C.G.
526	U.S. Engineers Quarters	1895	3	Quarters	Same	U.S.C.G.
527	Garage/Latrine	1907	3	Recycling Center	Adaptive Use	U.S.C.G.
528	Lighthouse Service Quarters	1895	3	Housing	Housing	U.S.C.G.

HISTORIC APPEARANCE AND CONDITIONS

On April 3, 1901, William Millar, secretary of the Young Men's Christian Association, met with Secretary of War Elihu Root to discuss the erection of a building at Sandy Hook to contain reading, recreation, and correspondence rooms, gymnasium, meeting, and Bible reading rooms. Although a $15,000 donation was obtained from Thomas S. Gladding, there were other obstacles to commencement of construction of this project, namely a legal question of a civilian organization occupying space in a military installation.

President Roosevelt signed legislation on May 31, 1902, enabling the YMCA to erect facilities on any military reservation. The location selected for the Fort Hancock facility was between the Guardhouse and Barracks 25. The size of this facility was to be slightly larger than the Governor's Island YMCA (erected in 1900) and the architecture was to compliment existing parade ground buildings. The building was completed in 1903 and called the Clara Sayles Gladding Memorial Y.M.C.A., and the expressed purpose was the promotion of the garrison's "social, intellectual, and moral welfare . . . under such regulations as the Secretary of War may impose." (Bearss, p. 279)

By 1909 the building was reported to be in need of painting and general repairs. Since the buiding was not owned by the Army, and the YMCA did not have maintenance funds to accomplish this work, this was a recurring problem.

In 1918 Mr. B.C. Pond of the Y.M.C.A. requested authority for construction of an addition. The extension was to be of frame construction, 74'x 38', and was designed to better serve the needs of the garrison. Construction was

begun and completed by summer of 1918 with approval of the Army's Eastern Division. This addition was known as the Liberty Theater. Also in 1918 the gymnasium and bowling galley were added to the north.

Other major changes from original form include a fire stair at the south facade where the Liberty Theater was connected. When the frame theater addition was demolished in 1944, the wall opening was sealed up with masonry. The connecting passageway between the YMCA and gymnasium on the north and east has grown in several increments at unknown dates.

EXTERIOR:

The foundation was granite ashlar, and the walls buff-colored brick. Roofing was grey slate, to match other parade ground buildings. Gutters were wooden box type encased in an elaborate entablature. Leaders were copper, with decorative straps fastening them to the building.

The roof is hipped, with a flat rectangular portion at the top, accentuated by a balustrade. There were four dormers, one on each plane of the roof. The north and south gables were unusual in that their main face was a continuation of the masonry wall below and terminated in chimneys. To accomplish this, the fireplace flues had to be routed on either side of the dormer windows.

Windows in the original building were 6 over 6 wood double-hung sash. The gymnasium wing included very large 20 over 25 double-hung wood sash, with steel grating on the interior to prevent breakage. There are wooden semicircular fanlight windows at each gable. All window openings except the gym fanlights, entry, and YMCA dormers have flat arched heads and stone sills. The north and south dormers have semicircular arches with cast keystones.

The front entry consists of three arched openings, the center of which is the doorway, with transom above. The door had a large glass panel. One approaches the entry under a four-columned projecting portico. Columns were Tuscan style, of wood, or cast iron plinth blocks with iron railings between the columns. The entablature of the flat portico roof lines up with the brick string course on the main building. This same line was picked up in the cornice of the gymnasium addition.

Many of the original details drawn for this building apparently were not carried out. For instance, the columns of the portico were drawn having Corinthian capitals. The handrails on the portico were shown of wood with turned balusters and huge newel posts. The parapet design on the main roof appears to have been planned with an arrangement of circular and rectangular relief moldings either in wood or pressed metal. This feature, it is believed, was never constructed.

INTERIOR:

The front entry led into the main space, the reading room, with the stairway directly opposite the door. Walls between this space and adjacent parlor, lunch and correspondence rooms were wood and glass. A counter separated the secretary's office from the reading room. A serviceman would be able to relax in comfortable seating around the open fireplace on the north wall, to gaze out the western windows onto the open parade ground, rest, read, or go downstairs to the basement exercise room.

The reading room partitions were wood and glass with molding. Glass panels were capable of being opened to permit cross ventilation. Other partitions were painted plaster.

The second floor plan was innovative, as it had an open floor plan divided into functional areas without any permanent partitions. Rolling partitions were normally concealed in compartments furred out from the wall columns. These partitions provided desired separation when needed. Activities intended for this floor were the library, game room, and classrooms. The third floor was left unfinished.

The gymnasium was a huge open room with hardwood flooring. Roof trusses span 38 feet, allowing unobstructed floor space. A jogging track circled the building at a mezzanine level. This was accessible through a new passageway connecting to the landing between the first and second floors. Lighting, space heaters, and basketball backboards were suspended from the roof trusswork. The trusses consisted of 6x6 web members, with 6x12 top and bottom chords. The bottom chord was spliced and bolted at midspan. Wood purlins support the exposed roof sheathing boards. Steel tension rods were painted black. All wood members had an oiled finish, giving a warm color to the interior.

EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

Roofs have undergone replacement, and today the light grey slate shingles are in fair condition. Walls are generally in good condition, with minor repointing needed. Wood trim and porch columns are deteriorated in places and in need of repointing. Aluminum storm sash were installed at an unknown date, but today many panes of glass are missing. Doors from the gymnasium on the north are aluminum and glass replacements. The site is well maintained except for some grading problems that could be easily remedied. On the south,

a concrete slab remains from the Liberty Theater. Benches and a barbecue grille have been permanently installed to discourage handball playing against the south side of the building. On the east, a temporary wood and fiberglass vestibule has been added to the rear doorway, and its appearance is not in character with original materials or details.

INTERIOR:

The gymnasium retains most of its original materials and room finishes, while most of the alteration has been done to the original building.

The major renovation is in the area occupied by the Museum of the Citizen Soldier. The museum leases the building from the National Park Service and is dedicated to the public education and creation of a center of information where projects, guided tours, and lectures may take place.

Changes to the historic fabric are in the form of application of wall panelling, acoustic tile ceilings and installation of display cabinets for museum artifacts. The center of the complex is the large entry hall space where a commemorative plaque located above the refaced fireplace dedicates the building to the memory of Clara Sayles Gladding.

The original steam radiators are extant at their window locations where new curtains have been hung. Steel fireproof doors have replaced original panelled, wood type. Flooring has been resurfaced with linoleum or vinyl tile in areas although the terrazzo and wood gym floor are intact. Flourescent lighting has been suspended in the upper floors where some rooms are used for storage. The second floor has been partitioned permanently. The attic level has unique dormer spaces where comfortable furniture was found as well as window curtains and a bathroom.

The gymnasium wing is utilized by Park Service and Coast Guard personnel and is well maintained. The electrical installation has been updated with main panel boxes in the basement hall near the rear entry. Both the YMCA and gymnasium have separate breaker boxes with 100 amps of service each. Most electrical conduit is surface mounted.

OPTIONS AND RECOMMENDATIONS

Continued use of the gymnasium not only is historically correct, but serves as a valuable recreational resource for the residents and visitors at Sandy Hook.

Adaptive use of the YMCA Building as a museum is not objectionable. Maintenance responsibilities need to be delineated more clearly as to who is responsible for which parts of the building. But in general, the effect of use by this group has been positive, and the building is in better condition than before. A security system has been installed by the museum to protect the building and its contents.

Specific restoration recommendations are as follows:

1. Repair and repaint wood trim, including cornice and porch columns.
2. Repoint about 30 percent of masonry wall surface.
3. Clean exterior walls with water or detergent mix.
4. Regrade the site around building.
5. Install splash blocks.
6. As interior work is planned, attempt to remove recent room finishes (acoustic tile, linoleum, etc.) and rehabilitate original surfaces in an attempt to get closer to the historical atmosphere.

DSC-22

CONSTRUCTION COST ESTIMATE

EST. BY:
CONTRACT
DAY LABOR X (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: REHABILITATION YMCA BLDG 40 (PARTIAL)

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

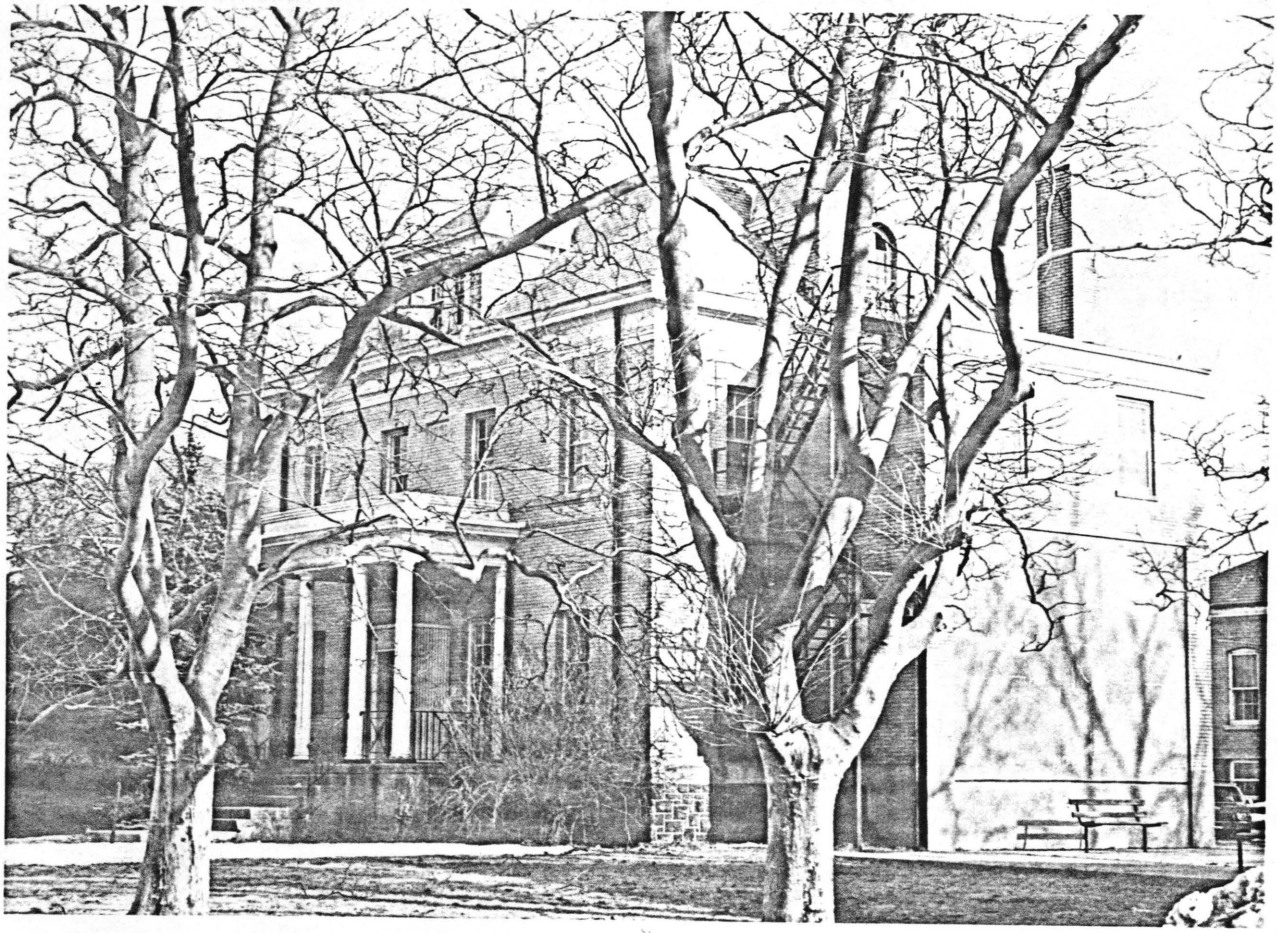
PACKAGE NO. 109 DATE: FEB 1979

PROGRAMMED _____ REVIEWED BY: _____

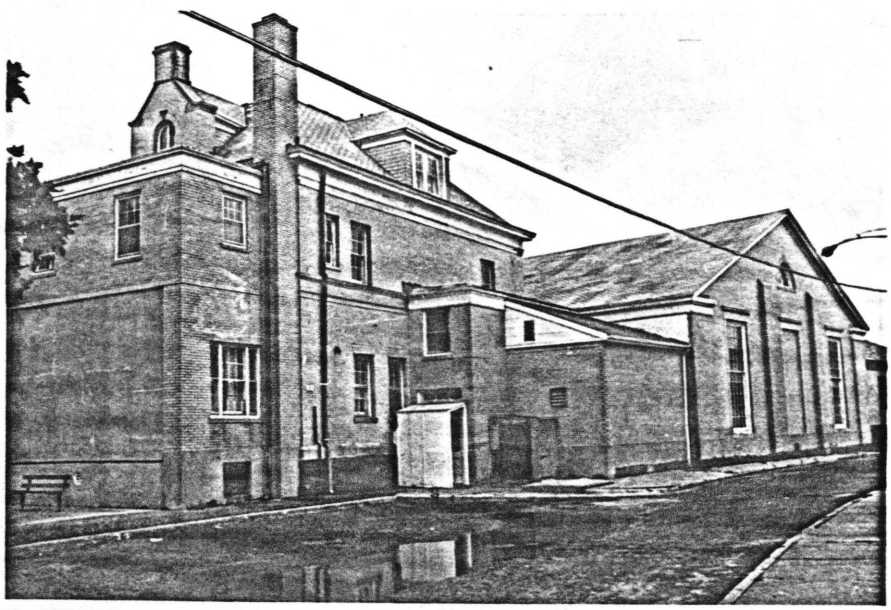
PROGRAMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	LS	REPAIR & PAINT WOOD	L.S.	3,000
2	2,700 SF	REPOINT EXTERIOR MASONRY (30%)	3.50	9,400
3	LS	CLEAN EXTERIOR MASONRY	LS	2500
4	LS	REGRADE SITE AROUND BLDG	L.S.	1,000
5	10	INSTALL SPLASH BLOCKS	15	150
6	LS	UPGRADE PLUMBING IN SHOWER ROOM	LS	700
7	2,500 SF	REPAIR WALL & CEILING FINISHES - ASSUME 25% RPLCMT IN MAIN BLDG	4	10,000
8	7,000 SF	PAINT WALLS - MAIN BLDG 2ND & ATTIC LEVELS	1.25	8,750
			TOTAL	$35,500

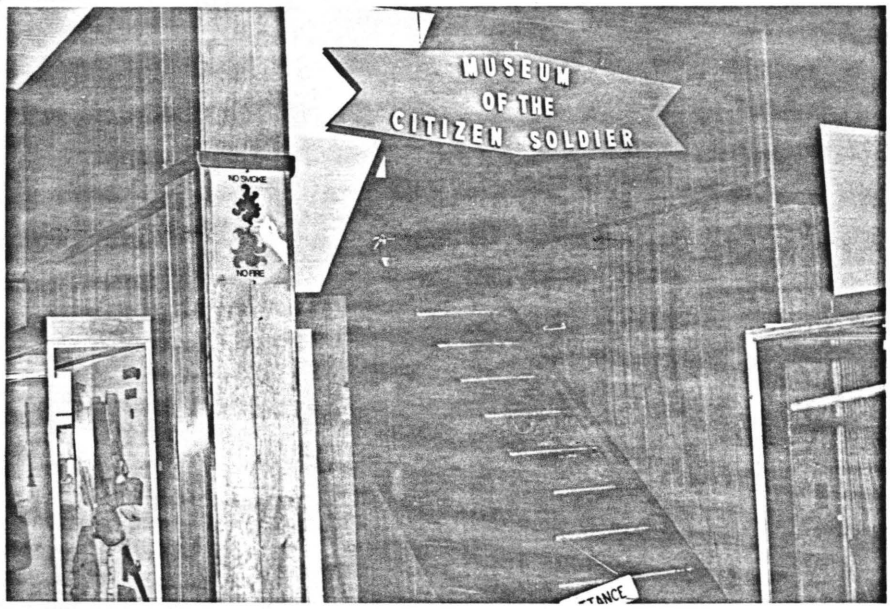
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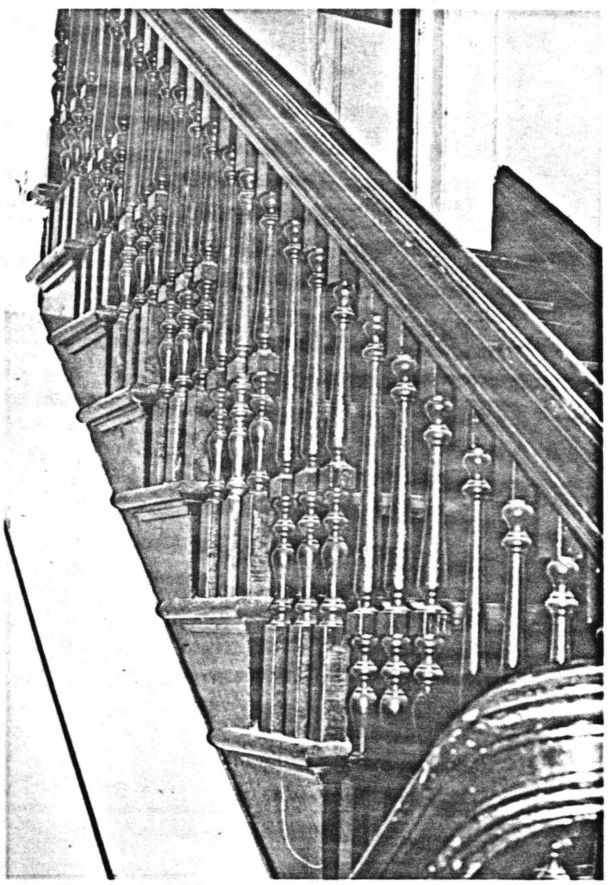
Building 40, Y.M.C.A., from the southwest. 1/78 DW



Southeast view, showing gymnasium and other additions.
FH 9/78 B-1-36



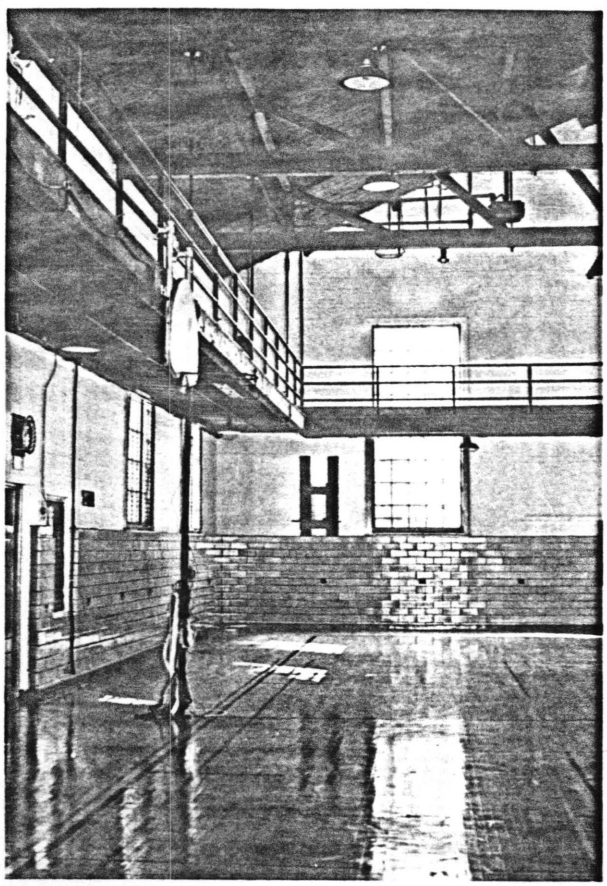
Building 40, Y.M.C.A., first floor interior, with modern wood paneling. S-2 2A



Detail main stair. S-2 8A

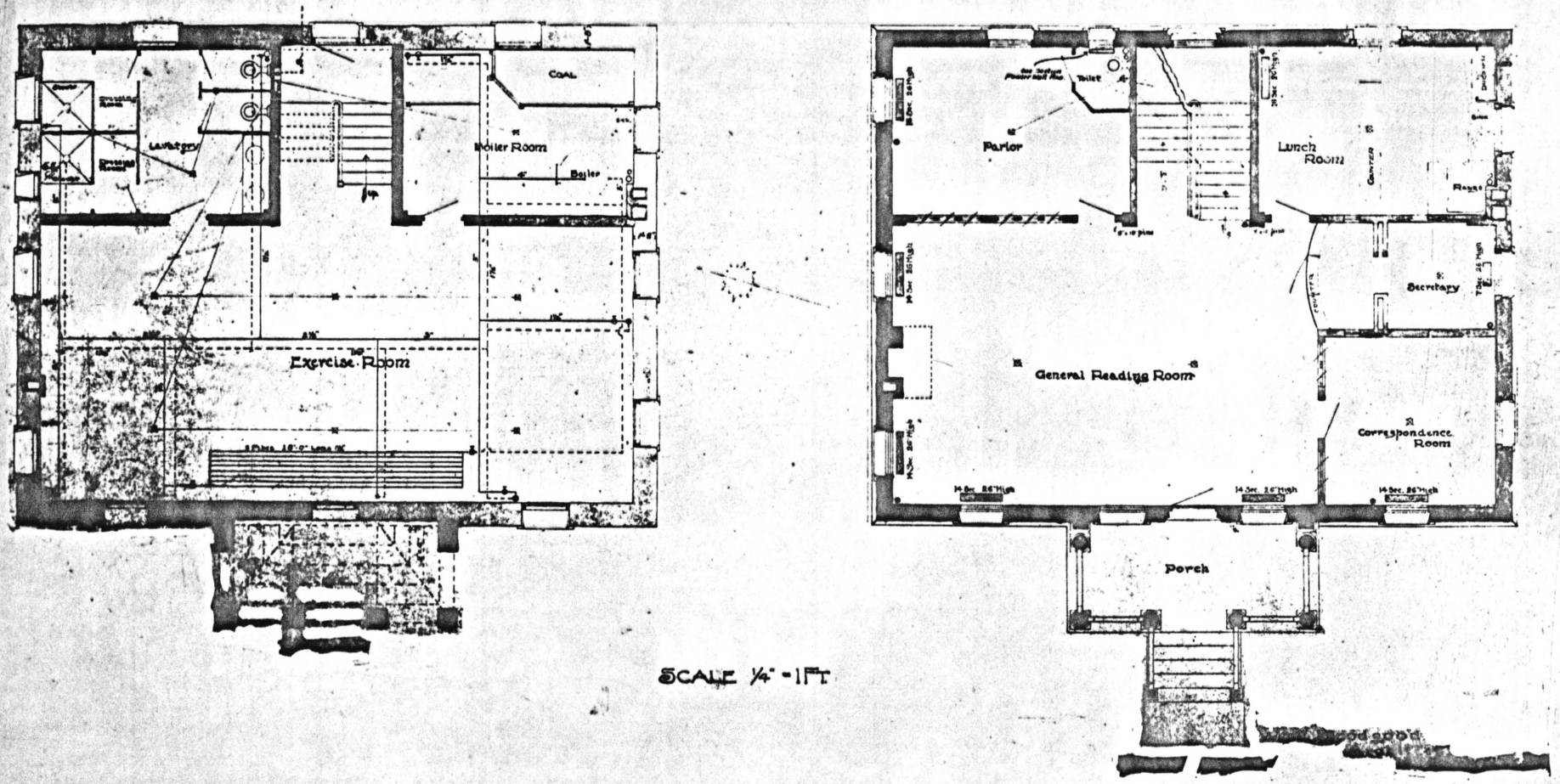


Building 40, Y.M.C.A., interior. Front door.
S-2 15A

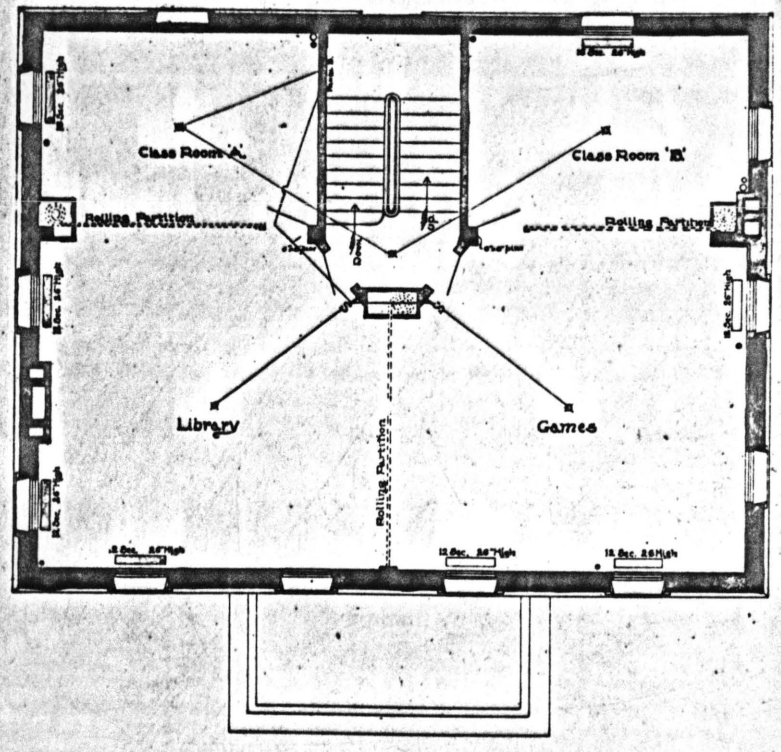


Gymnasium, showing roof trusses and suspended gallery.
FH 9/78 B14-5

THE CLARA SAYLES GLADDING MEMORIAL Y.M.C.A. BUILDING
FORT HANCOCK N.J. 1901.

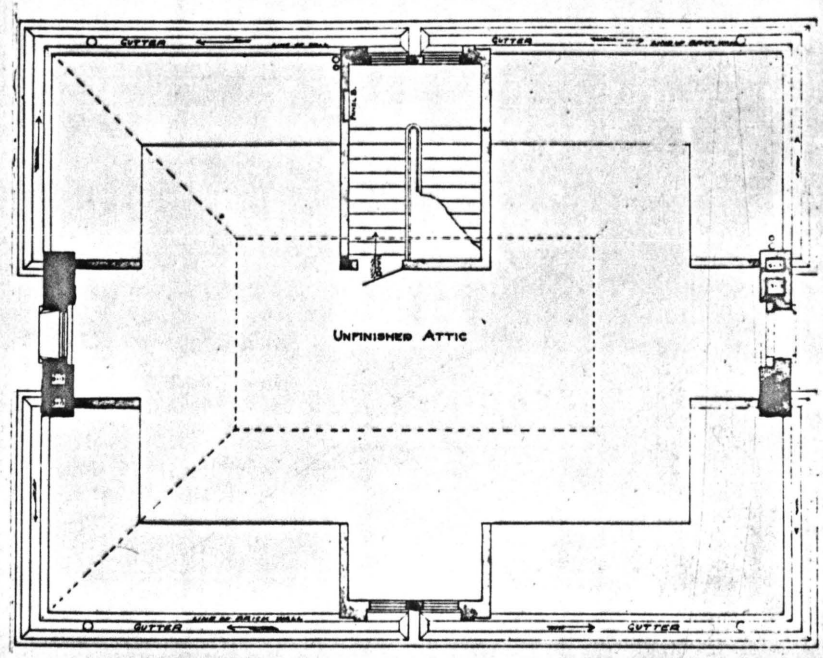


SCALE ¼" - 1Ft



SECOND STORY

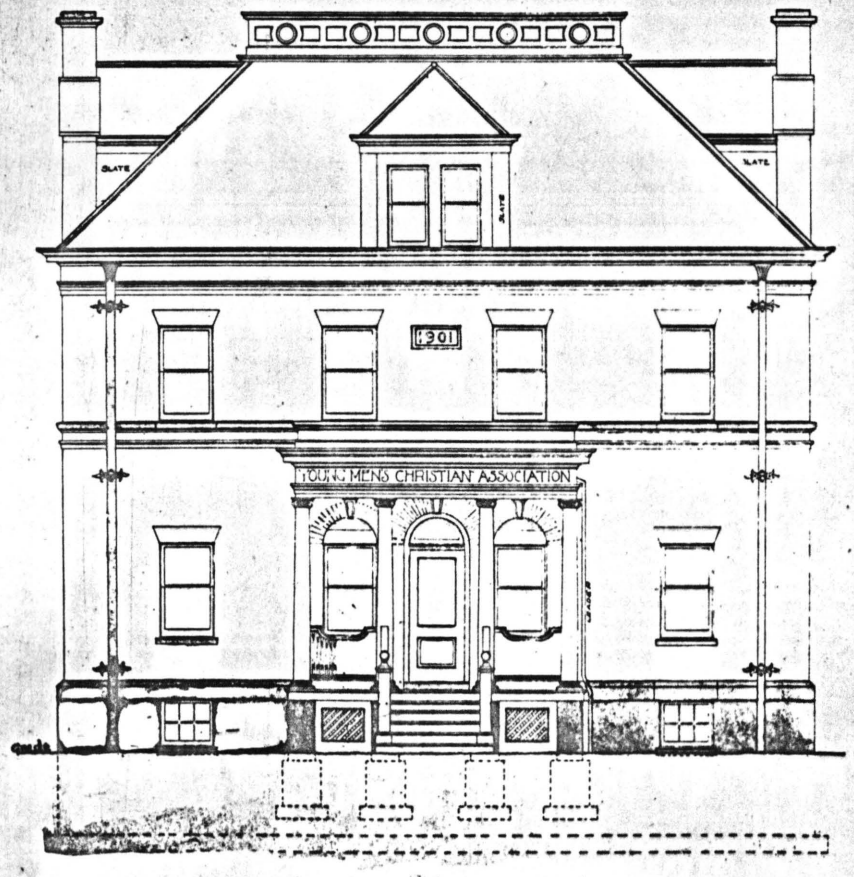
SCALE ¼" = 1FT



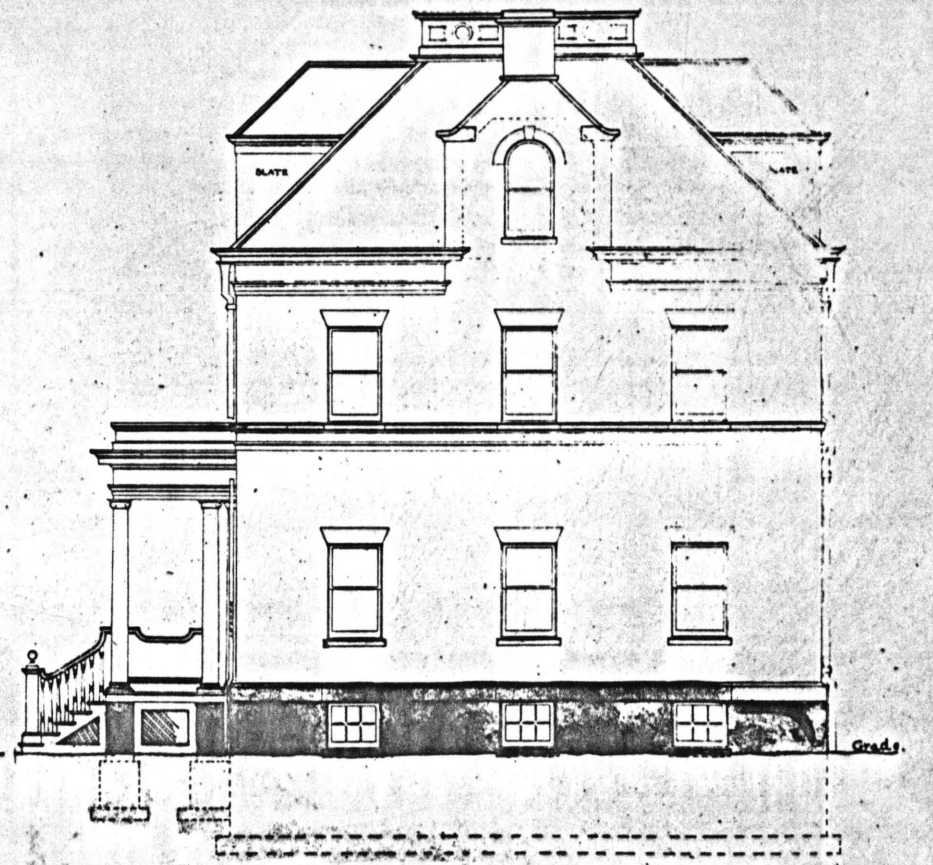
THIRD STORY

Wm. E. Bloodgood
Architect
149 B'way N.Y. City

31

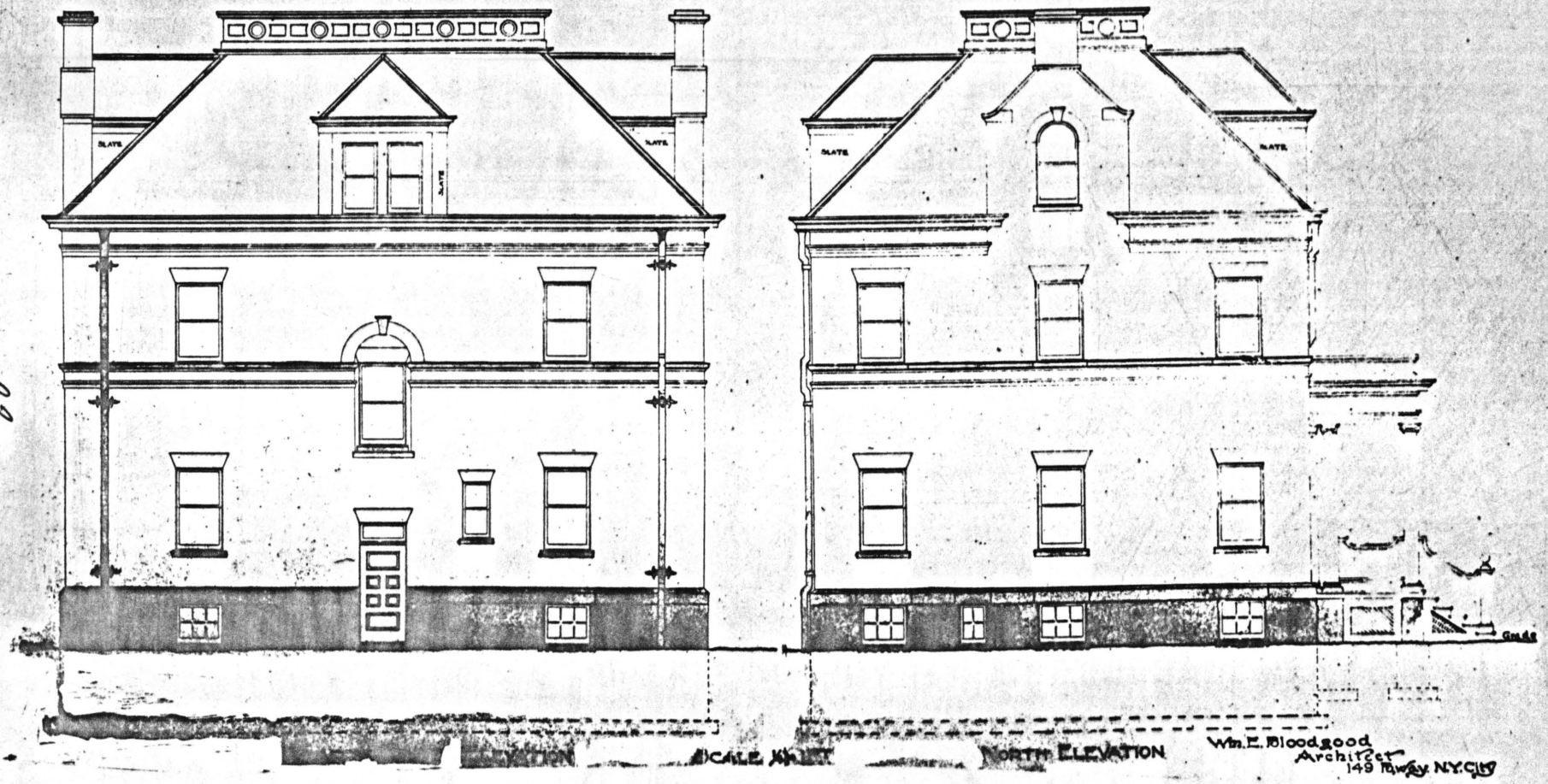


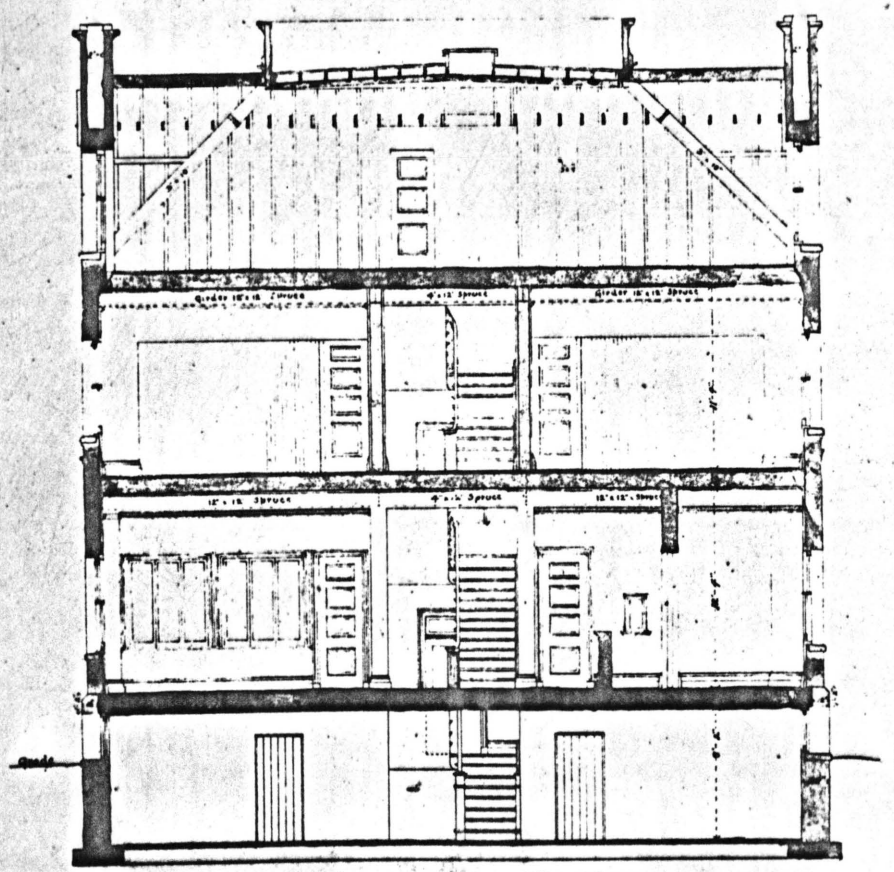
(WEST)



SOUTH ELEVATION

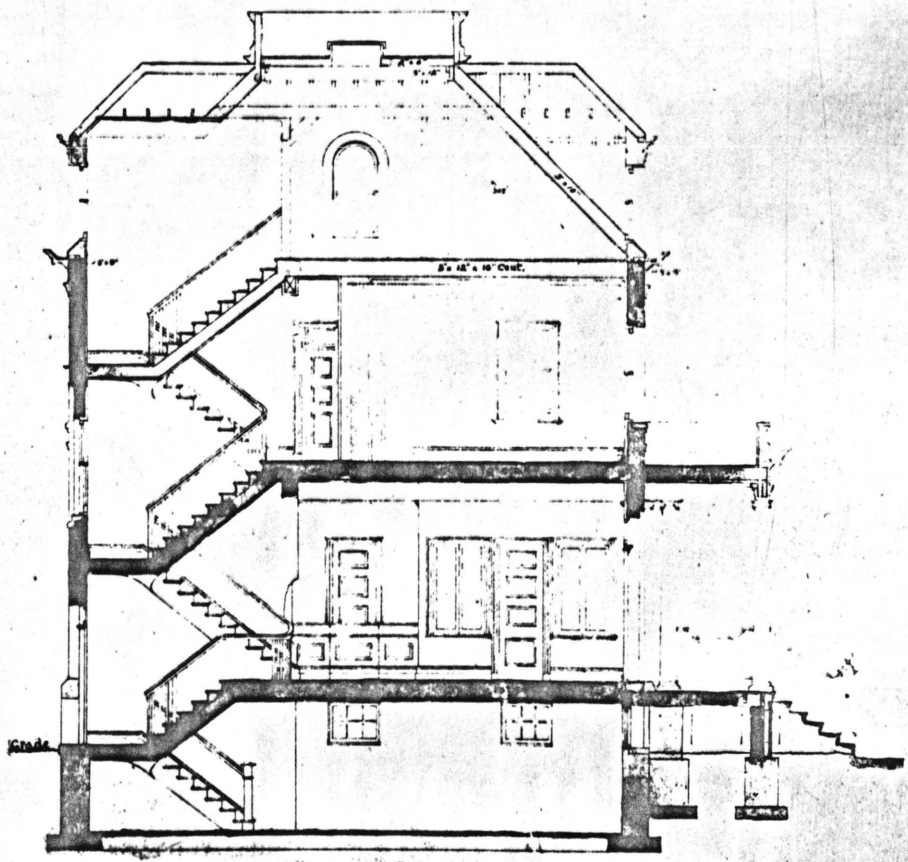
Wm E. Bloodgood
Architect
149 Bway N.Y. City


SLATE
SLATE
SLATE
SLATE
SLATE
SCALE 1/4 IN. = 1 FT.
NORTH ELEVATION
Wm. E. Bloodgood
Architect
149 Nassau N.Y.City



LONGITUDINAL SECTION

SCALE



CROSS SECTION

Wm. E. Bloodgood
Architect
149 B'way N.Y. City

BUILDING 47 SUBSISTENCE STOREHOUSE/COMMISSARY 1900

HISTORIC APPEARANCE AND CONDITIONS

By 1899 attention was being called to the lack of space in Building 32, the recently completed Quartermaster-A.C.S. Storehouse. There was insufficient space for both departments, and flour was being stored in the room assigned to the post quartermaster, according to Inspector General Varoon (Bearss, p. 292).

A subsistence storehouse was called for, to be built north of N.C.O. Quarters 29 and 30. It was supposed to conform in architectural style with existing post buildings. A standard Quartermaster plan, drafted in 1896, was utilized (but not followed exactly). It called for a 32'-4" x 114'-4", 6509 sq. ft. one story brick building. The cost of this building at Fort Hancock was $11,000 because of the added expense of buff face brick, but justified because it was "important that the building conform in general appearance to the other buildings." (Bearss, p. 293).

EXTERIOR:

The foundation was rusticated ceramic ashlar with raised mortar joints. The basement windows have oversize rusticated stone lintels and cut stone sills. Brick was used as infill between the loading dock joist pockets. According to plans, the foundation bears on concrete footings, and 6" terra cotta drain tiles run around the perimeter in a gravel bed. Walls are masonry, with buff-colored brick exposed and red brick for the inner course. Two large arched openings with double doors for loading access were included on on the east and west facades.

Roofing was slate with copper flashing. There were two galvanized metal ventilators along the ridge and one brick chimney penetrating the roof near each gable end. Chimneys had a corbelled cap and step flashing. Gutters were wooden built-in box type mounted on 2x4 lookouts that projected from the exterior walls, the whole assembly boxed in with a simple cornice. The gable end had a raking cornice and short returns.

Windows were 6 over 6 wood double hung sash with fixed ironwork on the outside for security. Each long side of the building had six windows on the first floor and four for the basement. Gable ends had two windows each for the basement, first, and second floors. Doors were of several types. The loading dock doors (two on each side) were double swinging wood panel type, with diagonal matched and beaded stock for panel inserts. The personnel entrances were more conventional 5-panel doors with glass transoms over. At each end of the building, covered areaways with stairs gave access to the basement rooms. Pedestrian stairs and stoops and loading docks were wood, supported on brick piers.

INTERIOR:

Floor framing was supported by foundation walls around the perimeter and 17-inch square brick piers running in two parallel lines the length of the structure. Bay spacing was 9'10" o.c. Each pier was built on concrete footings with 4" cap stones supporting 8x10 wood girders. Floor joists were 3 x 12's, at 12" o.c., and were strapped to the girders with 30" iron straps. Six by six inch columns supported the attic framing which consisted of 6x10 beams supporting 3x10 joists at 10"o.c. Roof framing consisted of 2x8 rafters at 16"o.c. braced with 2x6 collars. Rafter loads were picked up at midspan by 6x8 purlins running the length of the structure; these purlins

were, in turn, picked up by 6x6 inclined posts which transferred the loads to the first floor columns below. Roof sheathing was 1x6 boards.

Basement space was used for meat and general storage, with a concrete floor throughout. The coal-fired furnace was located at the north end of this level. Access to the basement was by means of outside areaways at each end of the building or by means of the cargo elevator which was located in the center of the building towards the south end.

The first floor included a large open storeroom, with two offices and a sales and issue room partitioned off the north end with stud walls and vertical tongue and groove sheathing. The south wall of the sales and issue room had floor to ceiling cabinetwork. These smaller areas had t&g boards as ceiling finish, while the storeroom had exposed overhead framing. Flooring throughout was 3" hardwood t&g.

The attic, or second floor, was reached by a wood stairway on the east side of the building or the cargo hoist. It consisted of a large open storeroom with a toilet and locker room partitioned off at the north end.

EXISTING APPEARANCE AND CONDITIONS

The condition of the exterior walls and foundation has seriously deteriorated. There are areas of masonry damage in particular where the loading docks have been removed which are allowing moisture penetration. Unique to this building is the wholesale discoloration which has occurred to the face brick. Possibly the brick used in constructing this building was inferior to other brick used on post. The entire wall surface is darkened to some extent, with individual bricks having darker discoloration than others, resulting in a mottled appearance. Mortar joints are not

completely sound throughout. Vegetation has overgrown the east facade, making inspection and maintenance more difficult.

Ironwork at the windows has rusted severely in the corrosive atmosphere, and staining of the brickwork has resulted. Window sash are deteriorated and many windows have been vandalized. The original slate roof remains but has areas of damaged shingles. Sections of the ridge cap are missing entirely. Serious damage to the cornice and built-in gutters is evident. Roof ventilators are rusting badly. Doors are unpainted and rotting. On the west side, the middle loading doors have been enclosed by a frame vestibule, which is rotting and coming apart.

The interior layout was changed somewhat over the years, particularly in the office end and sales counter. Room finishes were upgraded, but the original finishes usually exist underneath. In 1938 the basement ceiling was finished. In 1942 a new oil-fired boiler was installed and plumbing modifications performed. In general, the spaces appear close to their original condition.

OPTIONS AND RECOMMENDATIONS

Despite its somewhat dilapidated appearance on the exterior, this building is basically sound and offers an unlimited potential for adaptive use. The combination of large spaces and sturdy floor framing allows maximum flexibility for use.

Once made weathertight and heated, this building could house any function from art or dance studios to heavy equipment workshops. With its proximity to the parade ground and easy accessibility, this might make an

ideal woodworking, plumbing, or electrical shop during restoration of other post buildings. Note: For the second floor to be used safely, a fire escape should be provided at the south end.

Specific recommendations for preservation are listed below:

1. Remove vegetation from the east facade and perimeter of the building.
2. Remove west wood porch addition and provide simple, temporary wood stairs. When money becomes available, build platform to match original plans.
3. Repair/replace damaged slate shingles and ridge roll.
4. Repair/replace gutters and leaders.
5. Rebuild/repair cornice assembly.
6. Repair/replace roof ventilators.
7. Replace damaged flashing.
8. Replace missing face bricks and repoint exterior masonry, including chimneys. Clean masonry with brushes and light detergent solution.
9. Repair window sash to sound operable condition, reglazing as necessary.
10. Prepare and paint exterior wood and metalwork, paying particular attention to iron bars at window openings.
11. Provide wood screens and wood storm windows (on interior, due to iron-bars).

DSC-22

CONSTRUCTION COST ESTIMATE

EST. BY:
CONTRACT
DAY LABOR [X] (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: RESTORATION SUBSISTENCE STOREHOUSE BLDG 47

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 28, 1979

Y PROGRAMMED _____ REVIEWED BY: _____

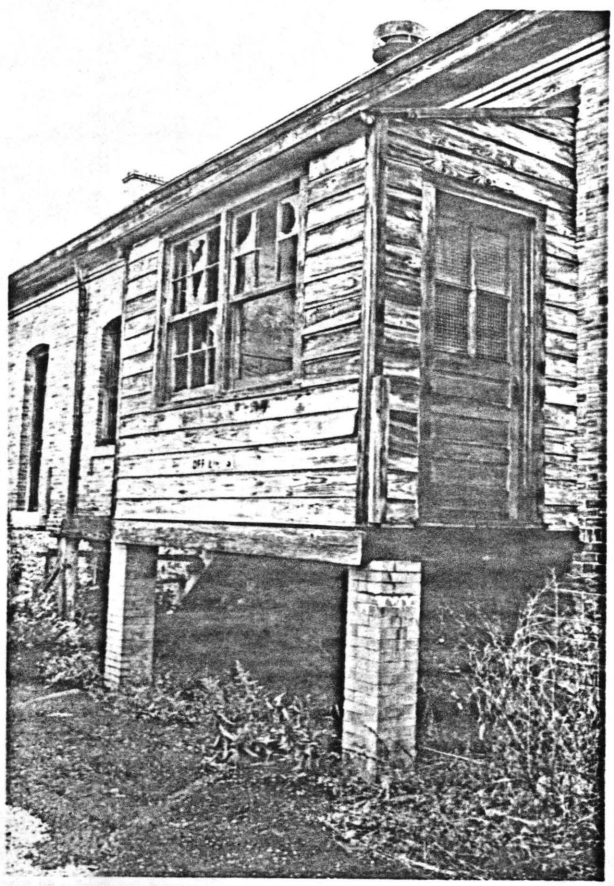
PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	——	REMOVE VEGETATION FROM EAST FACADE & PERIMETER	PARK MAINTENANCE	
2	L.S.	REMOVE WEST PORCH ADDITION - PROVIDE TEMPORARY STAIRS	L.S.	1,500
3	3 SQ	REPAIR/REPLACE DAMAGED SLATE SHINGLES & RIDGE ROLL	300/SQ	900
4	L.S.	REPAIR/REPLACE GUTTERS & LEADERS	L.S.	2,000
5	2	REPAIR/REPLACE ROOF VENTILATORS	500	1,000
6	L.S.	REPLACE DAMAGED FLASHING	L.S.	2,000
7	100 L.F	REBUILD/REPAIR CORNICE ASSEMBLY	50	5,000
8	3,500 SF	REPLACE MISSING FACE BRICKS AND REPOINT 75% EXTERIOR MASONRY, INCLUDING CHIMNEYS	1,500 L.S. BRICKS 3.50/SF - POINT	13,750
9	35	REPAIR WINDOW SASH TO SOUND, OPERABLE CONDITION, REGLAZING AS NECESSARY.	375	13,125
10	L.S.	PREPARE & PAINT EXTERIOR WOOD & METALWORK	L.S.	3,000
11	35	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	7,000
			TOTAL	$49,275

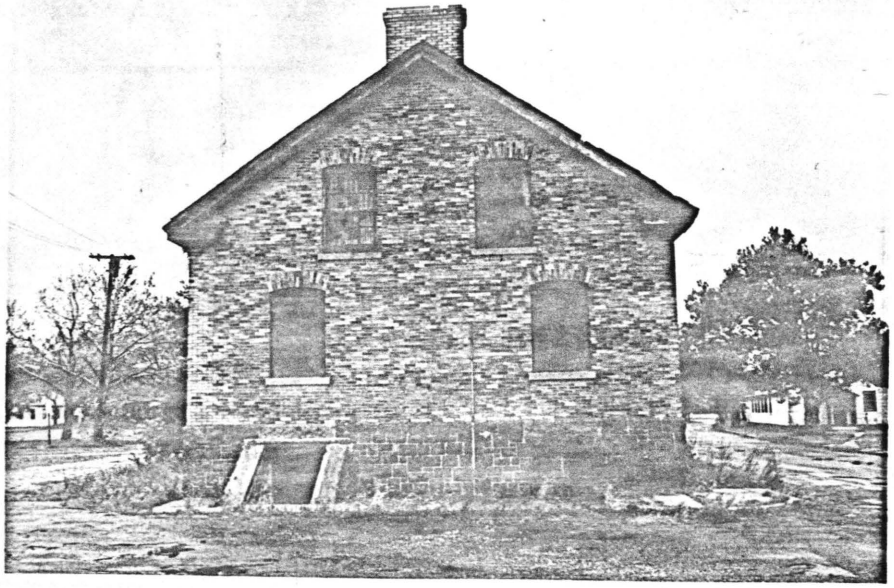
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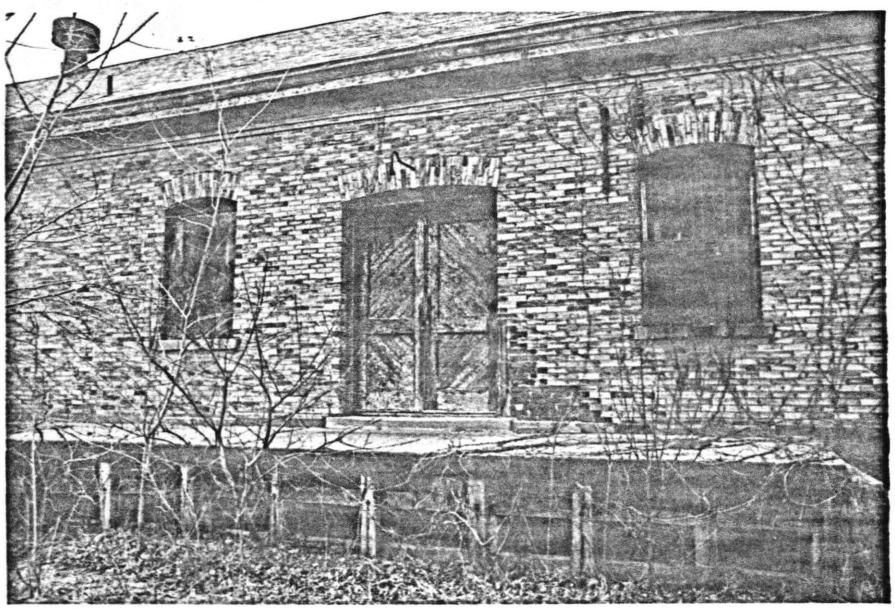
Building 47, Subsistence Storehouse, west side.
DW 11/79 FH3



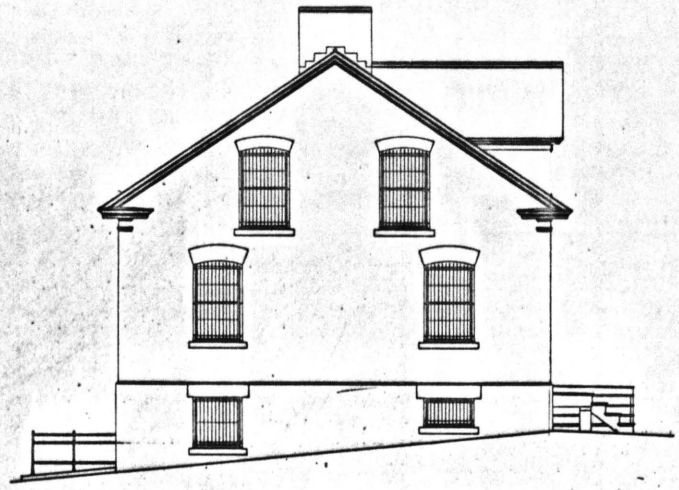
Detail, Enclosed Entry,
West side. FH 9/78 B-1



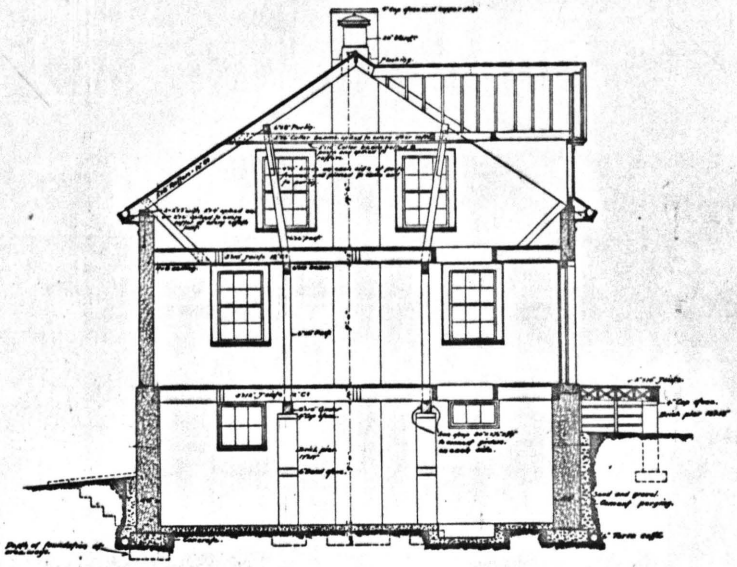
Building 47, Subsistence Storehouse, north end.
FH 9/78 B-1



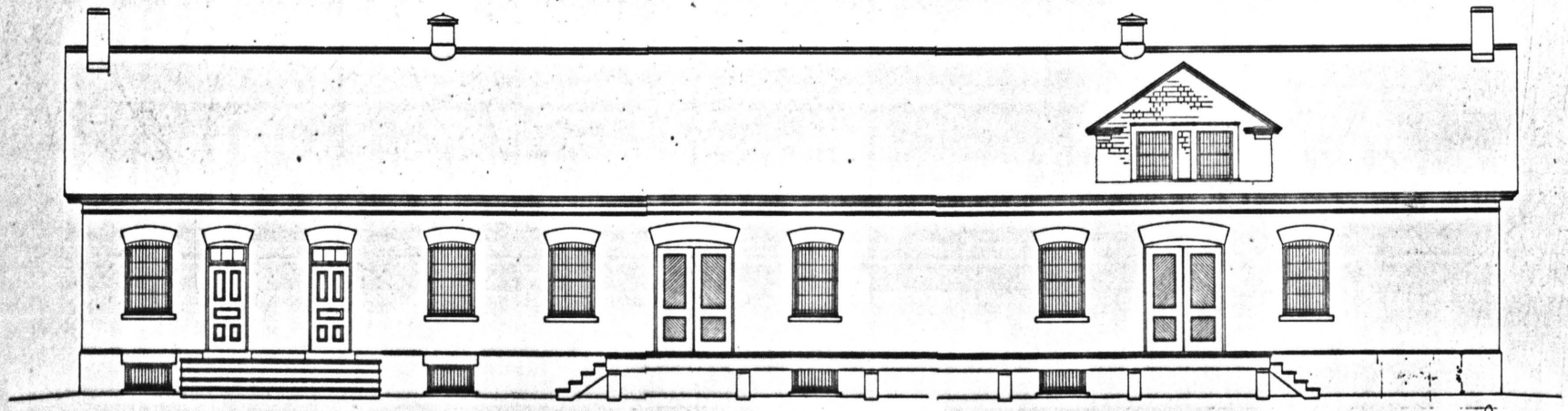
Detail, east loading platform. DW 4/79 FH1



END · ELEVATION ·
SCALE 1/4 · INCH ·



· CROSS · SECTION ·
SCALE 1/4 · INCH ·



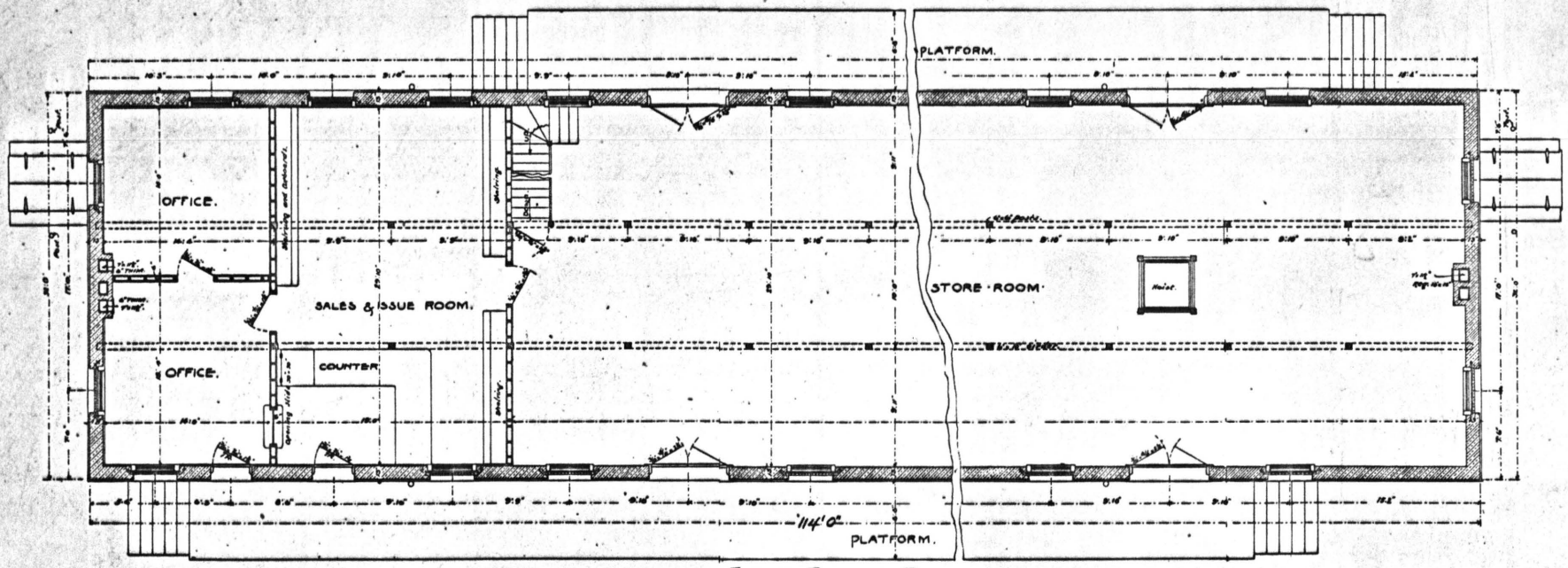
SIDE · ELEVATION ·
SCALE 1/4 INCH ·

SHEET · NO 1 · 106 · 4 SHEETS

SUBSISTENCE · STORE · HOUSE ·

Q · M · G · O · MAR 1896

43



FIRST FLOOR PLAN.
SCALE ¼ INCH.

SHEET No 3. 106 5 SHEETS.

SUBSISTENCE STORE HOUSE.

Q.M.G.O. JUNE. 1897.

FIRST FLOOR QUARTERMASTER'S STOREHOUSE

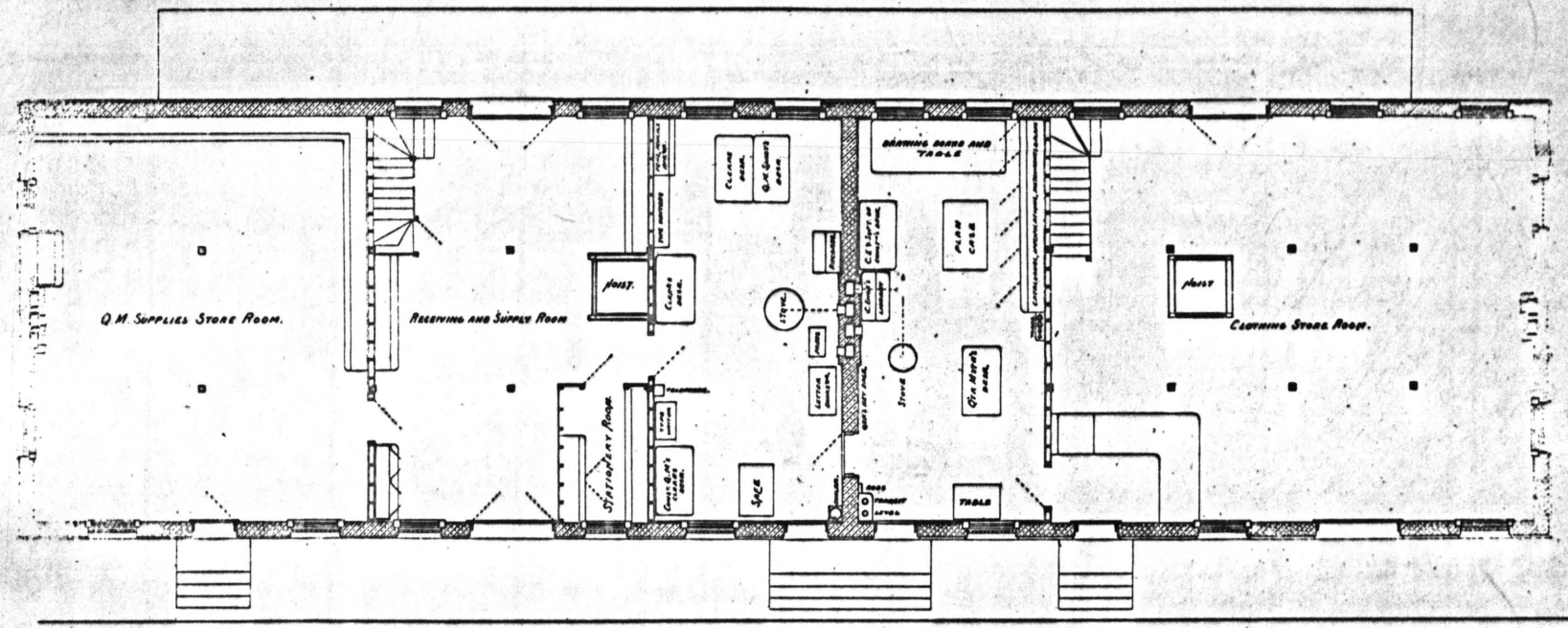
FORT HANCOCK N. J.

SCALE 1/16"=1'

SHOWING THE OFFICE ARRANGEMENT.

Wm. Peterson
Asst Artillery Corps U.S.A.
Quartermaster.
May 1897.

RAILROAD SWITCH.



BUILDING NO. 51 POST FIREHOUSE BUILT 1905

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

EXTERIOR:

This handsome rectangular building stands facing west at the intersection of Kearney Road and South Bragg Drive. Walls are a buff-colored brick on stone foundation, with a continuous limestone water table just above ground level. The hip roof is slate covered with a hipped-roof, rectangular tower projecting above the northwest corner. At the north and south elevations are three similar wood, double-hung windows with brick arches and limestone sills. Two sets of large ~~segmental~~ double doors dominated the front elevation. They were solid wood, 5-panel, with a segmental arched heads at the frame. Above the doors and below decorative eave, a corbeled string course ran the building perimeter.

INTERIOR:

It is to be assumed that as originally constructed, this building had an open floor plan to allow room for two fire engines. Floors were concrete, walls were brick, and ceiling finish was of narrow wood strips approximately 1-1/2" wide running east/west.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

The historic appearance of this structure has been heavily altered. Slate shingles are gone on all but the sides of the tower and have been replaced with asphalt shingles. The large west doors were removed along

with part of the wall. One 18' x 10' chain hoist operated, center track supported door was installed in 1942 in their place.

Windows are now 1 over 1 light. The original east window of the south elevation was restructured to fit a standard door (bricked in at arch and cut out from sill to ground). A full length shed-roofed addition has been constructed along the east elevation. It is L-shaped in plan with the projecting leg at the south end. Windows here have brick sills and flat arches. A large overhead sliding door ~~is~~ at the north side, is large enough to allow vehicular access. A tall brick chimney rises at the inside turn of the "L", servicing the boiler.

Mortar is loose and separating from bricks and between limestone in the water table. Doors are partially bare of paint and cracking; plywood infills are being warped.

INTERIOR:

The interior, after addition and removal of various partitions through the years, is back to its open plan. Interior brick is painted, and wood ceilings are painted white. A central door connects this early portion to the later addition to the east. This room is approximately 25' x 14', has a concrete floor, brick walls, and exposed framing at the ceiling. The projecting leg of the "L" is entered only from an exterior door at its east side. The interior is in generally good condition.

OPTIONS AND RECOMMENDATIONS

This building now serves as the Sandy Hook Fire Headquarters. Use as such is a parallel to the original use, and is particularly desireable. Necessity for major work is not apparent at present. However, as necessity does arise, it is recommended that any repairs or changes follow the original construction concepts as closely as feasible.

Specific restoration proposals are as follows:

1. When present asphalt roof deteriorates, replace with grey slate-colored asphalt roofing, to approximate the historic appearance through correct color.
2. Repoint brickwork and water table.
3. Prepare and paint damaged or exposed wood surfaces at doors, windows, and eaves.

DSC-22

CONSTRUCTION COST ESTIMATE

COST. BY: CONTRACT
DAY LABOR X (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: REHABILITATION POST FIREHOUSE - BLDG 51

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 1979

FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

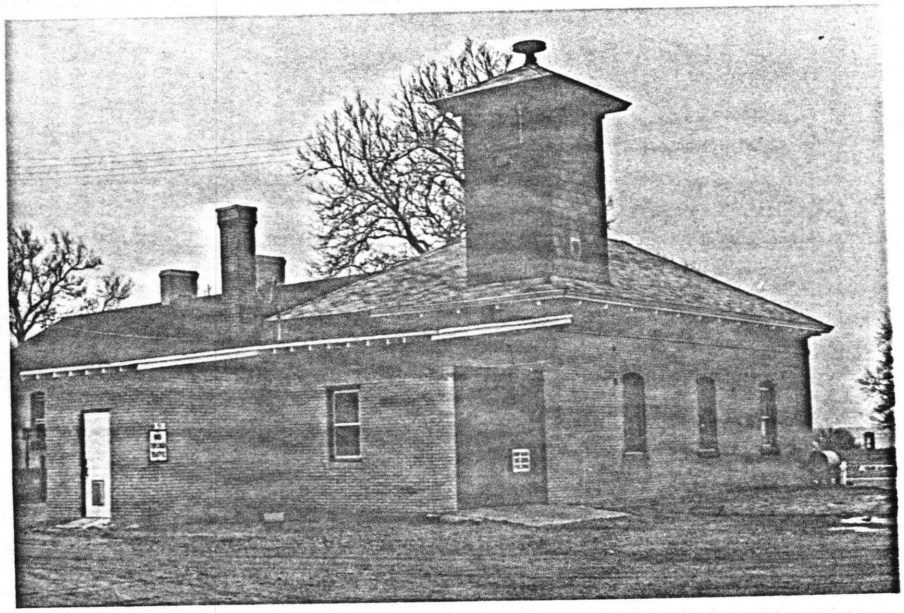
ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	15 SQ	REROOF WITH GREY ASPHALT SHINGLES	150/SQ	2,250
2	780 SF.	REPOINT ERODED MASONRY (30%)	3.50	2,625
3	——	PREPARE AND PAINT ALL EXTERIOR WOOD	L.S.	1,500
			TOTAL	$4,125

49

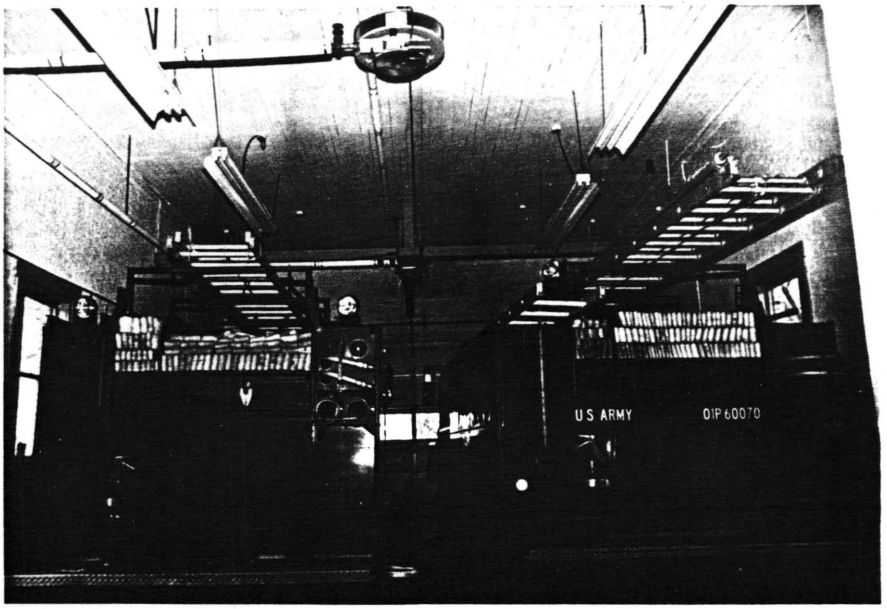
(SEE NEXT SHEET)



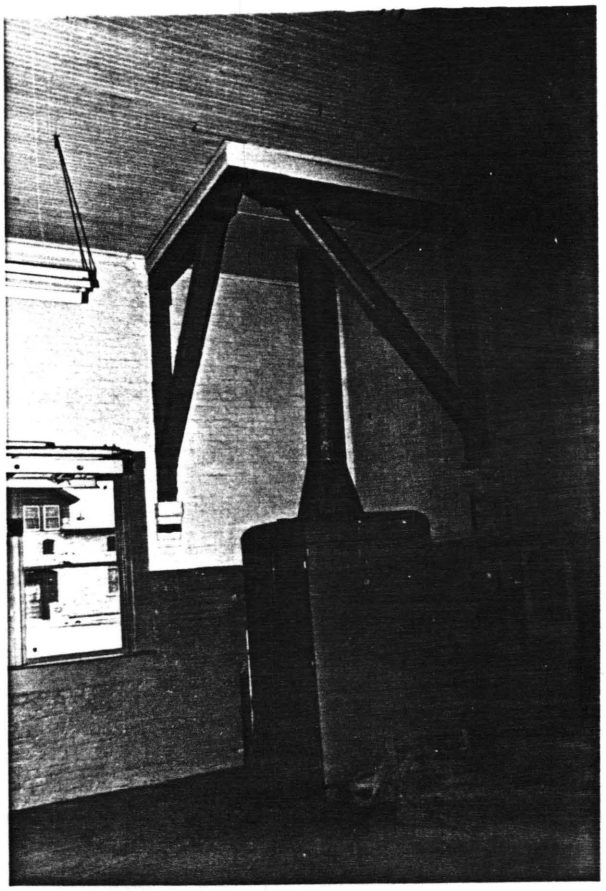
Building 51, Firehouse, west elevation. S-1 29



Northeast view, showing rear addition. 4/79 FH1



Building 51, interior. 4/79 FH1



Hose Tower Support Brackets. Tower now used as chimney chase
4/79 FH1

HISTORIC APPEARANCE AND CONDITIONS

This was the third identical duplex N.C.O. quarters to be built at Fort Hancock, utilizing the Quartermaster Department's Standard Plan No. 82A. John Milne's was the contractor; construction began in April 1904 and was completed the following June. That summer (1905) the N.C.O. Quarters all were provided with window and door screens. In the justification it was pointed out "the savage New Jersey mosquitoes made the screens mandatory" (Bearss, p. 304). Building 52 is a two-story duplex standing north of Lawson Lane along the east side of Kearney Road adjacent and to the north of Building 30.

EXTERIOR:

Building 52 is a rectangular, gable-roofed structure with the long axis parallel to Kearney Road and a full length covered porch projecting on the west. Walls are buff-colored brick, foundations are dark granite ashlar, and the roofing is grey slate (excepting the porch, which is roofed with standing seam tin). There are two chimneys at the center of the building, one on each side of the roof ridge. The front entry is by way of wood stairs and porch. Steel pipe was installed between the wood columns as the porch railing. The rear of the building was designed to have an identical porch but without the railings.

Windows are 6 over 6 lite, double-hung wood sash, all with arched heads and stone sills. Each gable end had a fanlight illuminating the attic. Doors were 5-panel type at the rear and 3-panel with glass in front.

INTERIOR:

An east-west pantry wall containing the chimney flues divides the building precisely in two. The layout of each is the same, but opposite hand. Entry from the front porch was into a sidehall with a staircase on the outside wall. The sitting room was on the inside wall with windows onto the front porch and access from the entry hall and kitchen. The kitchen ran the full width of the rear of the unit. The second floor contained two bedrooms along the inside wall, with a bathroom at the head of the stairs. A winding stairway continued from this stairhall up to an unfinished attic. Original room finishes were hardwood floors, plaster walls, and pressed-metal ceilings.

EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

The basement areaway, which was not original to the design, has deteriorated and is letting water into the structure. Exterior walls are missing sections of mortar and sections of brickwork have been displaced. Roofing is original slate, but is missing some shingles. Flashing appears deteriorated in places.

Piers supporting the front porch are deteriorated. Recently this porch has been encased in white aluminum with screens and screen doors. The original columns and pipe rail are obscured but otherwise unaffected. The wooden steps and wood lattice starting beneath the porch have lost paint and are falling apart. Each rear entry is enclosed by a frame vestibule on concrete block piers, sheathed with asbestos shingles. Between these two vestibules is the basement areaway, covered by a painted steel double door.

INTERIOR:

There was a marked contrast in the condition of the north and south units during inspection. The south unit was in terrible condition after its most recent occupancy. The walls and trim were badly soiled and vandalized. By contrast, the north unit was in excellent condition.

Walls throughout are painted plaster. Ceilings are metal in the living room and hallway but sheetrock in the kitchen area and acoustic tile in the bedrooms. Floor material is vinyl tile throughout in fair to poor condition.

Plumbing in both units was updated in 1938. Both kitchens and bathrooms have period fixtures. The hot water heaters are electric and the furnace is oil-fired.

OPTIONS AND RECOMMENDATIONS

Continued use for permanent or seasonal employee housing is desirable to preserve the buildings. However, judging by the contrasting conditions in each unit, some degree of housekeeping regulations should be adopted.

Specific restoration proposals are as follows:

1. Replace missing slate shingles and flashing where necessary.
2. Waterproof foundation walls at basement entryways.
3. Repoint exterior walls, porch post foundations, and chimneys, replacing bricks as necessary.
4. Reglaze window openings where glass is missing and restore window sash to sound, operable condition.
5. Repair and paint exterior wood steps and latticework under porch.
6. Patch or replace interior finishes where damaged.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT
DAY LABOR [X] (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: REHABILITATION DOUBLE N.C.O. QUARTERS 52

PARK SANDY HOOK UNIT, GATEWAY N.P.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 1979

FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	2 SQ	REPLACE MISSING SLATE SHINGLES / REPL. FLASH'G AS REQD	300/SQ. 1,500 FLSHG (LS)	2,100
2	1700 SF	REPOINT EXTERIOR MASONRY (50%)	3.50	5,950
3	—	WATERPROOF FOUNDATION WALLS AT B'SM'T ENTRYWAYS	L.S.	1,200
4	7	REGLAZE DAMAGED OPENINGS & RESTORE WINDOW SASH TO SOUND, OPERABLE CONDITION	400	2800
5	L.S	REPAIR & PAINT EXTERIOR WOODWORK	L.S.	2,500
6	1,500 750	UNIT A UNIT B PATCH INTERIOR WALLS & CEILINGS	4	6,000 3,000
7	10,500	A & B PAINT INTERIOR WALLS & CEILINGS	1.25	13,125
8	LS	MISCELLANEOUS INTERIOR REHABILITATION, ELECTRICAL & PLUMBING	L.S.	15,000
			TOTAL	51,675

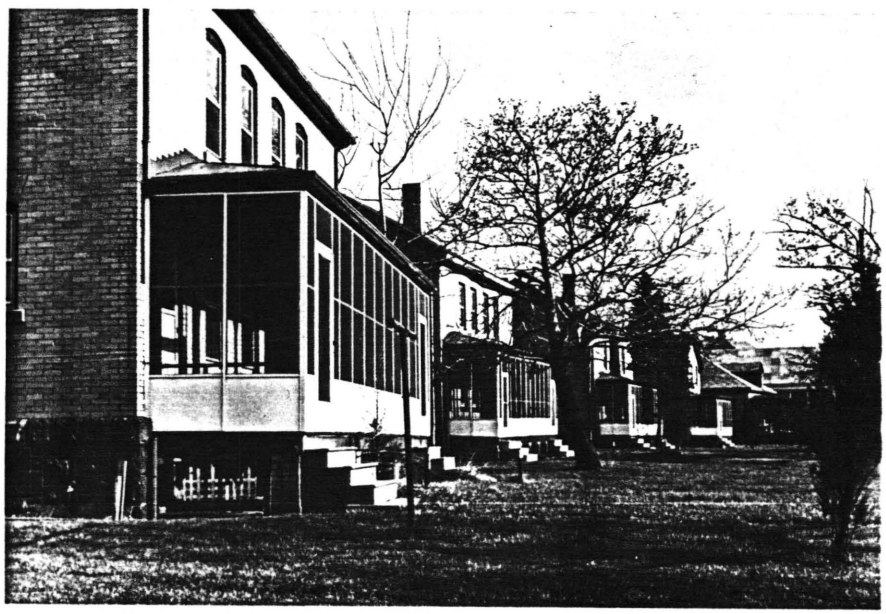
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Building 52, N.C.O. Qtrs., Northwest view, showing aluminum porch enclosures. FH 9/78 B-2 24



Rear elevation, showing basement areaway and enclosed rear entries. FH 9/78 B-2 22



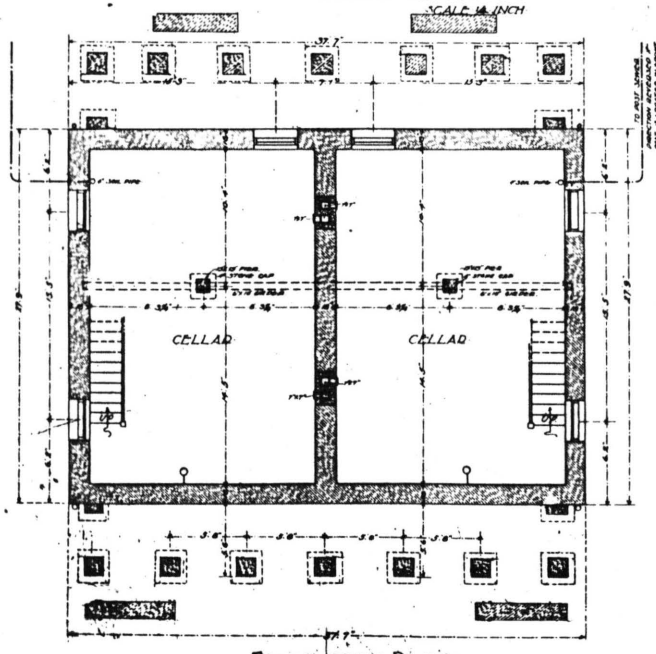
L to R: Buildings 52, 30, 29, 64, 28, 40. View along Kearney Road looking south. 4/79 FH



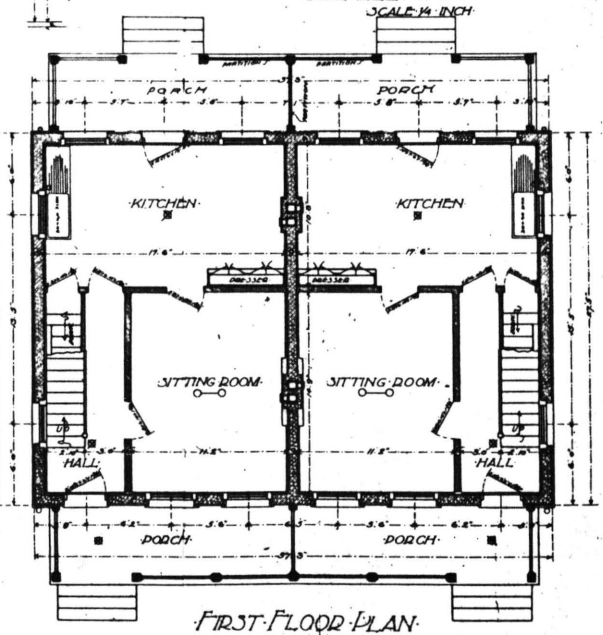
FRONT ELEVATION
SCALE ¼ INCH

SIDE ELEVATION
SCALE ¼ INCH

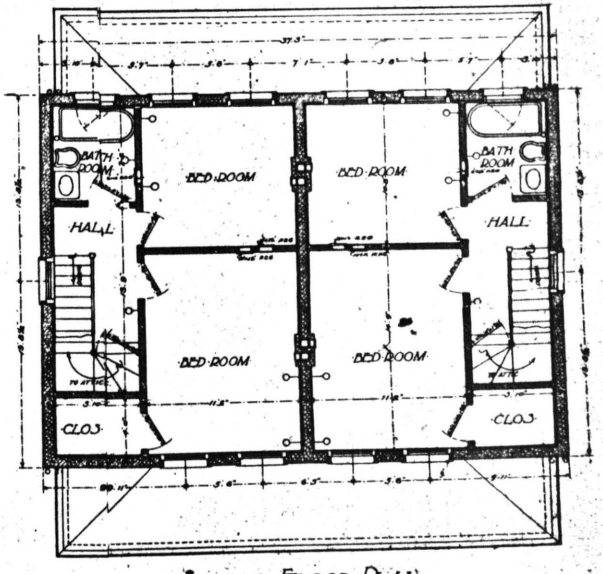
REAR ELEVATION
SCALE ¼ INCH



FOUNDATION PLAN
SCALE ¼ INCH



FIRST FLOOR PLAN
SCALE ¼ INCH



SECOND FLOOR PLAN
SCALE ¼ INCH

82

SHEETS 82 SHEETS

HISTORIC APPEARANCE AND CONDITIONS

In 1904 Post Quartermaster Wheeler requested authority to build a replacement for the fire-damaged 1901 Post Exchange. That facility was described as "an old affair formerly used by the Engineer Department and on the Proving Ground reservation" (Bearss, p. 280). The site selected was sixty feet east of the YMCA Building at the intersection of Hudson and McNair Roads. The contractor was THE JOHN MILNES COMPANY, ~~who was~~ also responsible for constructing the new mess halls.

Shortly after completion, the building proved to be unsatisfactory and plans were drawn to create a larger salesroom while reducing the lecture room to a reading room. Colonel Harris "urged that funds be allotted for doubling the size of the structure by adding a wing of the same type and style to its south elevation" (Bearss, p. 284). Repairs were done to the original building while the addition was constructed in 1910. The expanded plan provided a lunch room, kitchen, and furnace room, while the main floor housed a sales area, lecture room, office, and bedroom.

EXTERIOR:

The building is a rectangular, hip-roofed structure, 25 by 50 feet in size, with the long axis parallel to McNair Road. The foundation is granite rusticated ashlar capped with a substantial limestone water table, and walls are buff-colored brick with a double belt course above the arched window openings. The hip roof was slate-covered, with four metal attic ventilators along the ridge, and a chimney on the east plane of the roof.

Windows were 6 over 6 wood double hung sash except for basement units which were 3 over 3. The entry was originally via double doors on the west, but the 1910 addition involved several fenestration alterations, including moving the entry to the midpoint under a columned portico. The portico featured paired tuscan columns, brick support piers, and cast iron railings.

The original plan found in the National Archives (Record Group 92) for this building shows the conceptual design to be very different from the building actually constructed. The difference was not in size or elements of design, but in materials. As originally proposed, the foundation was to have been buff face brick, the walls to be Imitation Brick No. 138 made by the Penn Metal Ceiling and Roofing Company, and the roof was to have been galvanized iron. This scheme was rejected, fortunately, for the building would not have faired well in the salt air environment of Sandy Hook. Rather than imitate, the building materials ultimately selected matched materials of other buildings of the original post.

INTERIOR:

As originally constructed, the first floor was laid out as kitchen, office, and recreation room. With construction of the addition, the first floor was used for a sales room, occupying one half of the building, and a lecture room, reading room, office, and bedroom. The basement layout as of 1910 included storage, kitchen, lunchroom, furnace room, toilet, and cold storage. There were interior stairs connecting both levels, plus separate outside stairs to both levels on both front and back of the structure.

The front entry opened into a vestibule from which one could enter the sales room, lecture room, and a basement stairway. Partitions between rooms

were wood-trimmed plaster with four and a half foot high wainscoting. The original brick south exterior wall became a partition between the old and new sections. There was special cabinetwork installed to accommodate the sales room, officer, and storage functions. Ceilings were metal throughout, while flooring was hardwood. The basement had plastered brick walls, and was heated by suspended radiators around the metal ceilings.

Army maintenance logs record the following repairs: 1929-repairs to downspouts, gutters, flashing, window and door screens; 1938-the door jambs and woodwork were "overhauled," and walls were patched and painted; and 1939-replacement of metal cornice.

EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

The 1910 addition is so well done that the building appears to have been built in one stage.

The original portico columns have been replaced by square posts. Porch piers are deteriorated. Brick chimneys are missing sections of mortar, and a small percentage of the exterior wall surface. One window arch on the north end is failing. The gutter/cornice assembly is deteriorated in part. Aluminum storm windows have been installed at a recent date.

INTERIOR:

The interior is in fair to good condition. It is used as a laboratory and and classroom facility for Brookdale Community College. Classroom furnishings are movable, but permanent laboratory facilities have been installed complete with water supply, drains, gas, and cabinetry.

OPTIONS AND RECOMMENDATIONS

Restoration of this building is not contemplated since it has been recycled as a lab classroom for a New Jersey College. However, maintenance of structural stability and good housekeeping is essential for preservation.

Future interior restoration or changes will follow the Guideline for Adaptive Use proposed in Appendix VII. Specific exterior rehabilitation proposals are as follows:

1. Repair damaged or missing sections of slate roofing, including flashing.
2. Repoint eroded masonry at exterior walls and chimneys.
3. Repair arch at north elevation window.
4. Repair gutter/cornice assembly.
5. Repair deteriorated column bases at west porch.
6. Prepare and paint exterior wood trim.
7. Rebuild or repair east porches as necessary to restore to sound condition.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT
DAY LABOR X (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR REHABILITATION - POST EXCHANGE BLDG 53

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB 23 1979

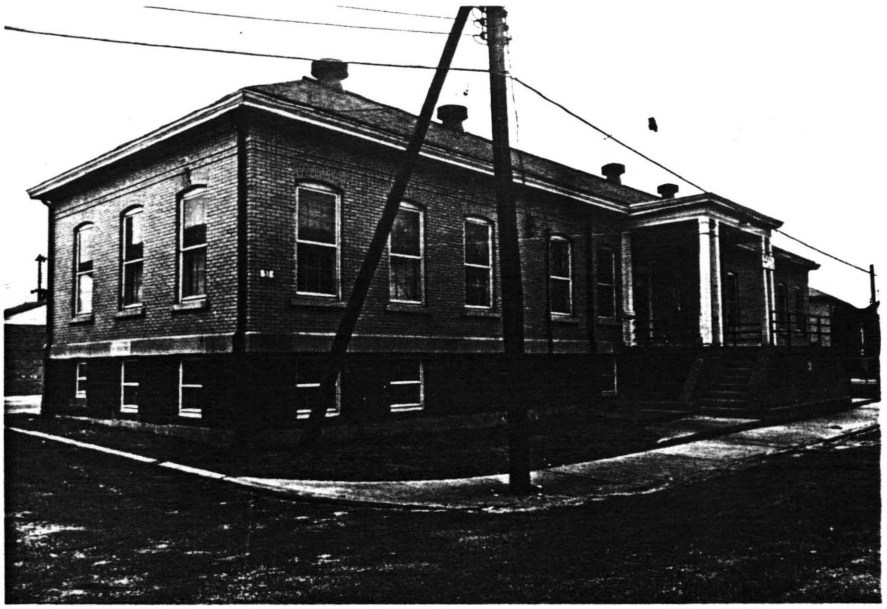
FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	4 sq	REPAIR SLATE ROOF & RIDGE	300	1,200
2	550 SF	REPOINT ERODED MASONRY - 100% CHIMNEYS, 10% WALLS	150	825
3	1	REPAIR NORTH WINDOW ARCH (1)	150	150
4	125 LF	REPAIR GUTTER/CORNICE ASSEMBLY (4 PLACES)	5/LF 100/SPOT	1,025
5	6	REPAIR WD. COLUMN BASES @ WEST PORCH	400	2,400
6	L.S.	PREPARE AND PAINT ALL EXTERIOR WOOD TRIM	L.S.	2,500
7	L.S.	RESTORE EAST PORCHES TO SOUND CONDITION	L.S.	1,000
			TOTAL	9,075

(1)

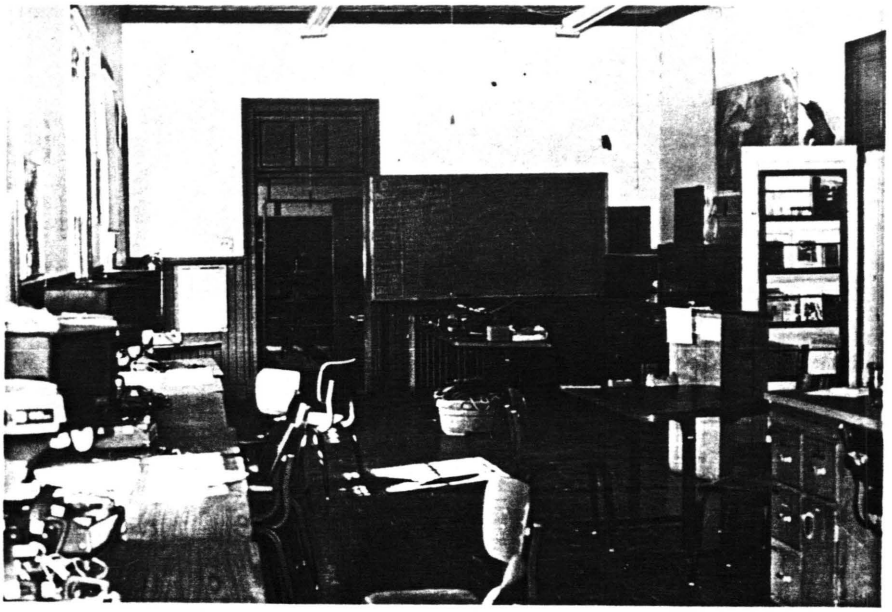
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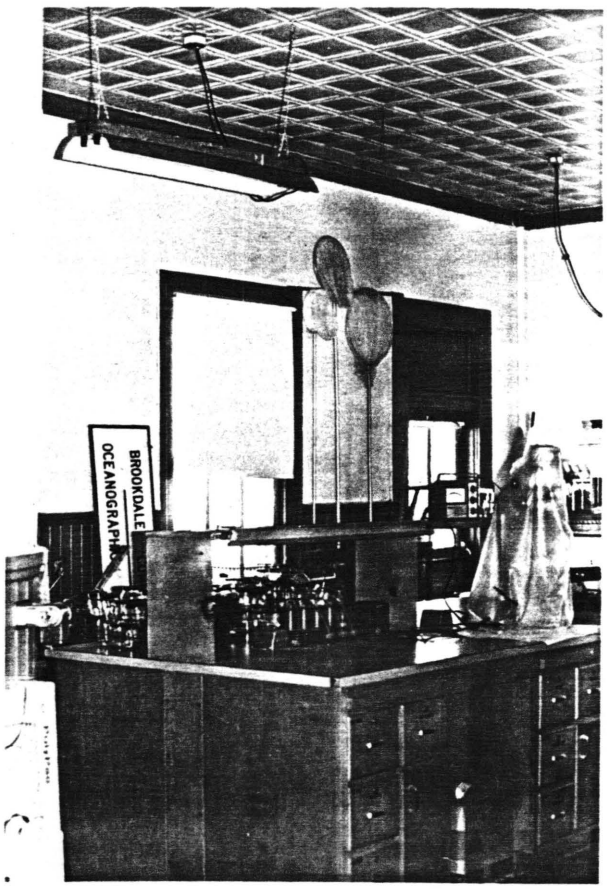
Building 53, Post Exchange, northwest view. DW 4/79 FH1



Southeast view. FH 9/78 B6 15.

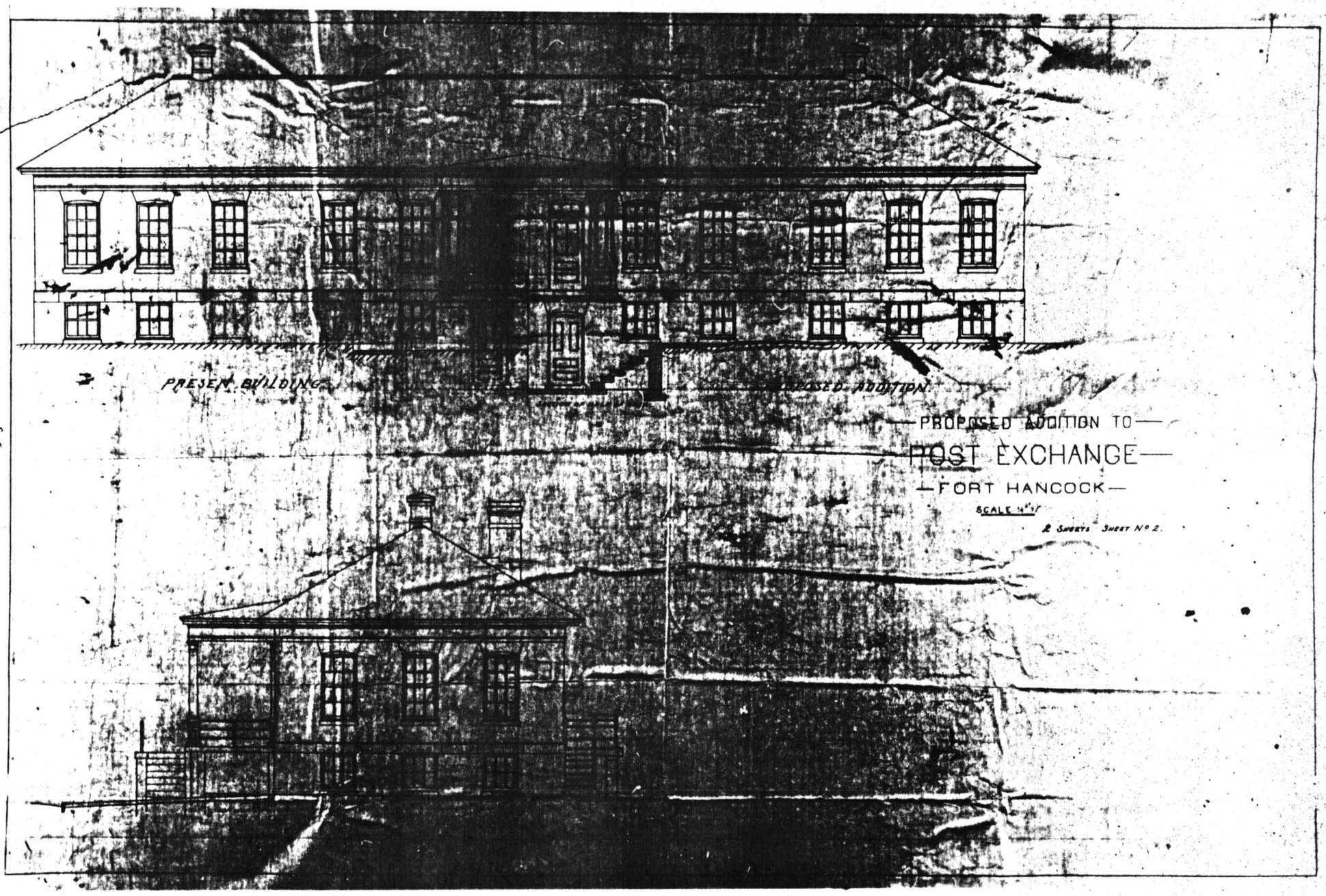


Building 53, Post Exchange, interior. Good example of adaptive use respecting original room finishes.
FH 9/78 B-6 9



Interior view, laboratory.

FH 9/78 B-6 7


PRESENT BUILDING
PROPOSED ADDITION
PROPOSED ADDITION TO
POST EXCHANGE
FORT HANCOCK
SCALE 1/4" = 1'
2 SHEETS SHEET NO 2.

BUILDING 55 MESS HALL BUILT 1905

HISTORIC APPEARANCE AND CONDITIONS

As originally built, the kitchen and mess facilities were part of the first floor of each barracks. By 1903 the needs of the expanding garrison made it evident that a separate mess hall building for each barracks would be desirable. Authorization for construction of four mess halls came in 1904. The low bidder for construction was John Milnes Company of Port Richmond, New York, with a figure of $55,976 (Bearss, p. 302). The structure was completed and accepted by the post commander in June 1905.

EXTERIOR:

Building 55 was built directly behind Barracks 22 with its back fronting on Magruder Road. It is a rectangular building, 45'6" x 74'6" in size, with basement, first floor, and an unfinished attic, designed to seat 109 persons.

The roof is the most unusual feature of the building. Basically a hip roof, the ridge runs the full length of the building and the back walls continue upwards to form dormers at each end. Each dormer includes a chimney and a metal roof ventilator sits on the ridge at the building's center. A deep-relief stamped metal cornice enclosing a built-in gutter finished off the eaves and gables.

There were two outside porches, the main one being on the west side facing the rear of the barracks. The porch was five bays with tapered tuscan columns resting on brick piers and supporting a metal roof. Pipe railing spanned the openings between columns. A wood gutter and cornice finished

off the roof. On the rear of the building, a smaller but similarly detailed porch served the kitchen at the northeast corner. Steps to both porches were wood with no handrails.

Windows were large 6 over 6 light wood double-hung sash, except for the two pairs of 3 over 3 sash in dormer walls and the 6 light basement sash in the foundation. The main doors were paired five panel type with other service doors being single glass and wood panel type. All first floor doors had transoms.

INTERIOR:

The first floor was arranged as follows: a large mess room occupied the center of the building, served by a kitchen occupying the northeast corner of the building. A large walk-in pantry in the northwest corner was accessible from the kitchen only. The south third of the floor plan was occupied by a cook's room, tailor and barber shop and a lavatory separated from the mess room by a hallway with its own outside entry from the front porch. Room finishes were metal ceilings, plaster walls, and wood floors.

The basement was accessible from an interior stairway on the west side of the kitchen and an outside doorway under the main entry porch. The north third of the basement served as mechanical space and kitchen storage and the south portion was unspecified as to usage. The attic was entered via a stairway from the north wall of the mess room. It was unfinished space, with windows at each end.

Army maintenance logs record the following repairs: in 1938 the entire interior was repainted, in 1940 the plumbing system, plaster, floors, and electrical system were repaired.

EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

Masonry repointing is the most evident need on the exterior. The south chimney at some point was rebuilt with the top courses laid up in red brick, probably due to the scarcity of buff-colored replacement brick. The roof is covered with green asphalt shingles instead of the original slate. Windows are in fair condition, and are protected by lightweight screens, many of which are missing. One window on the north is covered with sheet metal.

INTERIOR:

The Army Reserve utilizes this building for weekend drills. Room finishes have been upgraded, but in most cases the original room finishes may be found underneath. The mess room now has eight foot high masonite paneling and a suspended acoustic tile ceiling with lay in flourescent lightings. The kitchen has a drywall ceiling and quarry tile flooring. Vinyl tile covers most other floors. Original metal ceilings, where exposed, are in need of repainting.

OPTIONS AND RECOMMENDATIONS

As one of two mess halls still utilized as such by a branch of the Army, continued use as such is historically correct and desirable, even if it entails some modification to interior finishes and equipment. Proposed work on the interior should follow the adaptive use rehabilitation guidelines suggested in this report. The exterior should be restored as close as possible to its original configuration.

OPTIONS AND RECOMMENDATIONS

This building offers a large amount of specialized space for adaptive use. The presence of a large undivided (dining) room and a kitchen should suggest certain uses. Repair or stabilization of the exterior should be programmed as soon as possible to arrest further deterioration. The exterior should be restored as closely as possible to its original 1905 appearance, while the interior should be sensitively adapted following the Secretary of the Interior's "Standards for Rehabilitation."

Specific restorations are as follows:

1. When present roofing deteriorates, reroof with slate grey asphalt shingles.
2. Repair/replace gutters and downspouts. Restore cornice.
3. Repoint eroded masonry.
4. Repair east and west porches.
5. Replace rusting steel lintels.
6. Provide wood storm windows and wood screens.
7. Prepare and paint all exterior wood and metalwork.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT
DAY LABOR X (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR REHABILITATION MESS HALL BLDG 55

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 23, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

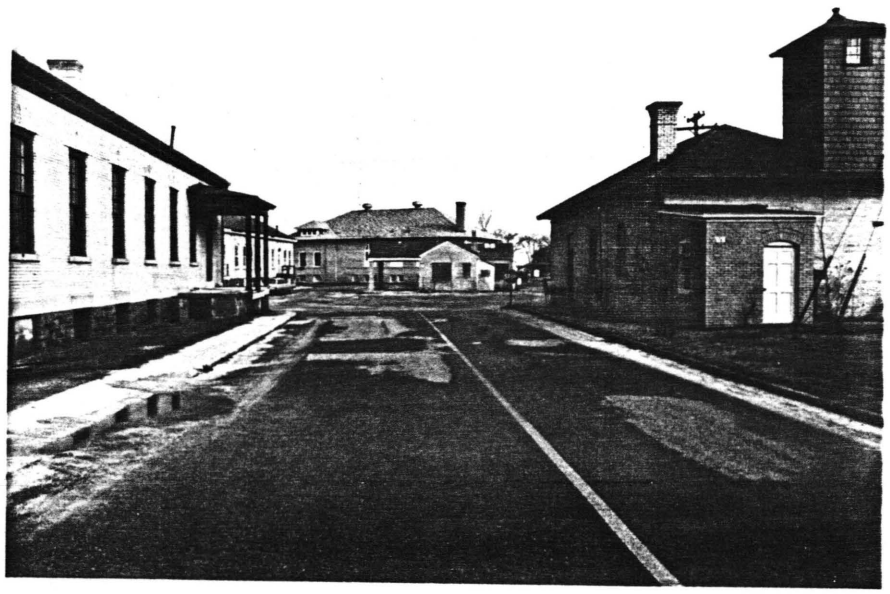
PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	35 SQ.	REROOF W/GREY ASPHALT REPL. FLASHING AS REQ'D, FLSHG	150/SQ 1000/L.S.	6,255
2	L.S.	REPAIR/REPLACE WEST GUTTER & WEST PORCH GUTTER & CORNICE	L.S.	2,000
3	1,000 SF	REPOINT EXT. MASONRY (70% CHIMNEYS - 20% WALLS & F'NDTNS.)	3.50	3,500
4	500 S.F.	RESTORE EAST & WEST PORCHES	20	10,000
5	20	REPLACE RUSTING STEEL LINTELS	150	3,000
6	34	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	6,800
7	ALL	PREPARE & PAINT ALL EXTERIOR WOOD & METALWORK	L.S.	2,000
			TOTAL	$33,555

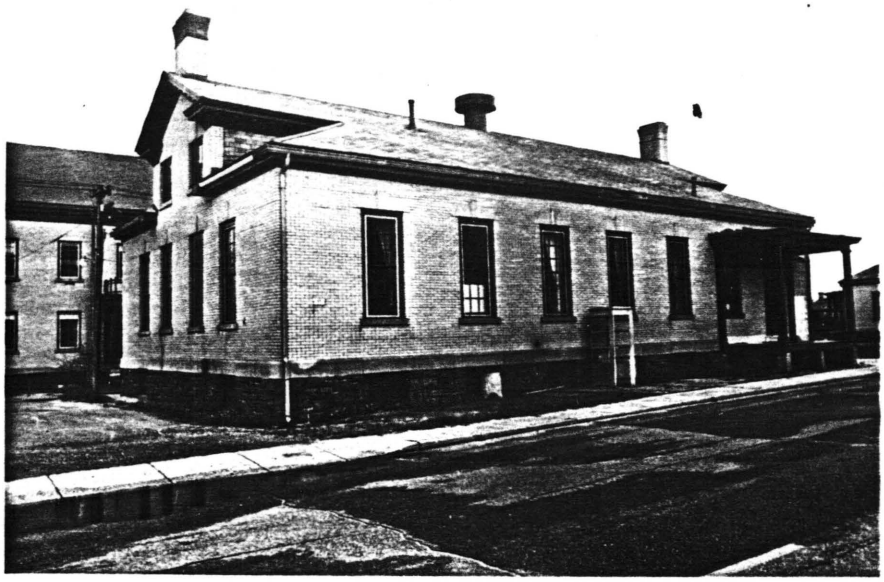
(SEE NEXT SHEET)



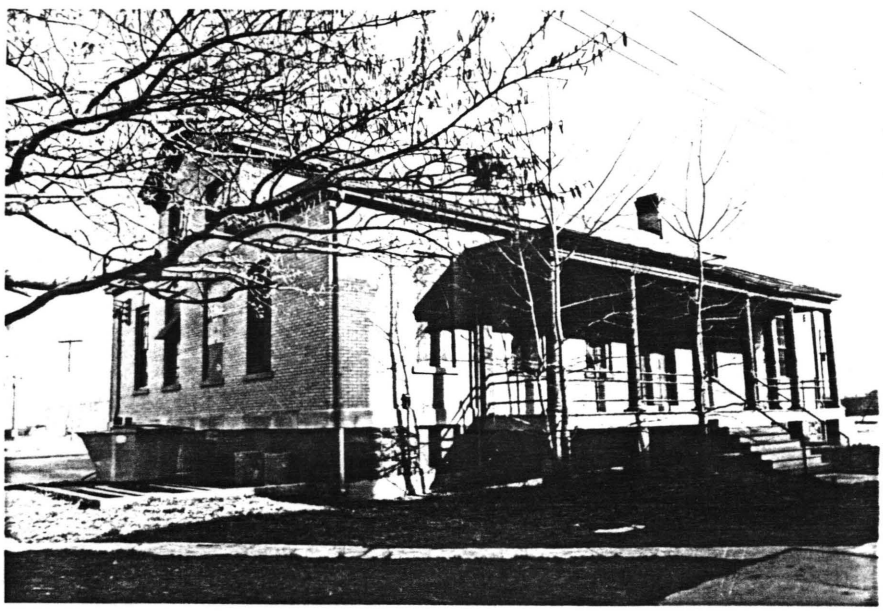
View northward. Barracks 22 on left, mess hall 55 on right. 4/79 FH6



View northward, Magruder Road at its intersection with Hudson. Mess Hall 58 on left, Fire House 76 on right. Buildings 53, 70, and 60 are visible in the background. 4/79 FH 6



Building 55, Mess Hall, southeast elevation. 4/79 FH6

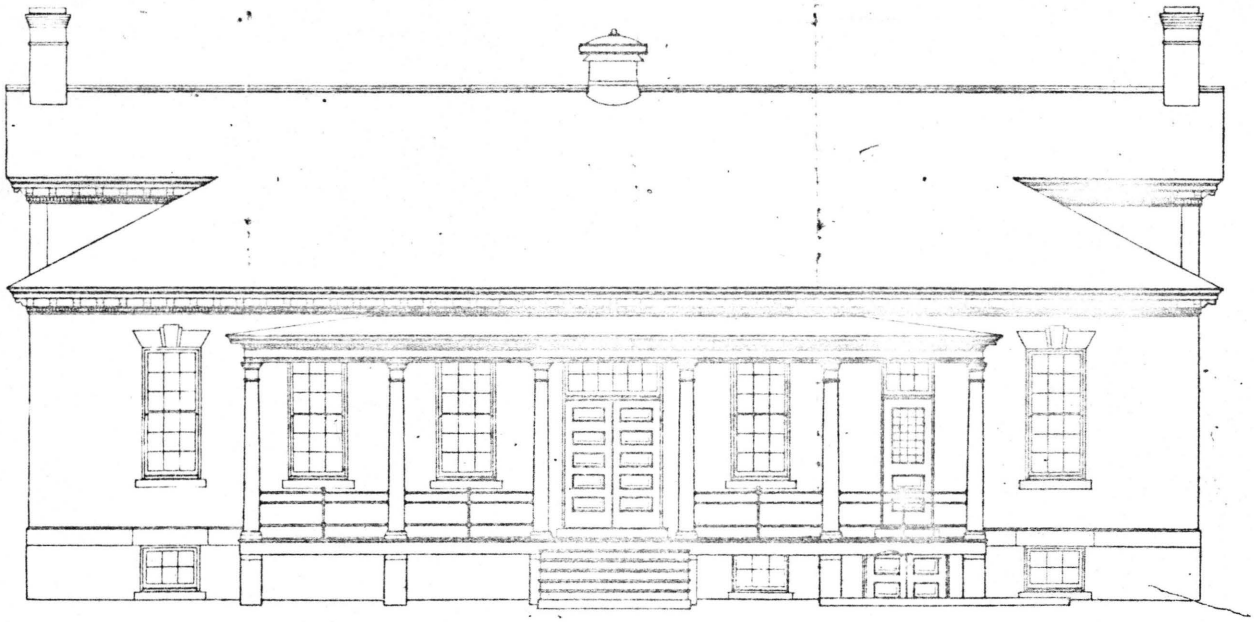


Northwest elevation. 4/79 FH3

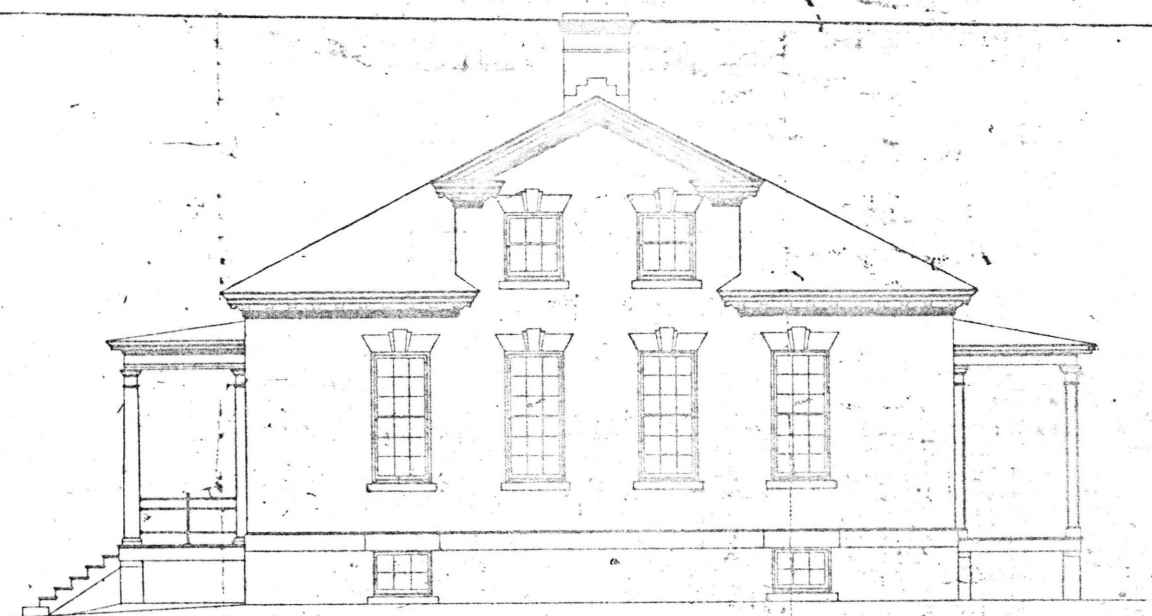
ELEVATIONS AND FLOOR PLANS

FOR TYPICAL MESS HALL

BUILDINGS 55, 56, 57, AND 58



FRONT ELEVATION
Scale ¼" = 1 foot



END ELEVATION
Scale ¼" = 1 foot

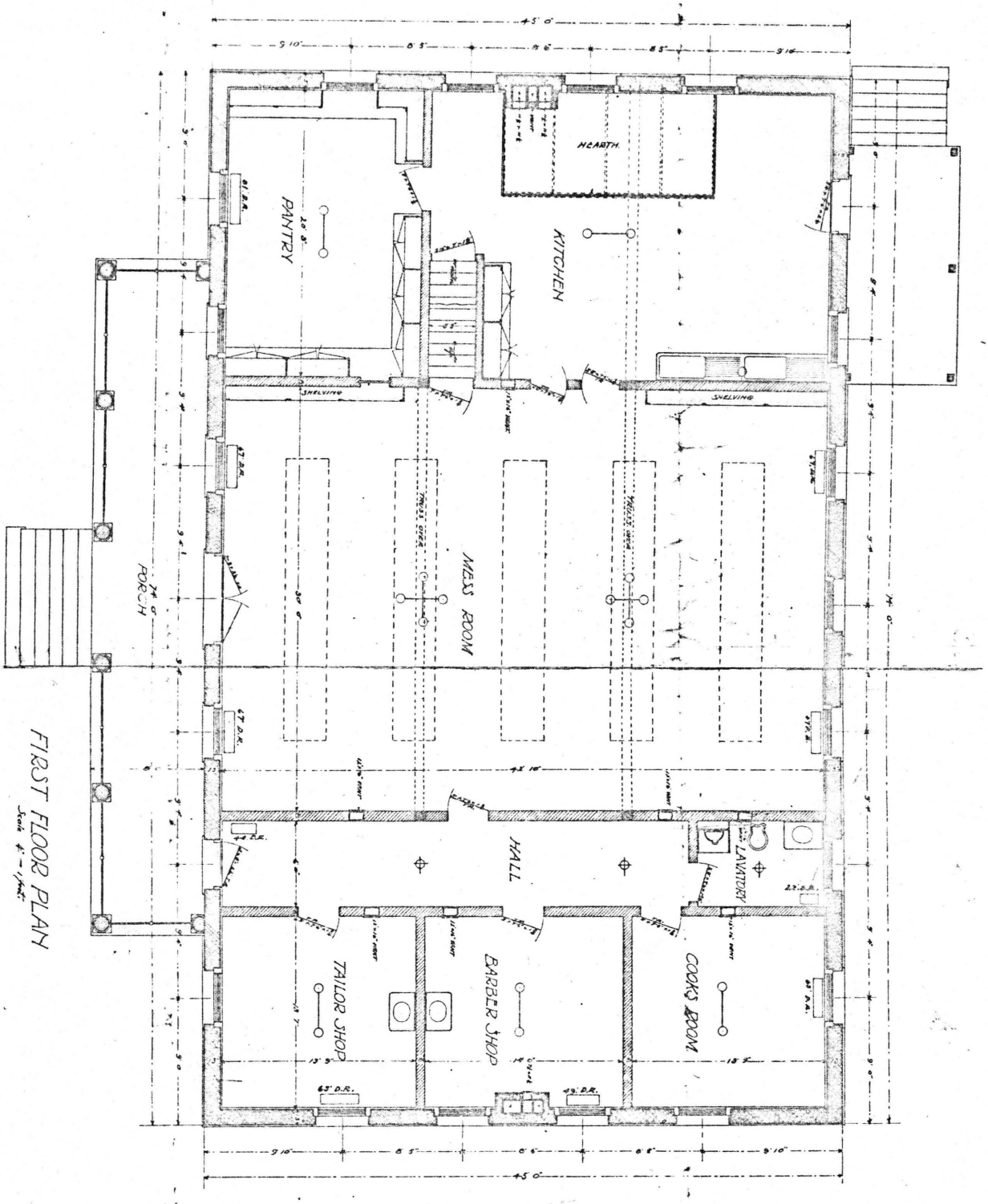
FORT HANCOCK N.J.

SHEET No 1. 5 SHEETS

MESS HALL

ANNEX TO BARRACK BUILDING

O.M.G.O. SEPT 1901



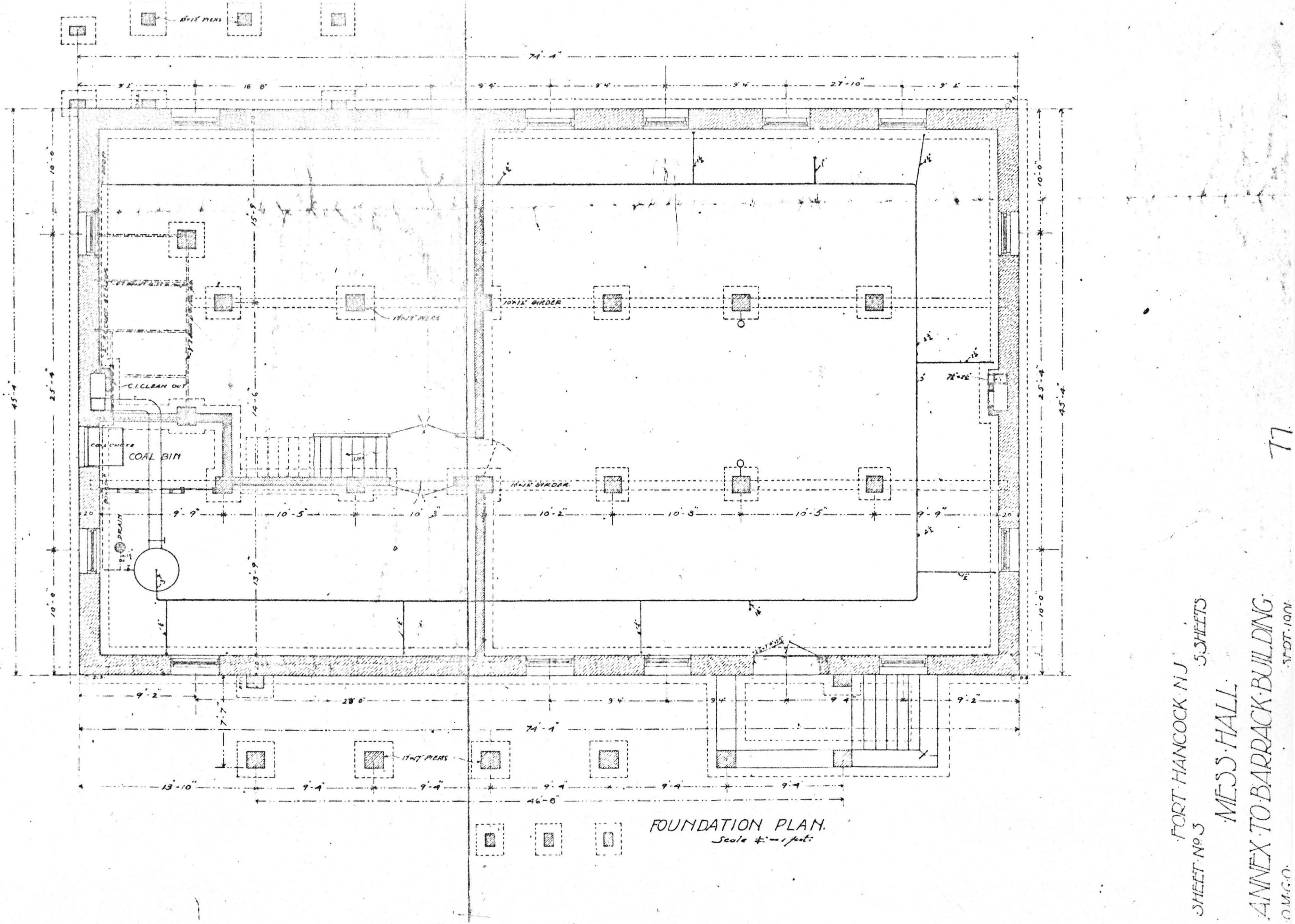
FORT HANCOCK N.J.

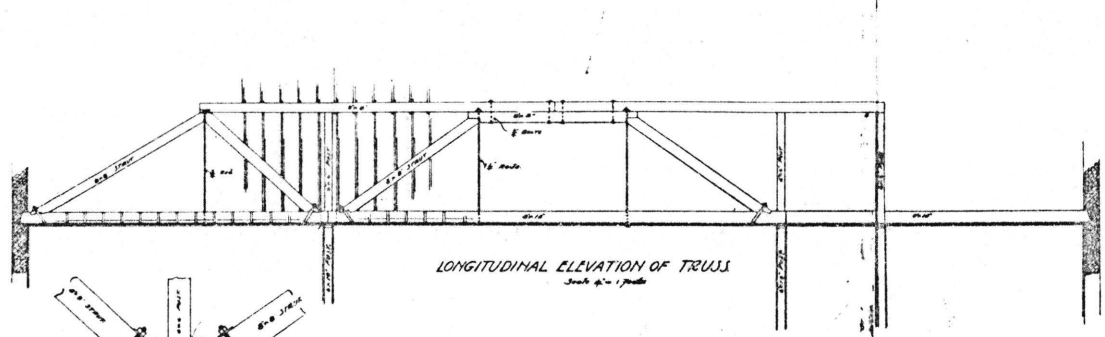
SHEET Nº 2 5 SHEETS

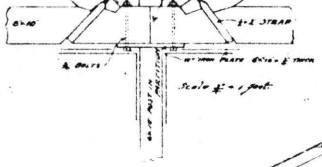
MESS HALL

ANNEX TO BARRACK BUILDING

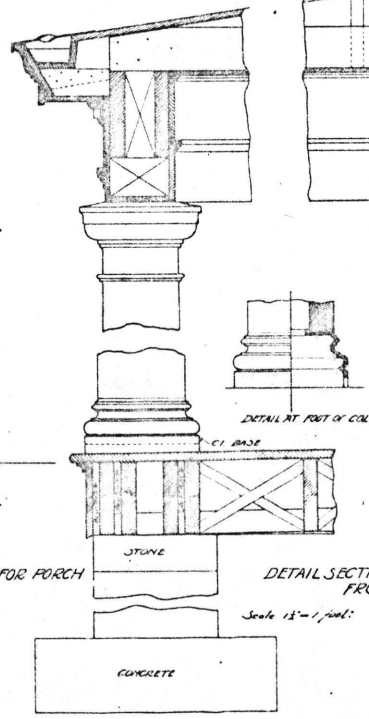
Q.M.G.O. SEPT 1901


FOUNDATION PLAN.
COAL BIN
C.I. CLEAN OUT
DRAIN
10"x12" GIRDER
17"x17" PIERS
74'-4"
74'-1"
45'-4"
25'-4"
46'-6"
FORT HANCOCK N.J.
SHEET No 3
5 SHEETS
MESS HALL
ANNEX TO BARRACK BUILDING
77

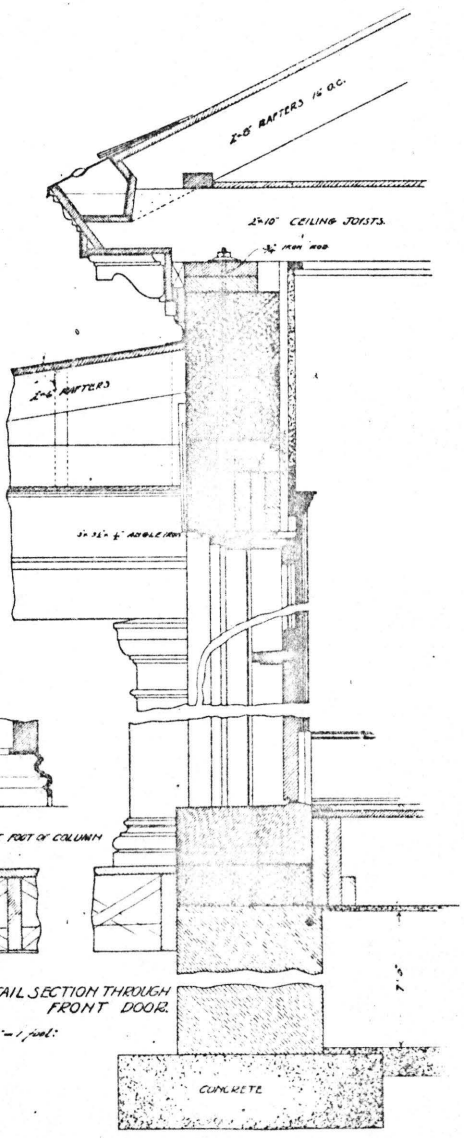




SECTION. Scale ⅛" = 1 foot.



DETAILS FOR PORCH

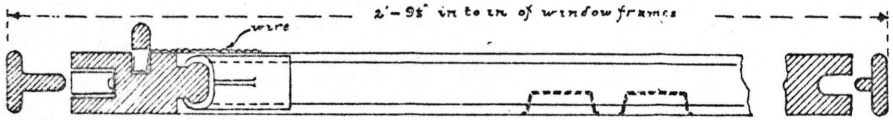


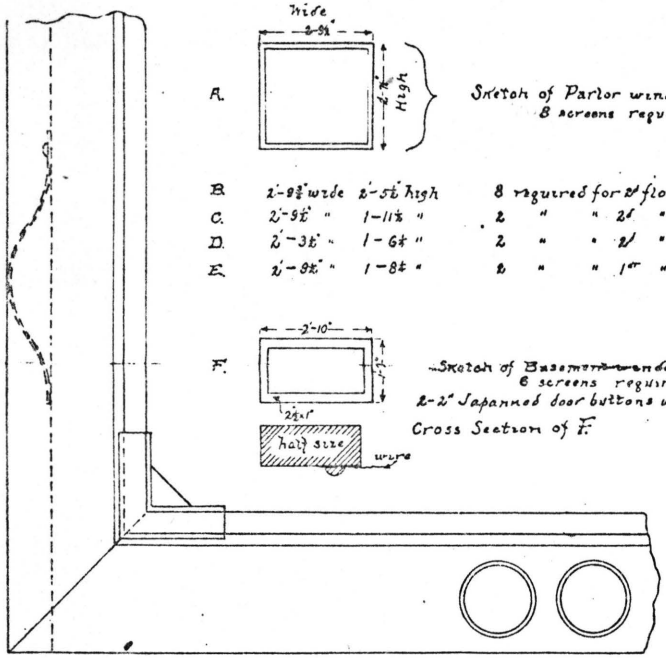
DETAIL SECTION THROUGH FRONT DOOR.
Scale 1½" = 1 foot.

FORT HANCOCK N.J.
SHEET No 4 5 SHEETS
MESS HALL.
ANNEX TO BARRACK BUILDING
31 OCT 1917

78

Screens required for Mess Halls and N.C.O. Quarters
Fort Hancock N.J.



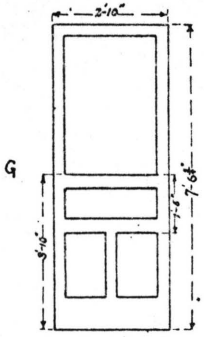


Sketch of Parlor window screens.
8 screens required.

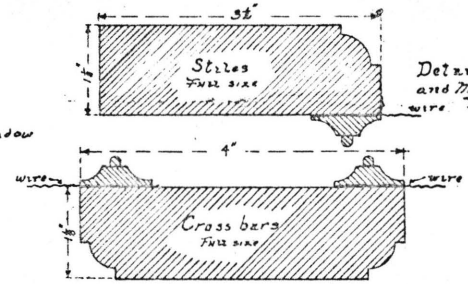
Sketch of Basement window screens.
6 screens required.
2-2" Japanned door buttons with screws for each window

Cross Section of F.

Details of frames for A, B, C, D, and E. Full size
White oak frames. Natural finish.



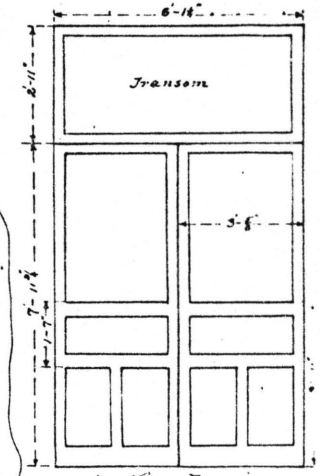
Sketch of Kitchen door screens
4 screens required.



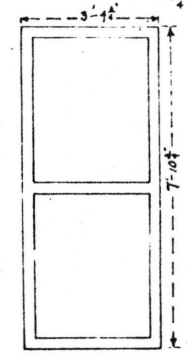
Details of frames for G and Mess Hall Doors

Details for all screen door frames

All screens to be covered with 14x14 mesh heavy copper bronze wire netting
Door frames to be of white oak or yellow pine
All mess Hall and N.C.O.Q. basement window frames white pine painted artillery grey



FRONT DOOR 4 required.



Sketc
4-2" Japa
All Me
half si

Screens in N. C. O. Quarters

BUILDING 56 MESS HALL BUILT 1905

HISTORIC APPEARANCE AND CONDITIONS

Similar to Building 55. Location: Behind Barracks 23.

EXISTING APPEARANCE AND CONDITIONS

Similar to Building 55, with the following additions:

Much of the original cornice has been replaced with plain metal flashing and gutters are in poor condition. Erosion of mortar joints, particularly in the water table and foundation, has been severe. There are large settlement cracks in the wall around windows on the east, and there is some brick displacement on the south wall. The rear porch has been removed entirely and replaced by wood stairs leading directly to the kitchen door. Patching of brickwork where original porch joined the building includes some red brick infill. The south chimney is missing entirely.

On the interior, several changes have been made in the room relationships. A large opening has been created between the cook's room and barber shop to provide one large space and a pass through was opened in the south wall of the kitchen. The kitchen and pantry has a poured concrete floor. Plaster and paint on walls are in poor condition. Walls in the kitchen have been sheathed in wallboard. Metal ceilings are flaking paint and rusting severely.

OPTIONS AND RECOMMENDATIONS

This structure is presently occupied by the Army and it is recommended that this occupancy continue with the occupants following the "Guidelines

for Adaptive Use." Repair or stabilization work should be completed in the near future to arrest any further deterioration. As the opportunity for more comprehensive work becomes available, construction or repair should be designed according to the original elements.

Specific restoration recommendations are as follows:

1. When present roofing deteriorates reroof with slate grey asphalt shingles.
2. Repair/replace gutters and downspouts.
3. Repoint eroded masonry. Rebuild south chimney.
4. Repair/replace flashing.
5. Patch, prepare, and paint west porch deck.
6. Rebuild east porch to match existing on other mess halls.
7. Replace rusting steel lintels.
8. Provide wood storm windows. Provide wood screens - repair existing where possible.
9. Provide (new or repair existing) frame and sash for basement windows.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT
MAY LABOR X (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR REHABILITATION MESS HALL BLDG 56

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 23, 1979

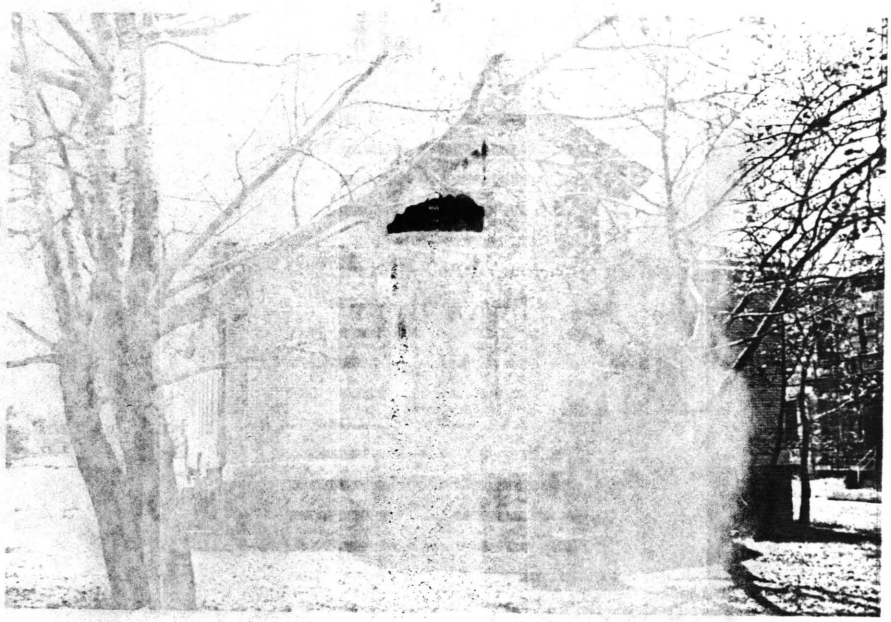
FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

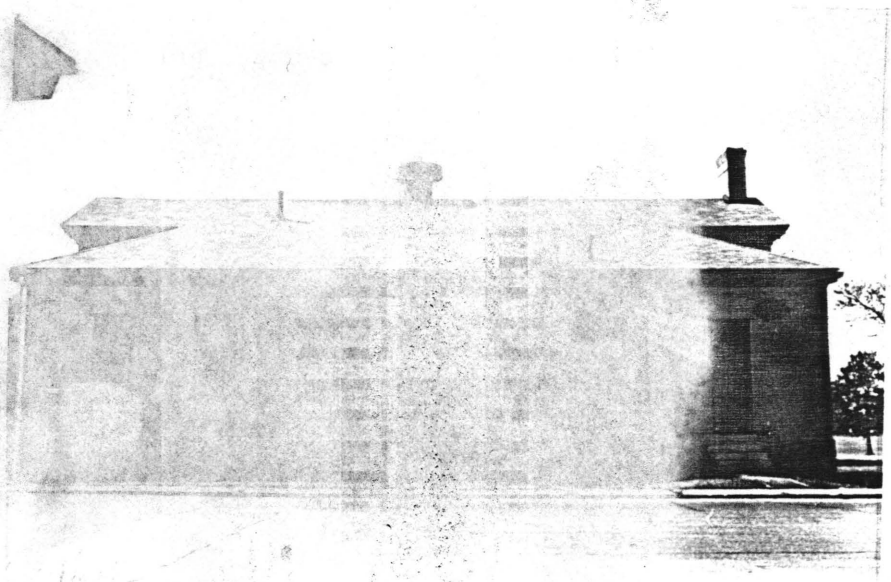
ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	35 SQ	REROOF WITH GREY ASPHALT - REPL. FLASHING AS REQ'D	150/SQ. FLASHING - L.S.	6,255
2	60 LF	REPAIR/REPLACE GUTTERS & DOWNSPOUTS	33.00	2,000
3	3,500 SF	REPOINT ERODED MASONRY (70%)	3.50	12,250
4	400 SF	PATCH & PAINT WEST PORCH DECK PATCH / PAINT	400/L.S. / 1.25/SF	900
5	12	REPLACE RUSTING STEEL LINTELS	150	1,800
6	34	PROVIDE WOOD STORM WINDOWS & WOOD SCREENS	200 (MAX)	6,800
7	12	PROVIDE OPERABLE BASEMENT WINDOWS	400	4,800
8	L.S.	RECONSTRUCT EAST PORCH PER ORIGINAL PLAN	L.S.	4,000
			TOTAL	$38,805

92

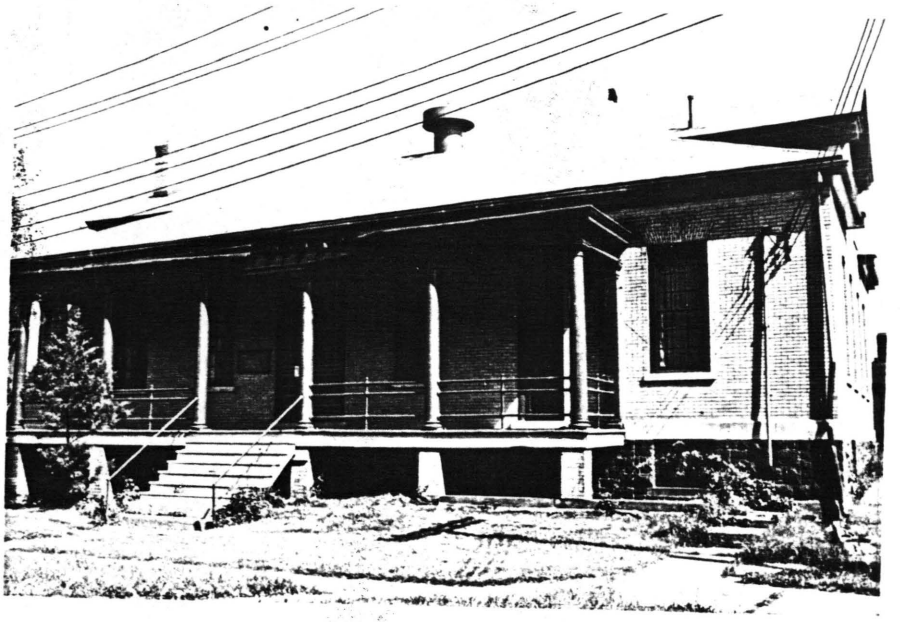
(SEE NEXT SHEET)



Building 56, Mess Hall, north side. S-4 10

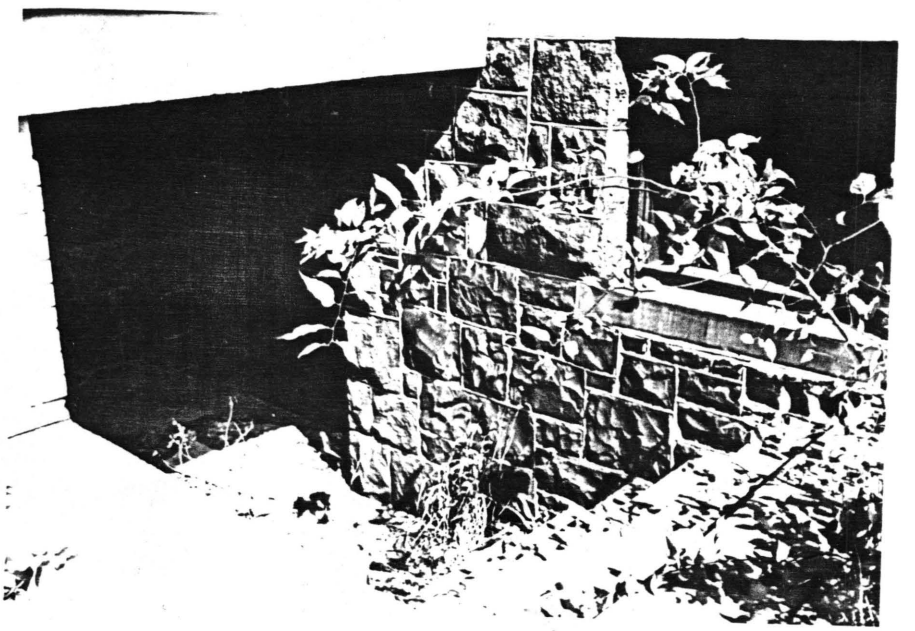


East elevation, showing missing service porch.
S-4 14



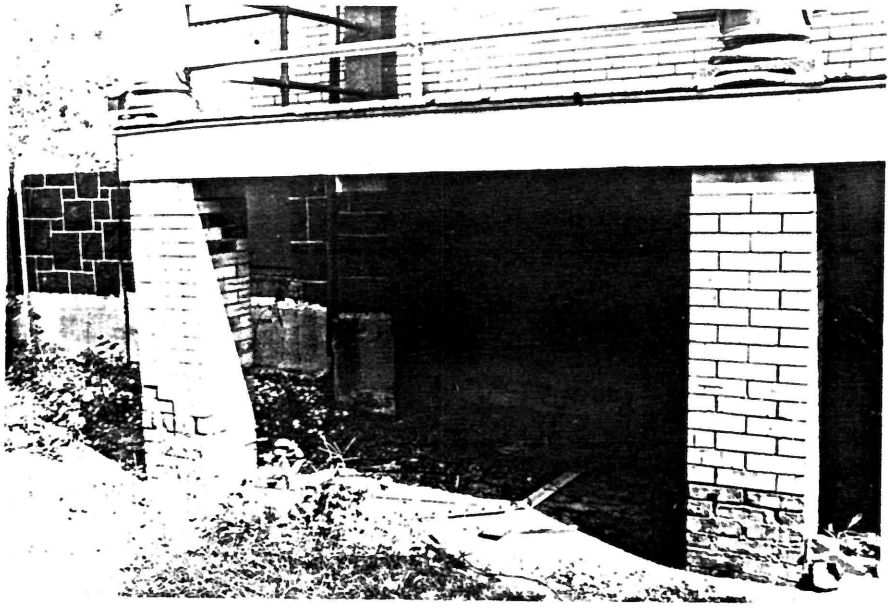
Building 56, Mess Hall, west side. Note condition of porch cornice.

S-4 16

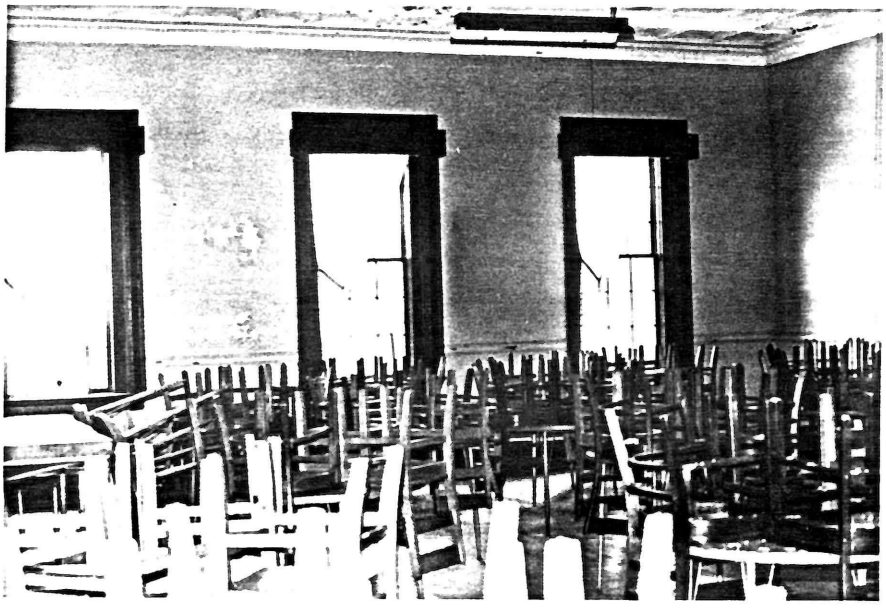


Detail, basement areaway.

S-4 18



Building 56, west porch, showing condition of brickwork piers. S-4 19



Interior, dining room. FH 9/78 B-4 24

HISTORIC APPEARANCE AND CONDITIONS

Similar to Building 55 but located opposite Barracks 24.

EXISTING APPEARANCE AND CONDITIONS

Similar to Building 55 with the following additions:

EXTERIOR:

Much mortar disintegration was observed, particularly around the foundation. The south chimney has been removed. Roofing is green asphalt shingles. Several rusting steel lintels were observed at window openings. The west porch has recently rebuilt steps, but the decking and column bases are in poor condition. The building is provided with screen but these are poorly assembled and unsightly.

INTERIOR:

Plaster walls are extensively patched. Kitchen walls are gypsum wallboard with a ceramic tile wainscot. Metal ceilings have typically lost much of their paint. Flooring is vinyl tile except for the kitchen, which has a concrete topping.

OPTIONS AND RECOMMENDATIONS

This building offers a large amount of specialized space for adaptive use. The presence of a large undivided (dining) room and a kitchen should suggest certain uses. Repair or stabilization of the exterior should be programmed as soon as possible to arrest further deterioration. The exterior should be restored as closely as possible to its original 1905 appearance, while the interior should be sensitively adapted following the Secretary of the Interior's "Standards for Rehabilitation."

Specific restorations are as follows:

1. When present roofing deteriorates, reroof with slate grey asphalt shingles.
2. Repair/replace gutters and downspouts. Restore cornice.
3. Repoint eroded masonry.
4. Repair east and west porches.
5. Replace rusting steel lintels.
6. Provide wood storm windows and wood screens.
7. Prepare and paint all exterior wood and metalwork.

DSC-22

CONSTRUCTION COST ESTIMATE

COST. BY: CONTRACT ____ DAY LABOR X (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. ____

DESCRIPTION OF PROJECT: EXTERIOR REHAB. MESS HALL BLDG. 57

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

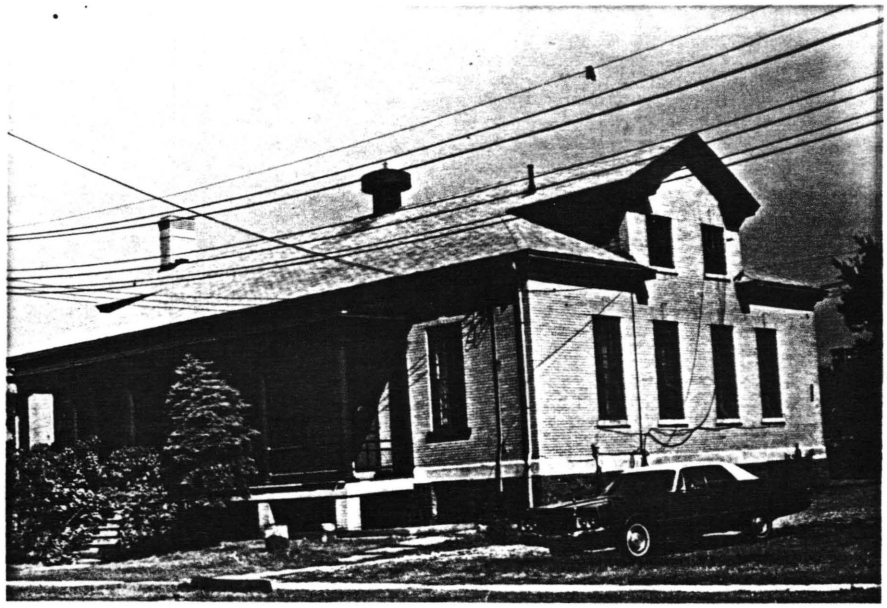
PACKAGE NO. 109 DATE: FEB. 23, 1979

Y PROGRAMMED ____ REVIEWED BY: ____

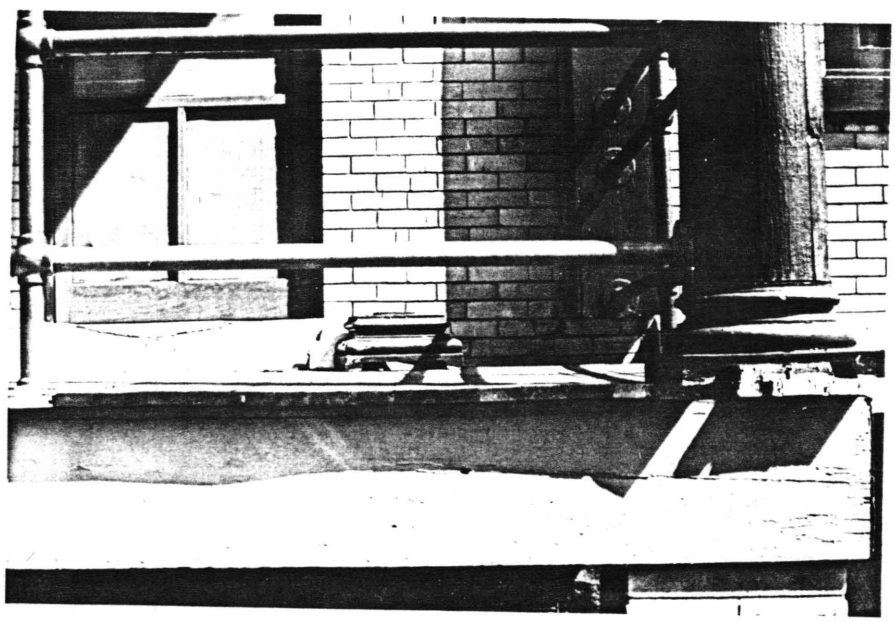
PROGRAMMED CONSTR. AMT. ____ APPROVED BY: ____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	35 SQ.	REROOF WITH GREY ASPHALT SHINGLES	150	5,255
2	L.S.	REPLACE FLASHING AS REQUIRED	L.S.	1,000
3	L.S.	REPAIR/REPLACE GUTTERS & DOWNSPOUTS	L.S.	2,500
4	2,500 SF	REPOINT ERODED MASONRY (50%)	3.50	8,750
5	500 S.F.	RESTORE EAST & WEST PORCHES	20	10,000
6	34	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200 (MAX)	6,800
7	12	REPLACE RUSTED STEEL LINTELS	150	1,800
8	ALL	PREPARE & PAINT ALL EXTERIOR WOOD & METALWORK	L.S.	2,000
			TOTAL	$38,105

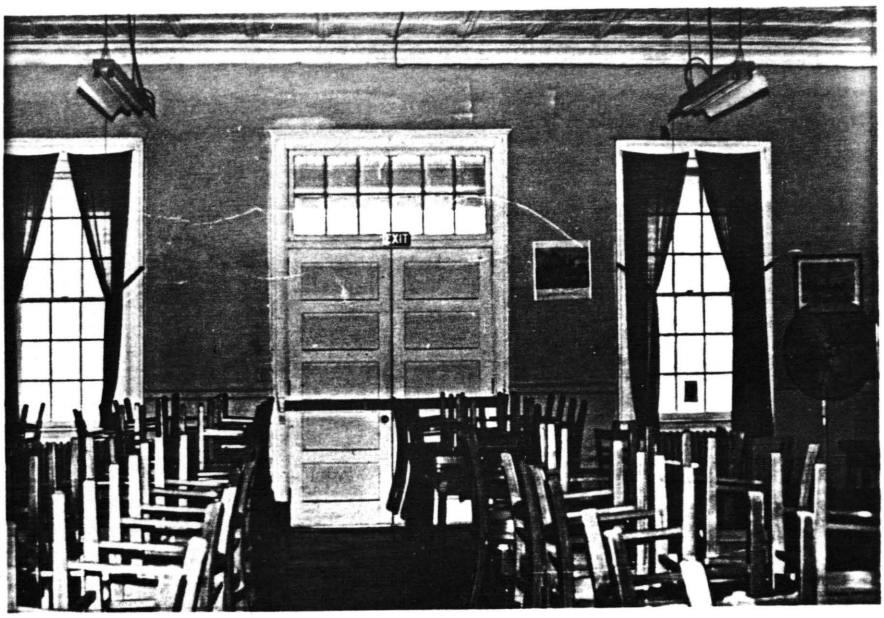
(SEE NEXT SHEET)



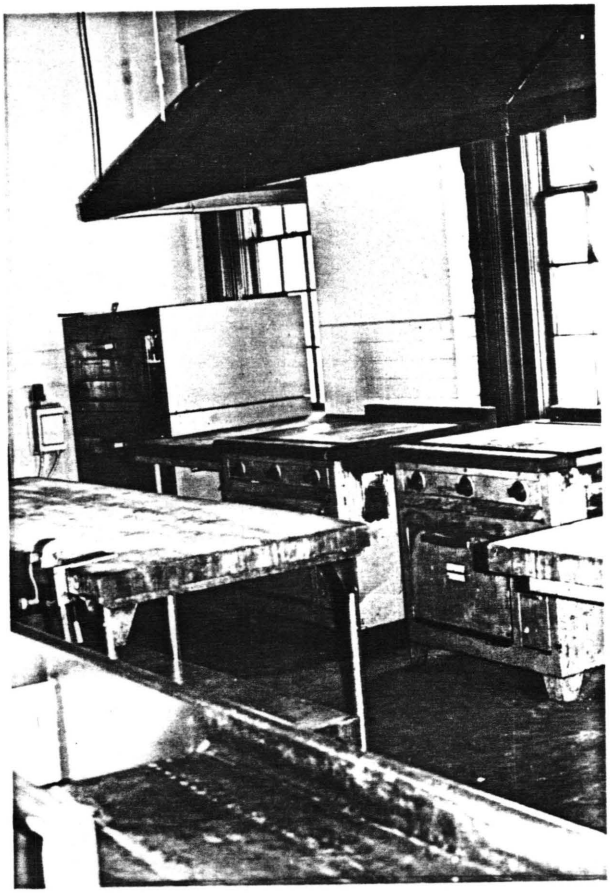
Building 57, Mess Hall, southwest view, showing makeshift window screens. FH 9/78 B-5 6



Front porch detail, showing displaced pilaster base. FH 9/78 B-5 7



Building 57, Mess Hall, dining room. Room finishes intact, except for floor covering. FH 9/78 B-4 20



Kitchen. FH 9/78 B-4 13

BUILDING NO. 58 MESS HALL BUILT 1905

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

Similar to Building No. 55 but located behind Barracks No. 25.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

This structure is in the worst condition of the four mess halls. The usual green asphalt shingles replace the ~~once~~ original slate roof. The west porch gutter is damaged. Mortar is old and disintegrating at chimney top and walls, especially near the cornice. Horizontal cracks occur near the east and south window lintels. Some of the window panes are broken. Porches are in poor condition. The west porch deck is warped and the metal pipe rail has rusted through in places. Rear porch column bases are severely rotted and porch deck is warped and split.

INTERIOR:

Like the other mess halls, at some point concrete topping was poured over the original wood floors in the kitchen-pantry area. A large buldging and broken area in this topping is located just inside the rear entry. The remainder of the floors ~~is~~ are covered with vinyl tile. Walls are still ~~lath and~~ plaster, but with large cracks and holes. Metal ceilings remain, but are deteriorating rapidly with large areas exposed and rusting and much flaking paint.

OPTIONS AND RECOMMENDATIONS

This building offers a large amount of specialized space for adaptive use. The presence of a large undivided (dining) room and a kitchen should suggest certain uses. Repair or stabilization of the exterior should be programmed as soon as possible to arrest further deterioration. The exterior should be restored as closely as possible to its original 1905 appearance, while the interior should be sensitively adapted following the Secretary of the Interior's "Standards for Rehabilitation."

Specific restorations are as follows:

1. When present roofing deteriorates, reroof with slate grey asphalt shingles.
2. Repair/replace gutters and downspouts. Restore cornice.
3. Repoint eroded masonry.
4. Repair east and west porches.
5. Replace rusting steel lintels.
6. Provide wood storm windows and wood screens.
7. Prepare and paint all exterior wood and metalwork.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT ☐
MAY LABOR ☒ (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR REHABILITATION MESS HALL 58

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

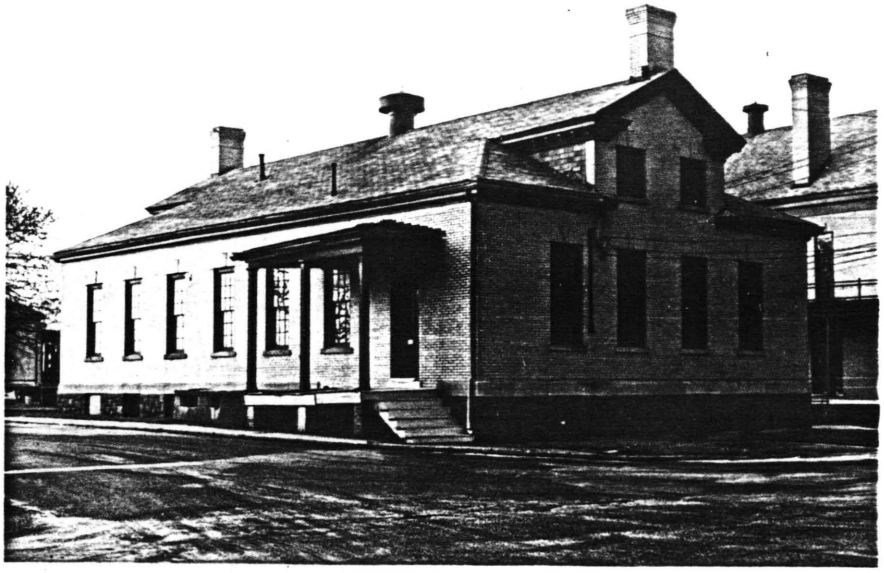
PACKAGE NO. 109 DATE: FEB. 27, 1979

Y PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	35 SQ.	REROOF W. GRAY ASPHALT REPLACE FLASHING AS REQ'D.	150/SQ. REG 1000 - FISH	~~6255~~
2	L.S.	RESTORE CORNICE/GUTTER	L.S.	3000
3	3000 S.F.	REPOINT EXTERIOR MASONRY	3.50	10,500
4	500 S.F.	RESTORE EAST & WEST PORCHES	20	10,000
5	20	REPLACE RUSTING STEEL LINTELS	150	3,000
6	20	REPAIR MOST SERIOUSLY DAMAGED WINDOWS	100	2,000
7	34	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	6,800
8	ALL	PREPARE & PAINT ALL EXTERIOR WOOD & METALWORK	L.S.	2,000
			TOTAL	$45,55E

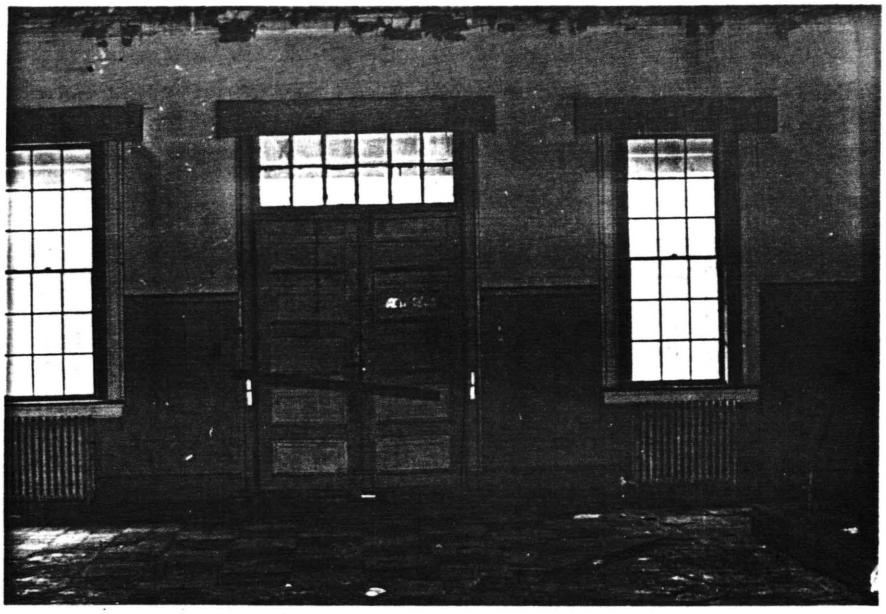
(SEE NEXT SHEET)



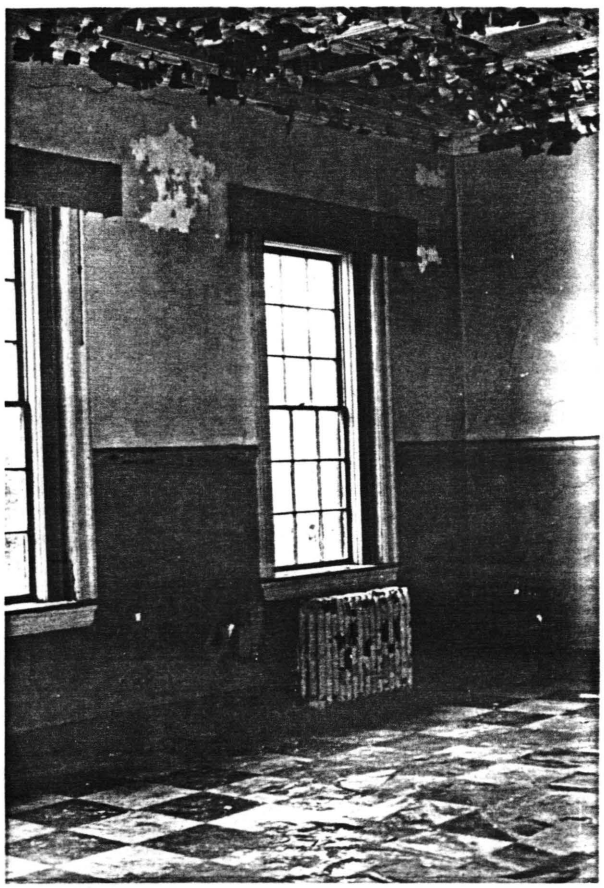
Building 58, Mess Hall, northeast view. Building is right on curb of Magruder and Hudson Roads. 4/79 FH6



Southwest view. Note two separate electric service entries for these buildings. 4/79 FH 3



Building 58, Mess Hall, interior. FH 9/78 B4 4



Interior, showing paint failure on ceiling due to lack of heat.
FH 9/78 B-4 3

BUILDING NO. 64 — NON-COMMISSIONED OFFICER'S QUARTERS — BUILT 1907

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

EXTERIOR:

This is a small single family dwelling located at the south end of and facing east to Kearney Road. One interior chimney rises above the slate covered gable roof, and walls and foundations are of buff colored brick with a limestone water table. It is rectangular in plan, has two stories above ground and a full basement. A three bay porch with wood columns and tin roof runs the full length of the east elevation. Windows are 6 over 6, wood, double hung sash with limestone sills,and a projected brick segmental arch over steel lintels at heads.

INTERIOR:

Entry is from the north side of the porch into a side hall. The stairway is at the north side of the hall with the living area to the south and the kitchen opening off the hall end. At the top of the stairs is the bathroom. Off of the upstairs hall to the south are two adjacent bedrooms. Original floors were wood, walls were plaster, and ceilings were decorative pressed metal.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

This building is in basically sound condition and retains much of its historic appearance, including the slate shingles. The main intrusions on

the historic scene are the aluminum frame screen that encloses the porch, and the wood frame, asbestos shingled addition across the rear elevation. Some hairline cracks are apparent in the walls, and a larger crack appears at the north window, but the mortar is good and only a small percentage, perhaps 5 percent, deteriorating. Mortar is breaking down near the top of the chimney and at the water table. Gutters are gone at the main roof. The fascia-gutter is now a plain, clean-lined assembly which replaces, it is to be assumed, an original more decorative assembly such as is found on neighboring structures. Door and window wood is in acceptable condition but shows some deterioration and other signs of weathering.

INTERIOR:

The floor layout is virtually unaltered. Finishes, however, have changed. The original metal ceilings remain in the entry hall and front room. Elsewhere the ceiling is plaster with small cracks appearing. Walls are in good condition, but the old plaster has been blanketed with drywall almost throughout. Floors are covered with vinyl tile.

OPTIONS AND RECOMMENDATIONS

This building is presently used as housing for National Park Service employees. As such it serves an important need and at the same time helps in the preservation and maintainence of the structure. This use is to be encouraged. Although a longer range plan should be determined to repair and maintain the building, some immediate steps need to be taken.

Specific restoration recommendations are as follows:

1. Replace mismatched slate.
2. Repoint chimney, repair/replace chimney cap.
3. Repoint eroded masonry at walls and foundation.
4. Provide wood screens and wood storm windows.
5. Repair latticework under front porch.
6. Scrape, patch and paint exterior woodwork.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT
DAY LABOR X (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR REHABILITATION N.C.O. QUARTERS BLDG. 64

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 27, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

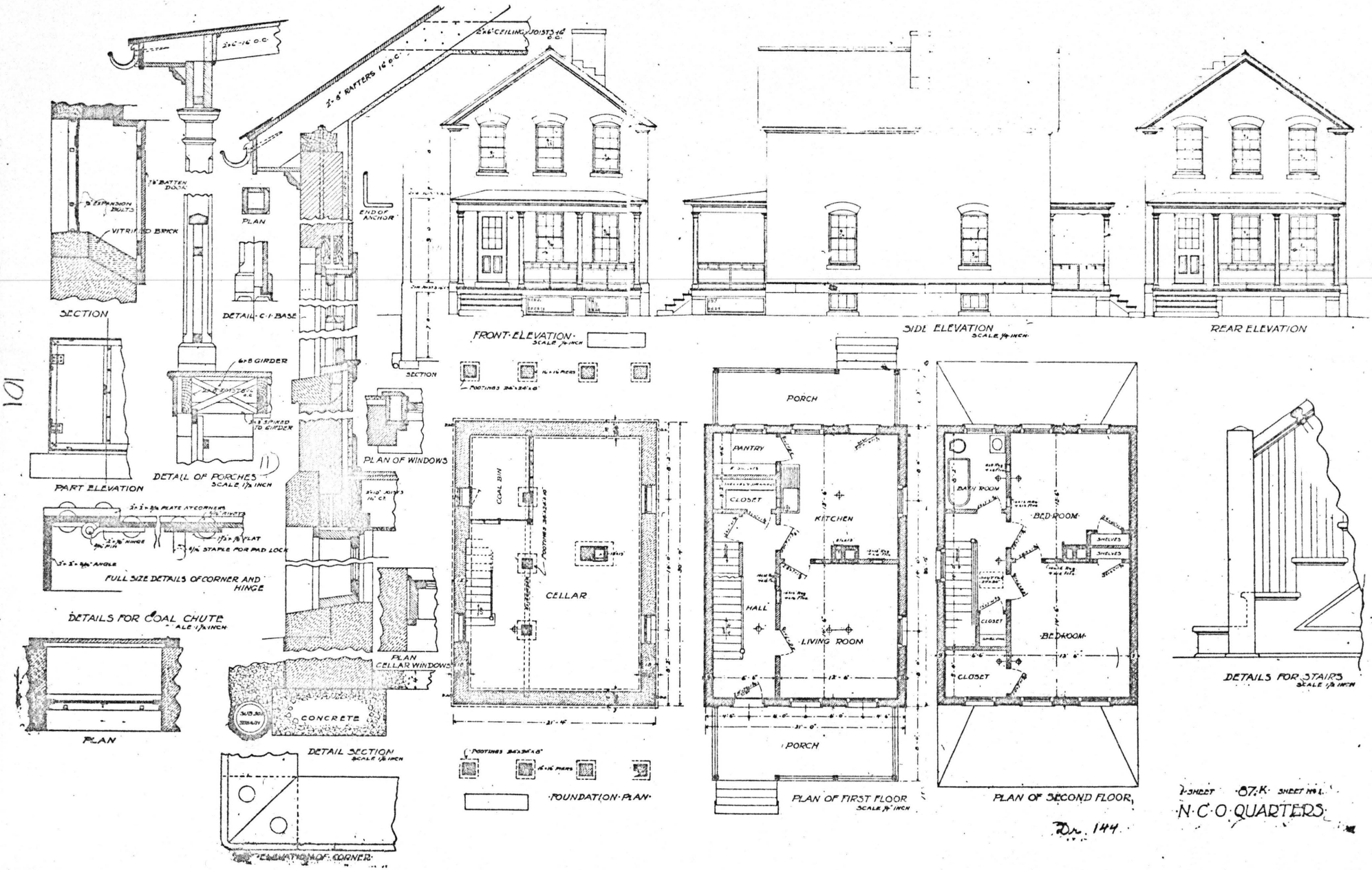
ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	3 SQ	REPLACE MISMATCHED ROOF SLATE	300/SQ	900
2	L.S.	REPAIR/REPLACE CHIMNEY CAP — REPOINT CHIMNEY	L.S.	200
3	800 SF	REPOINT ERODED MASONRY (5%)	3.50	2,800
4	12	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	2,400
5	L.S.	REPAIR LATTICE WORK UNDER WEST PORCH	L.S.	250
6	L.S.	SCRAPE, PATCH, PAINT EXTERIOR WOODWORK	L.S.	2,000
			TOTAL	$8,550

(SEE NEXT SHEET)



Bldg. 64, N.C.O. Qtrs.,
Front (west) elevation.
S-1 20
Southeast view. S-2 31A




SECTION
DETAIL C.I. BASE
PLAN
END OF ANCHOR
FRONT ELEVATION
SCALE 1/8 INCH
SIDE ELEVATION
SCALE 1/8 INCH
REAR ELEVATION
PART ELEVATION
DETAIL OF PORCHES
SCALE 1/2 INCH
PLAN OF WINDOWS
FULL SIZE DETAILS OF CORNER AND HINGE
DETAILS FOR COAL CHUTE
SCALE 1/2 INCH
PLAN
DETAIL SECTION
SCALE 1/2 INCH
ELEVATION OF CORNER
PLAN CELLAR WINDOWS
CONCRETE
COAL BIN
CELLAR
FOUNDATION PLAN
PORCH
PANTRY
CLOSET
KITCHEN
HALL
LIVING ROOM
PORCH
PLAN OF FIRST FLOOR
SCALE 1/8 INCH
BATH ROOM
BED ROOM
SHELVES
CLOSET
BED ROOM
CLOSET
PLAN OF SECOND FLOOR
DETAILS FOR STAIRS
SCALE 1/2 INCH
1 SHEET
87.K
SHEET No 1.
N.C.O. QUARTERS
Dr. 144

BUILDING NO. 65 ORDNANCE STOREHOUSE BUILT 1908

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

EXTERIOR:

This building was constructed in order to provide storage facilities for the Engineer and Signal Corps and Ordnance Department. The plans used were revised from those of the Ordnance storehouse recently authorized for construction at Fort Standish. It was positioned east of ~~the~~ Coal Shed No. 31 and Commissary Storehouse No. 32.

It is rectangular in plan, with the long axis in the north-south direction. Walls are buff brick with concrete foundation. The gable roof is dark grey slate with an interior end chimney at north and south, and two interior metal vents at the ridge. Windows are 6 over 6 light, wood double-hung sash with limestone sills and segmental brick arches. A metal grating with six vertical bars was at each window. An open wood platform stands along the west elevation at the same height as the limestone water table. Double doors stand in an arched opening at the center of this elevation and a single arched door stands at either side near each end of the platform. Stairs at north and south ends lead to the platform and entry doors. A lesser arched entry is located to the rear at the north end of the east elevation up a small flight of steps. A large gabled dormer provided light to the attic from the center of the west side.

INTERIOR:

From the double doors at the east, one entered into the main storeroom. A hoist from the main floor to the attic was centrally located here. To

the south and north were full height east-west partitions which separated the main room from two adjacent rooms at each end. In the northeast was a workshop, the northwest the master gunner's room, the southeast the small storeroom, and the southwest the office. Stairs were centrally located at the south side of the main storeroom. This straight flight of open stairs led to the attic level which was open in plan except for the hoist, 6"x6" posts, and remaining roof structure. 8'x8' posts at 10' on center stood in a double row from north to south. Interior walls were partially brick and partially horizontally wood ~~sided~~ panelling. Floors were yellow pine and the ceiling at the first floor was of 2" wide wood strips. Heating was by stoves and the building was wired for electric lighting.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

Much of this building's historic appearance is retained. Main differences occur at the north wall where a 8'9"x10'4" boiler room was added in 1940, with brick walls, concrete floor and shed roof, and at the east where the rear entry stairs were removed. Mortar is deteriorating, especially in spots along the east wall, at the piers under the west porch, and chimneys. The main slate roof has been repaired with shingles of lighter slate here and there, and shingles in the later shed roofed addition are loose. Roof vents are in poor condition, the northern being especially deteriorated. The gutters along the east and west edges of the roof are broken in places, rusted and deteriorating with wood cornice pieces separating and flaking paint. No downspouts remain.

INTERIOR:

The attic story is virtually unchanged from its appearance in 1908, but several changes were made at the main level, including enclosure of the stairwell and rearrangement of partitions. A new partition encloses the stairs at the south end of the building. The two rooms at the north were eliminated and the space added to the central space. The two south rooms were opened with only a portion of the east-west wall remaining. Steam heating and updated electrical wiring have been installed since construction. Park maintenance has recently rehabilitated the interior. This work included removing vinyl floor tile and a complete repainting, following original army color schemes.

OPTIONS AND RECOMMENDATIONS

The building is presently used as a plumbing and heating shop and storehouse for park maintenance. Historically, this is an ideal re-use of this utility structure. The users have done an admirable job of rehabilitating the interior without "contemporizing" it with new intrusive materials. All future alterations or restoration should follow adaptive use guidelines suggested in this report.

Certain exterior elements are in need of correction. Loose roof slates should be secured and the roof repaired and made watertight. Gutters and cornice trim are badly deteriorated and downspouts are missing. Mortar joints in the masonry are badly eroded in places. Exterior wood and metalwork are in need of repainting.

Specific stabilization proposals are as follows:

1. Remove vegetation from building and building perimeter.
2. Repair slate roof.
3. Repair gutters and install downspouts.
4. Repoint exterior masonry, paying special attention to west porch piers, east wall, and chimneys.
5. Repair exterior woodwork and paint.

DSC-22

CONSTRUCTION COST ESTIMATE

COST. BY:
CONTRACT
DAY LABOR X (IF BY CONTRACT, MULTIPLY FIGURES BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: STABILIZATION ORDNANCE STOREHOUSE BLDG 65

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 22, 1979

Y PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

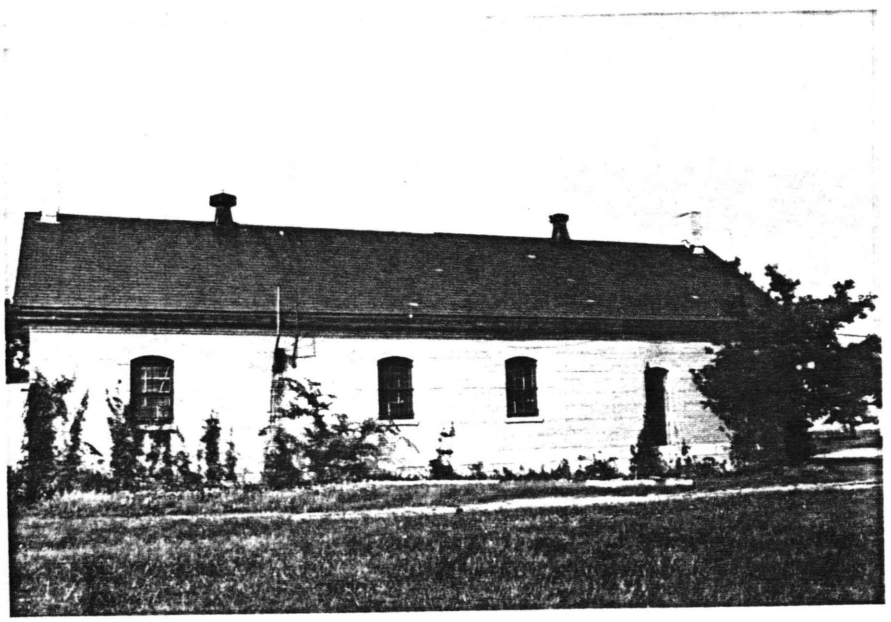
ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	2.5 SQ	REPAIR SLATE ROOF	300	850
2	L.S.	REPAIR GUTTERS (160 L.F.) & INSTALL DOWNSPOUTS (4)	L.S.	1,500
3	800	REPOINT EXTERIOR MASONRY (20%)	3.50	2,800
4	L.S.	REPAIR, PREPARE AND PAINT EXTERIOR WOODWORK	L.S.	1,500
5	—	REMOVE VEGETATION ON AND NEAR BUILDING	BY PARK MAINTENANCE	
			TOTAL	$6650.00

106

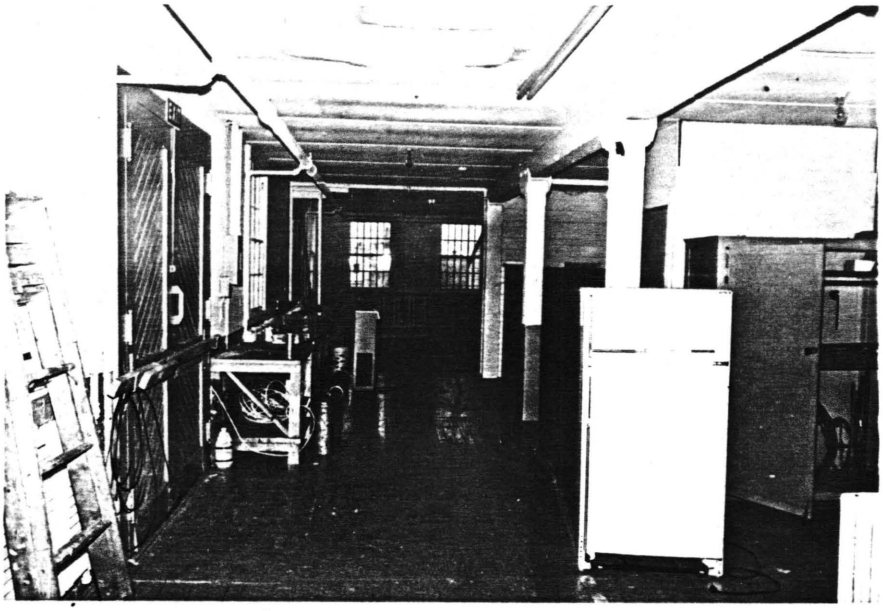
(SEE NEXT SHEET)



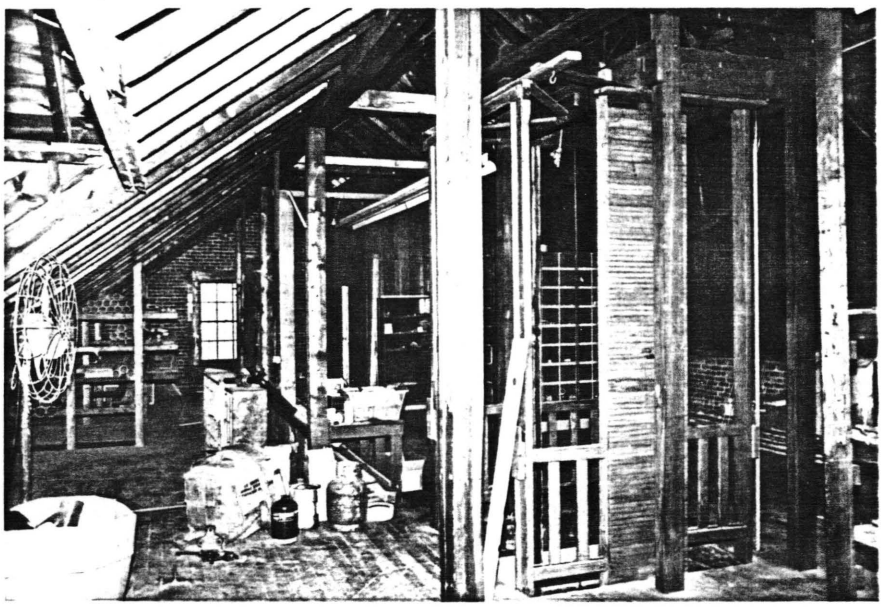
Building 65, Ordnance Storehouse, west elevation.



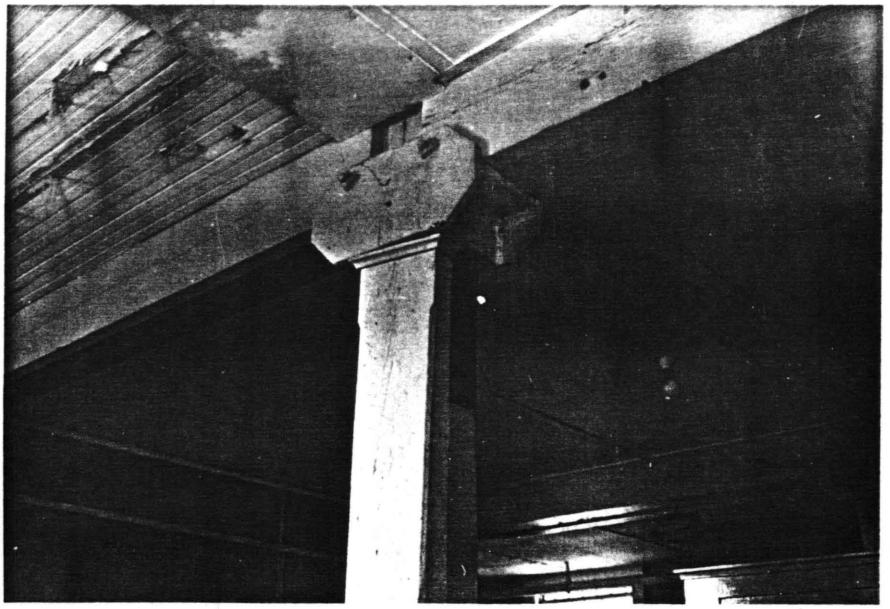
East elevation, showing roof damage and missing stairs. S-5 19



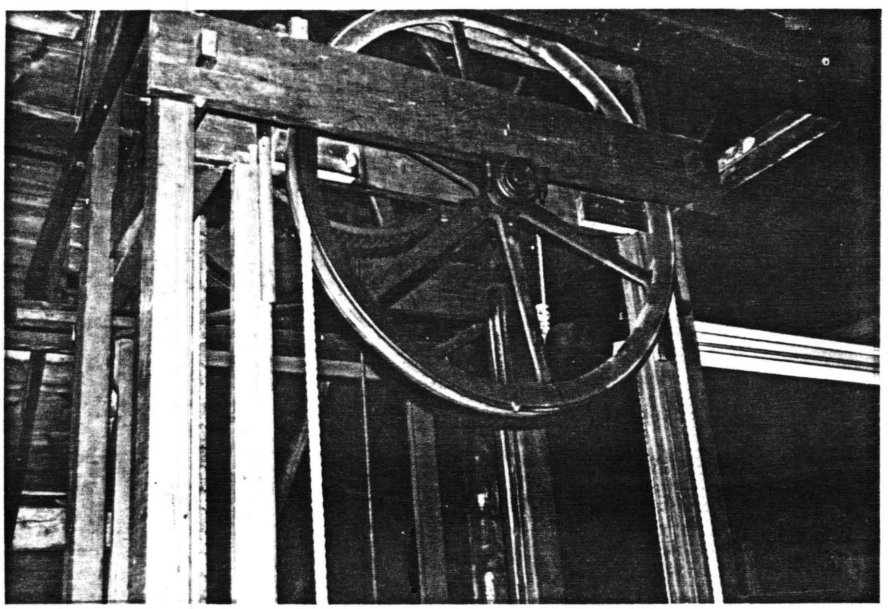
Building 65, first floor interior. Excellent example of sympathetic re-use respecting original room finishes by park maintenance. 4/79 FH6



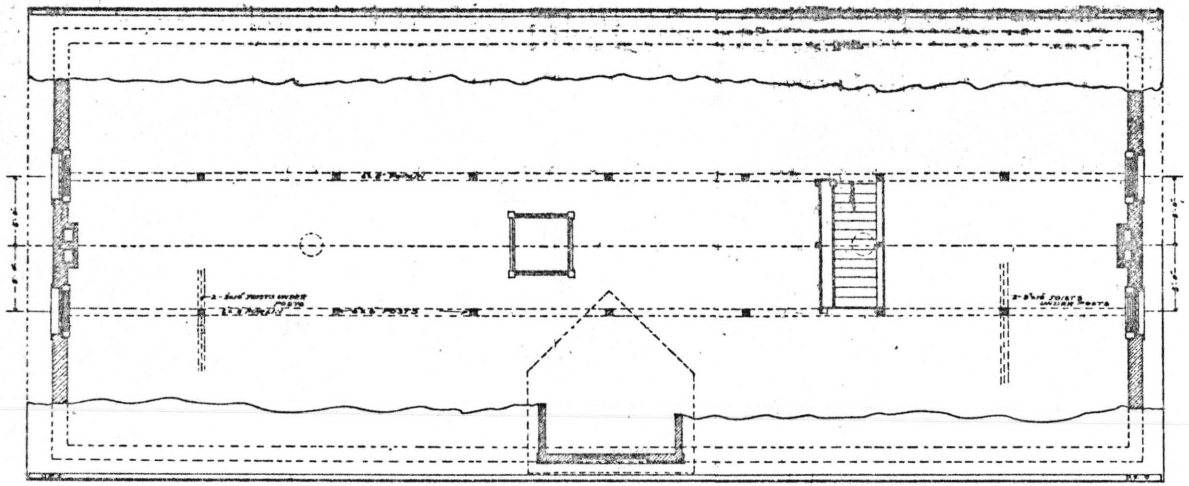
Attic storeroom. Original hoist is operable (on right side of picture). 4/79 FH6



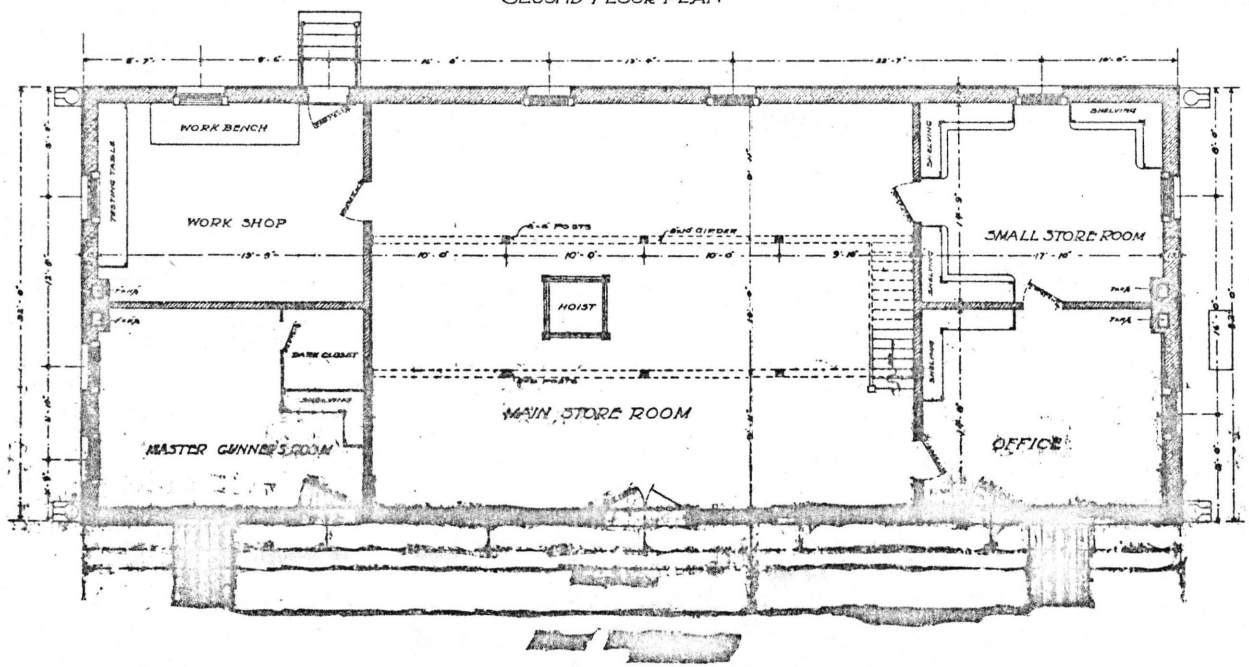
Building 65, Detail column cap. S-5 14

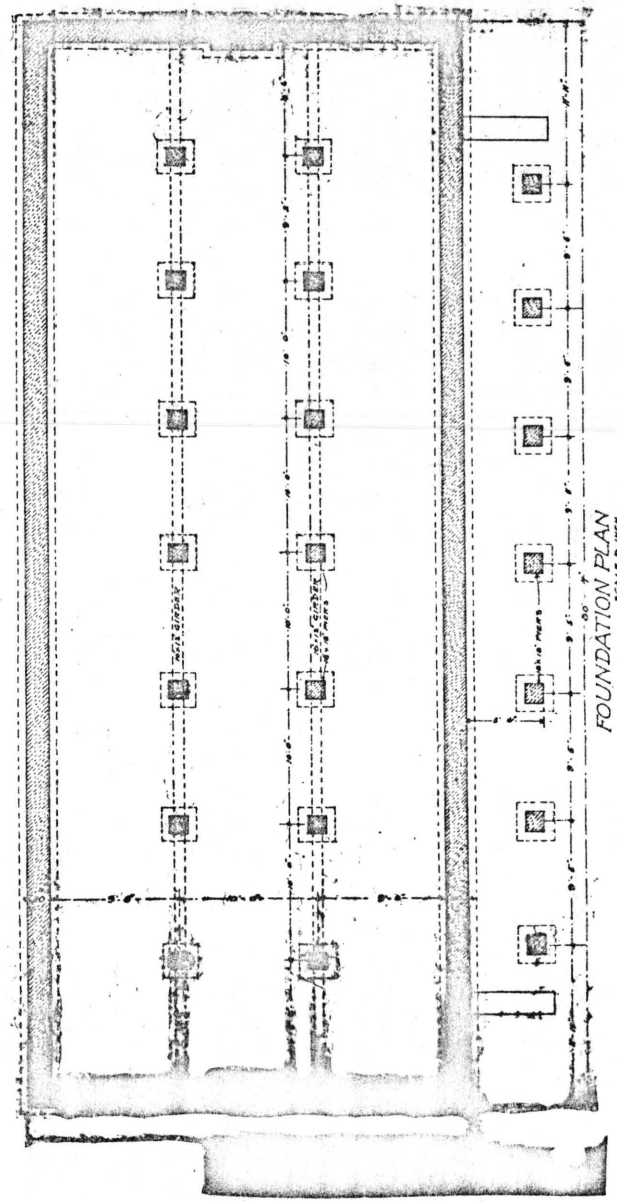


Hoist pulley. S-5 12



SECOND FLOOR PLAN





FOUNDATION PLAN

CONSTRUCTION DRAWING, BUILDING 65

BUILDING NO. 66 CIVILIAN EMPLOYEES QUARTERS BUILT 1908

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

EXTERIOR:

In 1907 a site was chosen for construction of a duplex to provide quarters on post for two more Civil Service employees and their families. The selected site fronted on the road between McNair and Mercer Roads, to the east of the N.C.O. quarters on Kearney Road. Work on this building and on the ordnance storehouse (No. 65) was carried out simultaneously. Walls were frame and the foundations brick. The roof had wood shingles, was multi-hipped with four interior chimneys. The building was divided so that one unit faced west and one east, each side having a front entry porch and a rear porch. Wood stairs led to the open-framed porches with square wood columns. The main porch was covered with a gable roof, while protection of the side porch came from an extension of the main structure hip roof. Windows were 6 over 6 light, wood double-hung sash.

INTERIOR:

From the main porch for each unit, entered from east or west, entry was into a vestibule which in turn led to the sitting room. Adjacent and south of the sitting room was the dining room. The bedroom was located between the dining room and the party wall. Further south was an east-west hall leading in from the side porch. Off this hall to the south were kitchen and bathroom. Floors were of yellow pine, walls and ceilings were plaster.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

The historic appearance of this building has been greatly altered, largely due to the asbestos shingles that now completely cover the exterior. Rear porches for each unit have been framed in and covered with the same siding. Original wood roof shingles are replaced with dark asphalt shingles. A concrete block, shed roof addition was constructed against the western units in the space left between south wings of each to house the boiler. The condition of this structure is somewhat run down but acceptable. The cap on the northeast chimney is deteriorated and windows and doors show signs of weathering.

INTERIOR:

Vinyl tile now covers the floor area. Some of the walls and ceilings are homosite. Where plaster finish remains it is in generally good condition with only small cracks and some flaking paint. Bathrooms have been updated with newer fixtures and tile at wainscot and tub area.

OPTIONS AND RECOMMENDATIONS

This building is presently occupied by park employees, one side by year round employees and one side by seasonal workers. It is recommended that this use be continued, with perhaps some provision made for year-round occupancy of both units.

Any future work should follow the Guidelines for Adaptive Use Appendix VIII.

Specific restoration recommendations are as follows:

1. Repair northeast chimney cap. Repoint three chimneys.
2. When current roofing deteriorates, reroof with cedar shingles.
3. Remove concrete block addition on south side.
4. Remove asbestos siding from entire structure. Repair and paint original wood siding and all trim.
5. Restore porches.
6. Provide wood screens and wood storm windows.

DSC-22

CONSTRUCTION COST ESTIMATE

EST. BY:
CONTRACT ☐
DAY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR - CIVILIAN QUARTERS BLDG 66

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 27, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

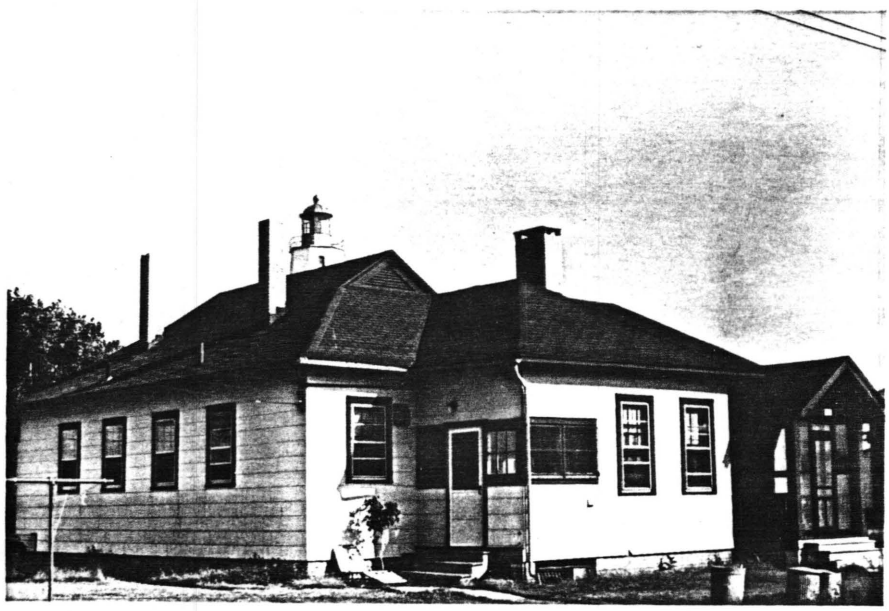
PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	L.S.	REPAIR/REPLACE N.E. CHIMNEY CAP — REPOINT 3 CHIMNEYS	L.S.	400
2	L.S.	SCRAPE & PAINT EXTERIOR WOOD AND METAL WORK	L.S.	2,000
3	18	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	3,600
			TOTAL	$6,000

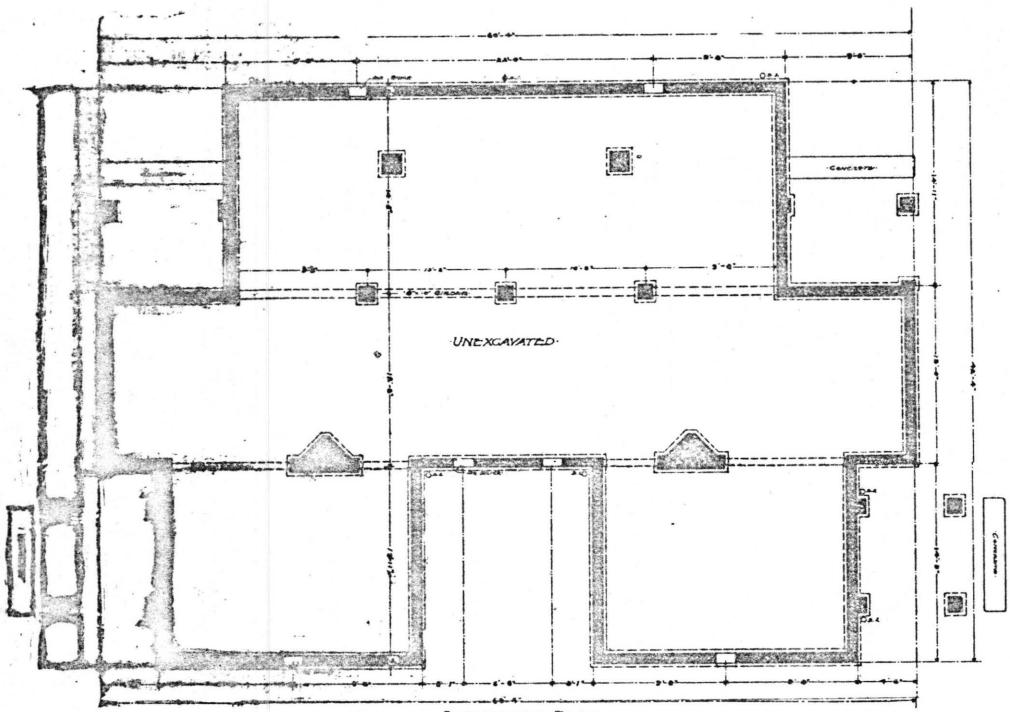
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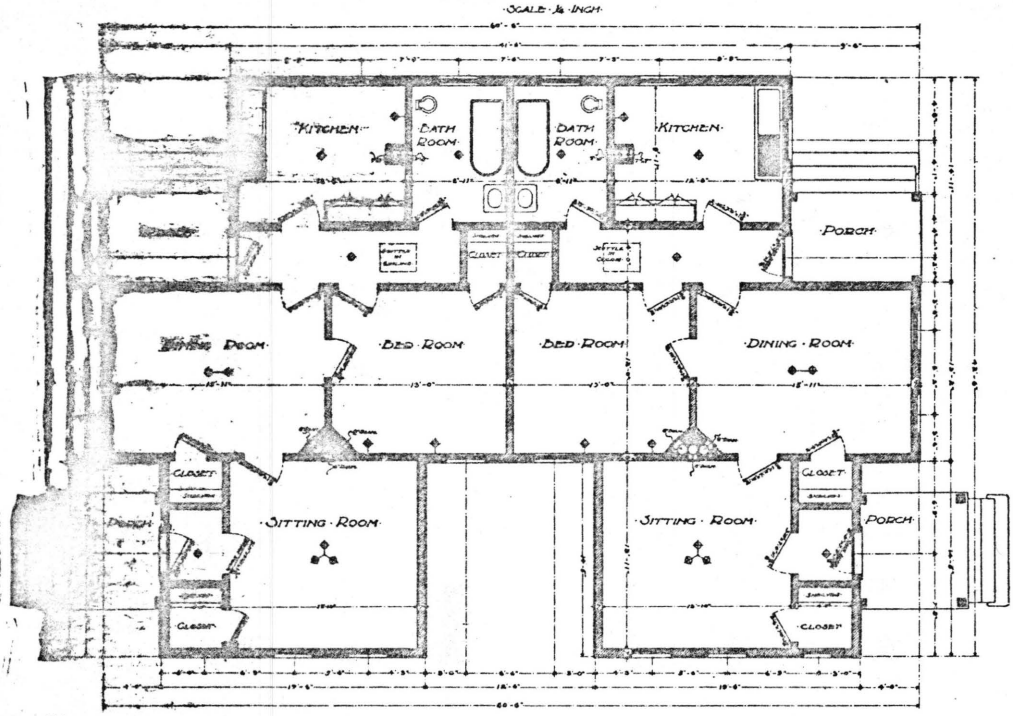
Building 66, Civilian Quarters, southwest view.
FH 9/78 B-8 3



Northwest view. FH 9/78 B-8 5



FOUNDATION PLAN
SCALE ⅛ INCH



FLOOR PLAN
SCALE ⅛ INCH

CONSTRUCTION DRAWINGS, BLDG. 66

BUILDING 70 GYMNASIUM - POST EXCHANGE BUILT 1909

HISTORICAL APPEARANCE AND CONDITIONS

The post quartermaster submitted plans in 1906 for building a gymnasium and bowling alley to be located near the recently-completed post exchange. It was to serve the recreational needs of this isolated post. Finally in 1908, authorization was given to constrict the building according to Quartermaster Plan 222. In May 1908 the John Milnes Company was awarded the contract and construction began shortly thereafter. On February 27, 1909, the building was inspected and accepted.

EXTERIOR:

The building is rectangular, 46'8" x 91'0", one tall story on a raised basement. Walls and foundation are buff-colored brick, while the hipped roof was slate covered. Three dormers were arranged at the front end of the building, one facing front and the other two facing the sides. The roofline was also punctuated by two galvanized metal ventilators and one brick chimney. The front entry, which is raised, is covered by a gable roof with exposed trussed framing.

The building expresses on the exterior certain changes in interior function. Thus the front 28'0" of the building, which housed the billiard room and office and reading room, is detailed differently from the gymnasium portion behind. The front section's windows are 6 over 6 light wood double-hung sash with segmental brick arches above. Directly above these are decorative brick projections in the form of squares. Below the windows and continuing around the building was a string course of limestone which also serves as the window sills for all the main floor windows.

Windows for the gymnasium portion are large arched openings with numerous panes. These were protected by interior screens. All basement windows were six-light awning type sash.

At some date, probably c. 1940, a shed roof frame addition was added to the rear of the building. This addition included a loading dock and an enclosed room.

INTERIOR:

The first floor was entered from a front porch. The center hall included stairs to the basement/bowling alley, and doors into the office and reading room on the right, and billiard room on the left. Through double doors at the end of this hall was the gymnasium, about 44 feet in width with four trusses spanning 44 feet supporting the roof.

The basement was accessible from two sets of stairs from the first floor. The north half of the building consisted of a four-lane bowling alley, while the north half consisted of a boiler room, toilet and locker room, officers' toilet and public toilet.

EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

As it stands today, this building closely resembles its historic appearance. The green asphalt roof that replaced the original slate is the most noticeable difference. Gutters are rusting through and several downspouts are detached or missing altogether. Mortar erosion is evident, particularly on the lower wall and water table. Cracks are evident in chimney masonry. Several windows are broken and boarded up. Vegetation has grown up around the perimeter of the building including front steps.

INTERIOR:

At an unknown date, the gymnasium was converted for use as a post exchange annex. Since a new and larger gymnasium was added to the YMCA Building (40) in 1918, this original gymnasium may have been considered superfluous from that date on. The bowling alley continued in use, and was equipped with automatic pin setting machines and ball return chutes in the 1950s. Most recently, use of the building has been by a park concessions operator for storage of supplies.

The gymnasium has been altered by the introduction of a suspended acoustical ceiling and the partitioning of a room in the northeast corner. Vinyl tile covers the hardwood floors. In the entry hall at the front of the building, a vestibule has been added to block winter air infiltration. The former office on the right and billiard room on the left are intact, but with altered room finishes. Aluminum and glass doors replace the more likely wood doors to these rooms. Exterior walls throughout are painted brick. In the basement there are areas where the paint has flaked off from an exterior or interior moisture source. The bowling alley is in good condition, considering that the building has been unheated since 1974. Only one area of the wood has buckled, and this is not on any of the four lanes, but on one approach.

OPTIONS AND RECOMMENDATIONS

Far better use could be made of this building than its current occupancy as storage for park concessions (upstairs only). This function would be more logically accommodated in one of the warehouse structures such

as 49, 156, 54, or even the Gunnison Road Mess Halls 315 or 317. Buildings remaining in the Nike missile launch or radar sites might also be offered for use; these having the advantage of being closer to the beach concessions.

Building 70 is one of the few large buildings on post that could provide enclosed space for group recreation or assembly. This building has the advantage of being specifically designed for recreational use. It is in excellent condition, of sturdy construction (2x12 floor joists spanning 13'0"), and could be converted back to recreational use at minimum expense.

There is a growing demand for such space at Sandy Hook. During inclement weather, bus loads of school children need to be provided with alternative indoor activities. With an increased population at Sandy Hook due to the expanded adaptive use lease program, and YCC and YACC programs, recreational demands will outstrip the capacity of the current gymnasium. Also, the existence of a fully-equipped bowling alley (even racks of shoes and boxes of scorecards remain, abandoned by the Army) is a bonus resource begging to be utilized. ~~Indeed,~~ If the building is not heated, wood displacement may be expected to continue & AND THIS PARTICULAR RESOURCE MAY BE LOST.

Specific recommendations for exterior preservation are as follows:

1. When present green asphalt roof deteriorates, replace with grey asphalt.
2. Repair/replace gutters and downspouts.
3. Repoint exterior masonry.
4. Repair broken and boarded windows.

5. Repair concrete topping at foundation and front stairs.

6. Scrape and paint exterior wood and metalwork.

7. Remove vegetation from building and perimeter.

8. Remove lean-to addition and loading platform from rear of building.

Specific recommendations for restoring the interior for its original purpose would include:

1. Removal of added partitions and suspended ceiling in the gymnasium.

2. Removal of vinyl tile from floors. Refinish original wood floors.

3. Rehabilitate heating and electrical systems.

4. Provide new plumbing facilities in basement bath and shower rooms where missing or deteriorated.

5. Rehabilitate or restore room finishes where necessary, particularly where disturbed by removal of later partitioning or fixtures.

6. Rehabilitate bowling alleys and equipment. If necessary, cannibalize one pin-setting machine to get parts for others.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT ☐
DAY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR PRESERVATION GYM/P.X. BLDG 70

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: FEB. 27, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

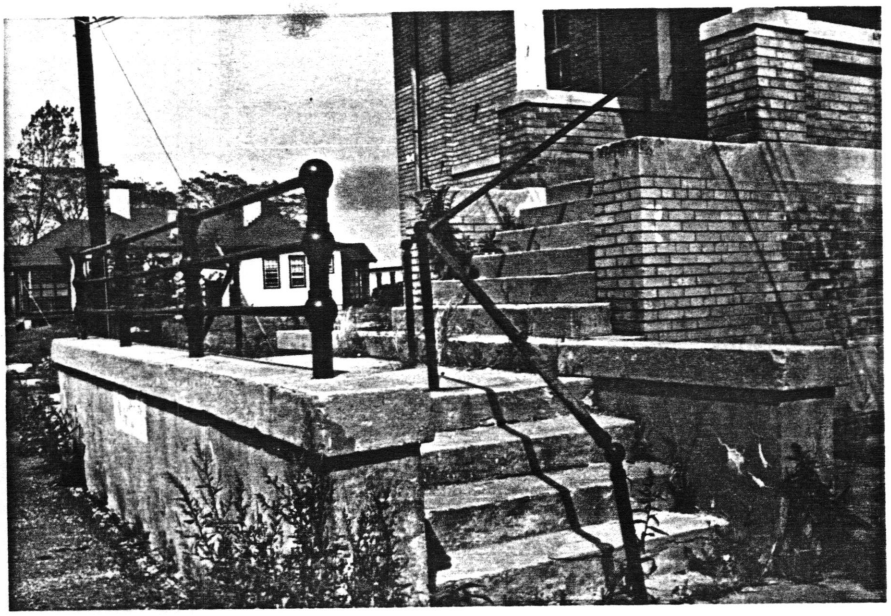
ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	50 SQ	REROOF WITH GREY ASPHALT	150/SQ.	7,500
2	300 L.F.	REPAIR/REPLACE GUTTERS & DOWNSPOUTS	7.50	2,250
3	3,000	REPOINT EXT. MASONRY (50%)	3.50	10,500
4	L.S.	REPAIR BROKEN OR BOARDED WINDOWS	L.S.	3,500
5	L.S.	PATCH CONCRETE TOPPING @ FOUNDATION & FRONT STAIRS	L.S.	2,000
6	L.S.	SCRAPE & PAINT EXTERIOR WOOD & METAL WORK	L.S.	3,000
7	——	REMOVE VEGETATION FROM BLDG & PERIMETER	PARK MAINTENANCE	
8.	400 S.F.	DEMOLISH LEAN-TO ADDITION @ REAR. PATCH	20	8,000
			TOTAL	$ 36,750

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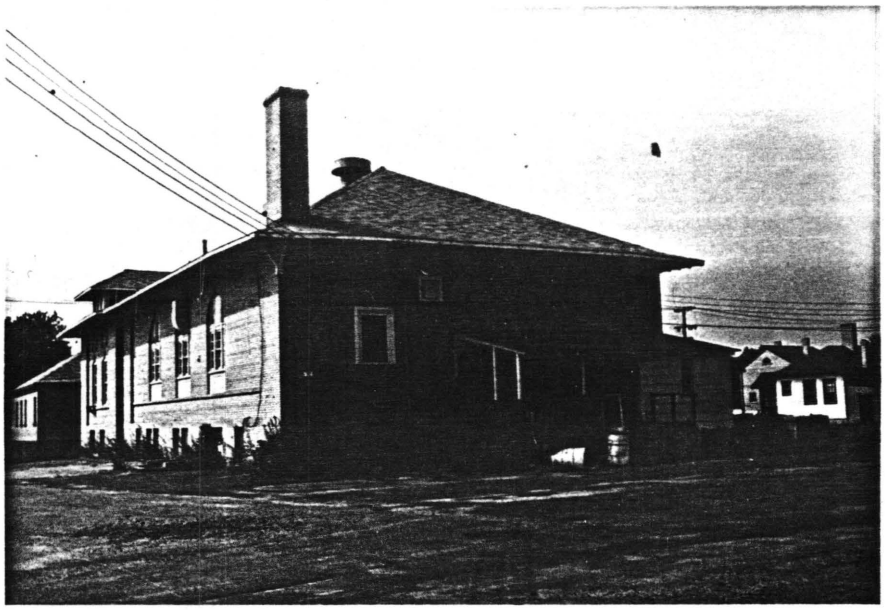
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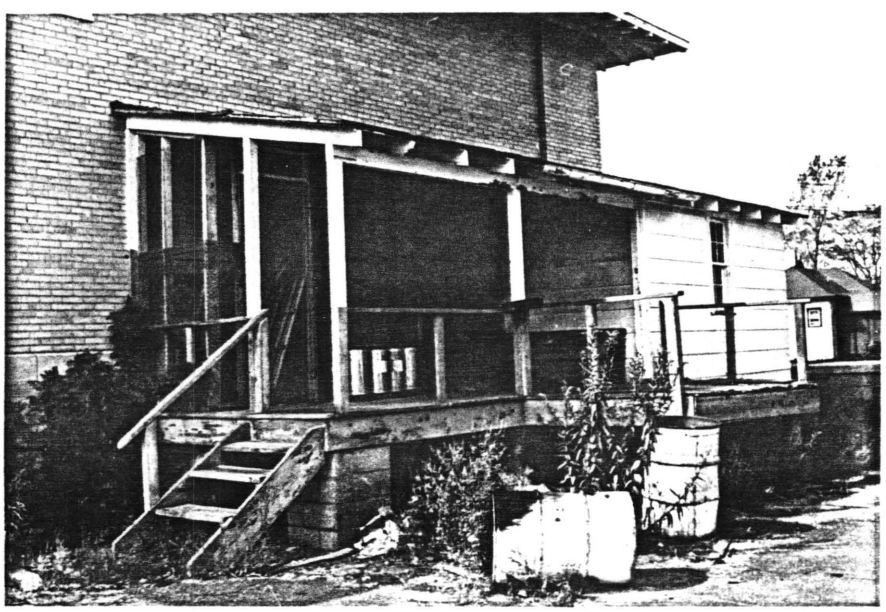
Building 70, Gymnasium and Bowling Alley,
front (west) elevation. S-8 1



Detail front steps. S-8 17



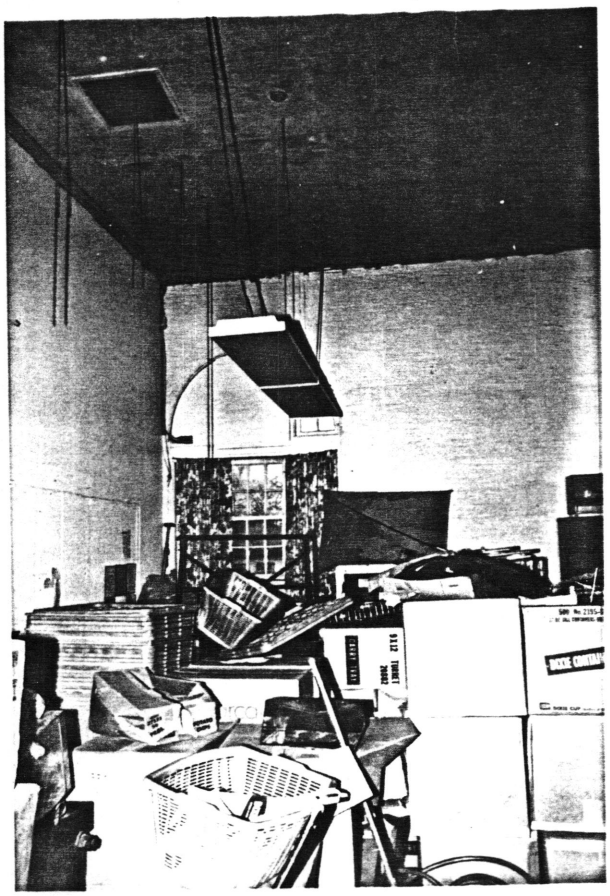
Building 70, Gymnasium and Bowling Alley, southeast view. S-8 7



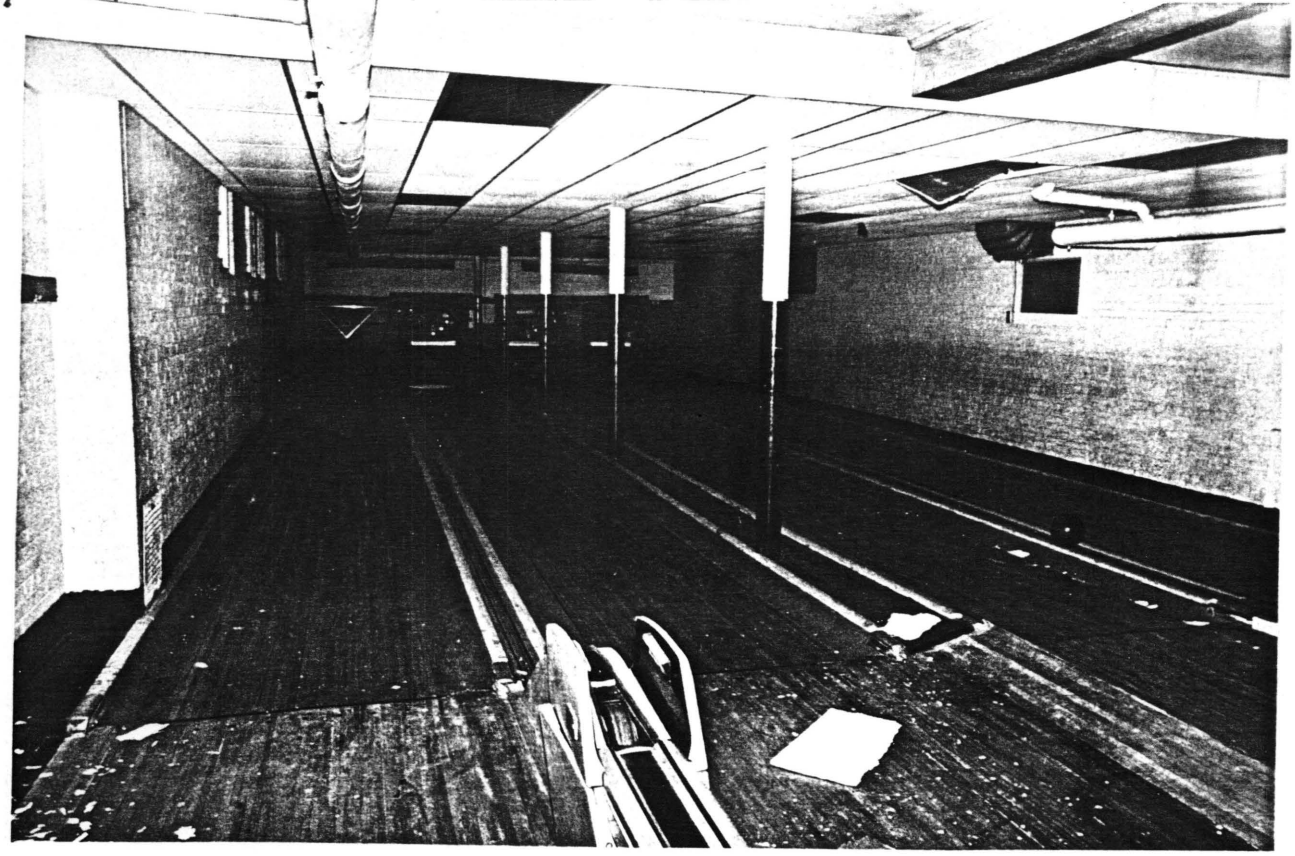
Detail, shed roof rear addition. S-8 8



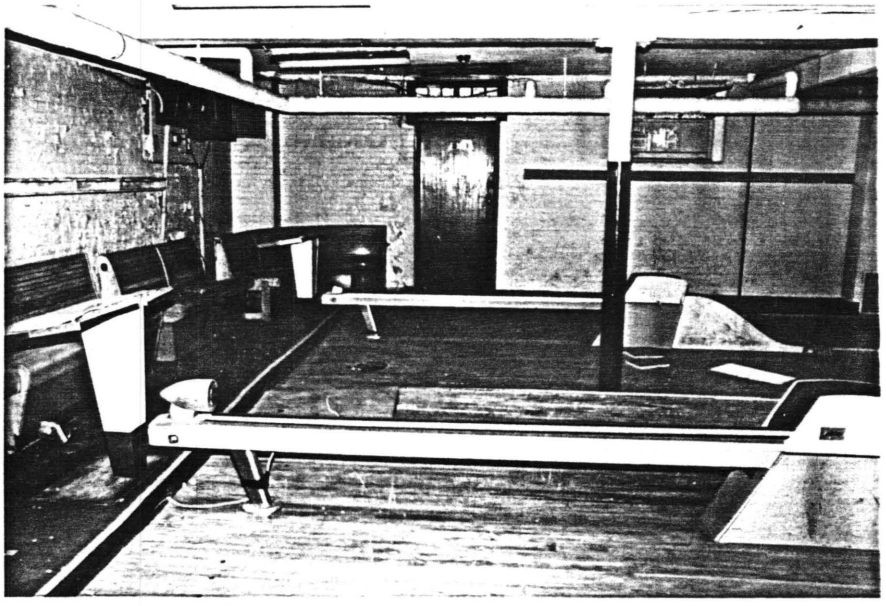
Building 70, Gymnasium and Bowling Alley,
Gym interior, with dropped ceiling and asphalt tile floor. Current use: Concessionaire storage
4/79 FH6



Northeast corner of gym, room partitioned off from main space, with full-height ceiling.
4/79 FH6



Building 70, Gymnasium and Bowling Alley,
view of lanes and automatic pinsetters. 4/79 FH6

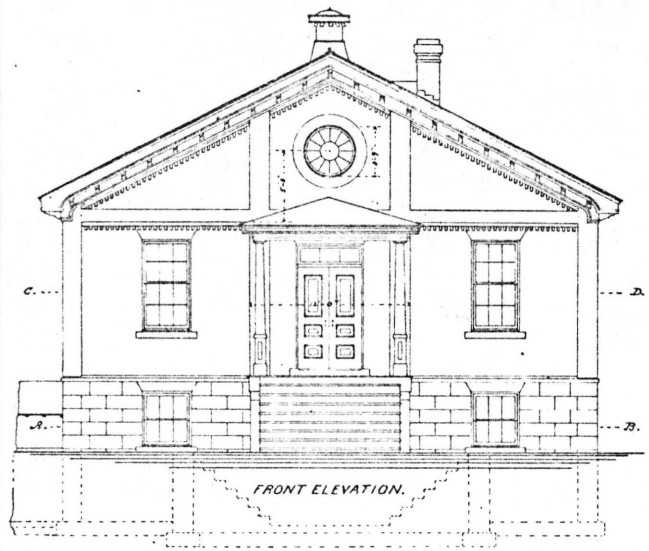


View of ball return racks, approach lanes, and
seating. 4/79 FH6

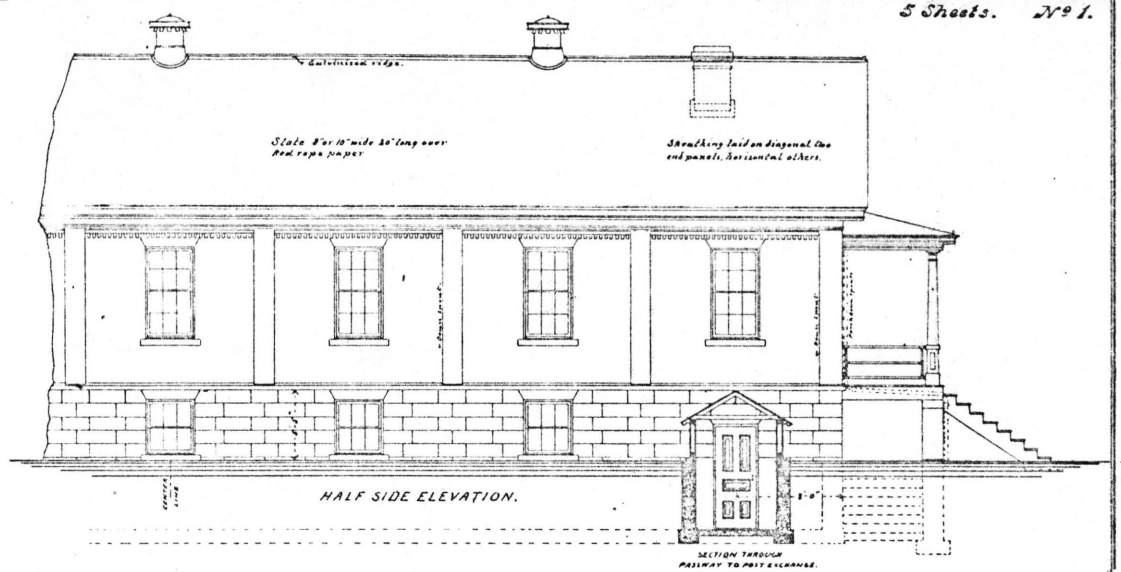
GYMNASIUM AND BOWLING ALLEY
Proposed for Fort Hancock, New Jersey
by Abe S. Bickham, Captain, Quartermaster Department
April 1905

These drawings formed the basis for the 1908 set from which Building 70 was ultimately constructed.

5 Sheets. Nº 1.



FRONT ELEVATION.



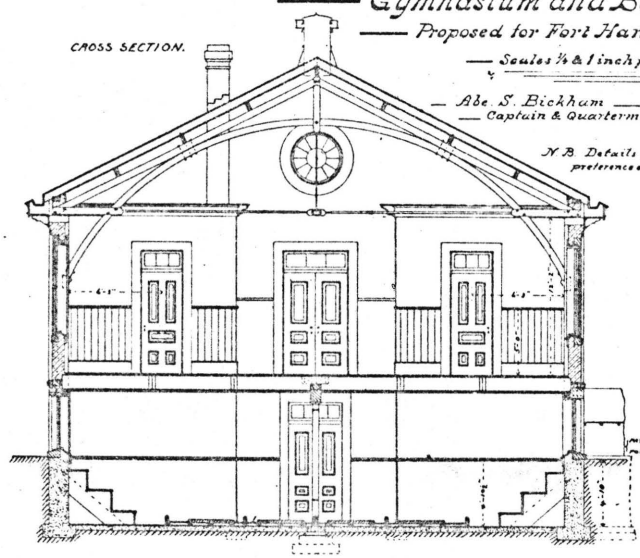
HALF SIDE ELEVATION.

SECTION THROUGH PASSWAY TO POST EXCHANGE.

Gymnasium and Bowling Alley

Proposed for Fort Hancock N. J.

CROSS SECTION.

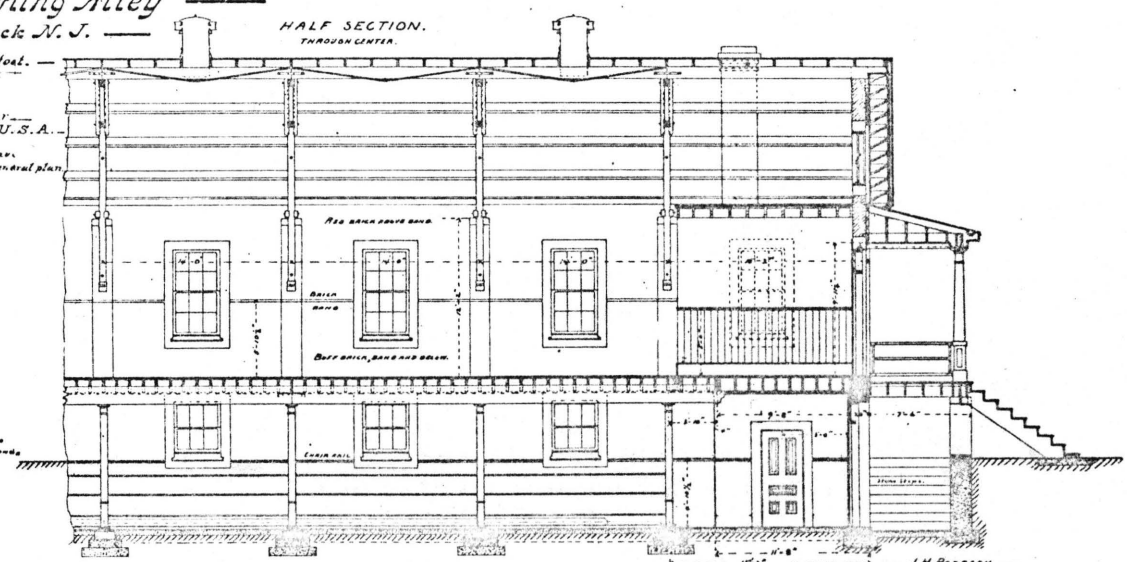


Scales ½ & 1 inch per foot.

Abe. S. Bickham
Captain & Quartermaster
U.S.A.

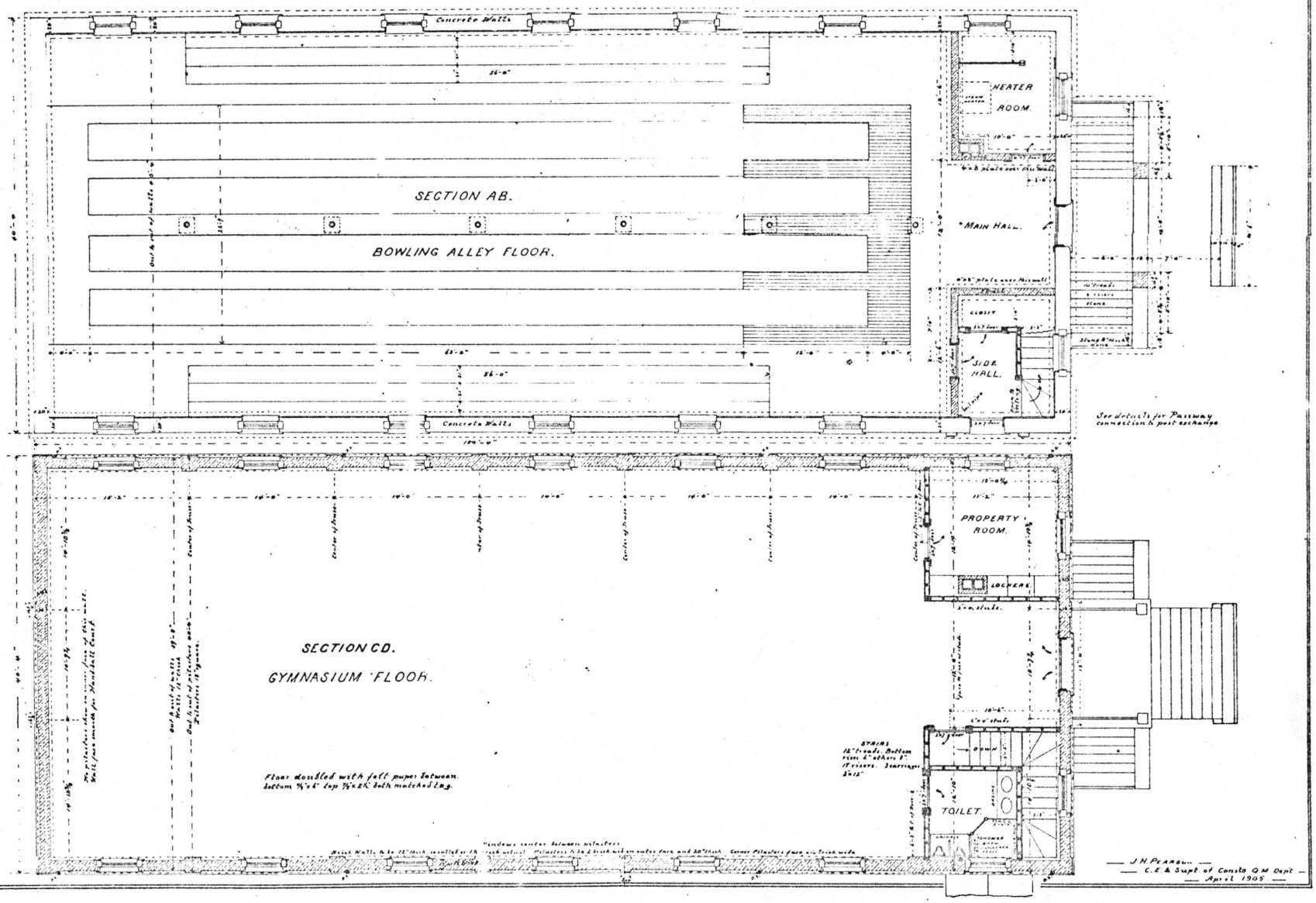
N.B. Details to have preference over general plan.

HALF SECTION.
THROUGH CENTER.



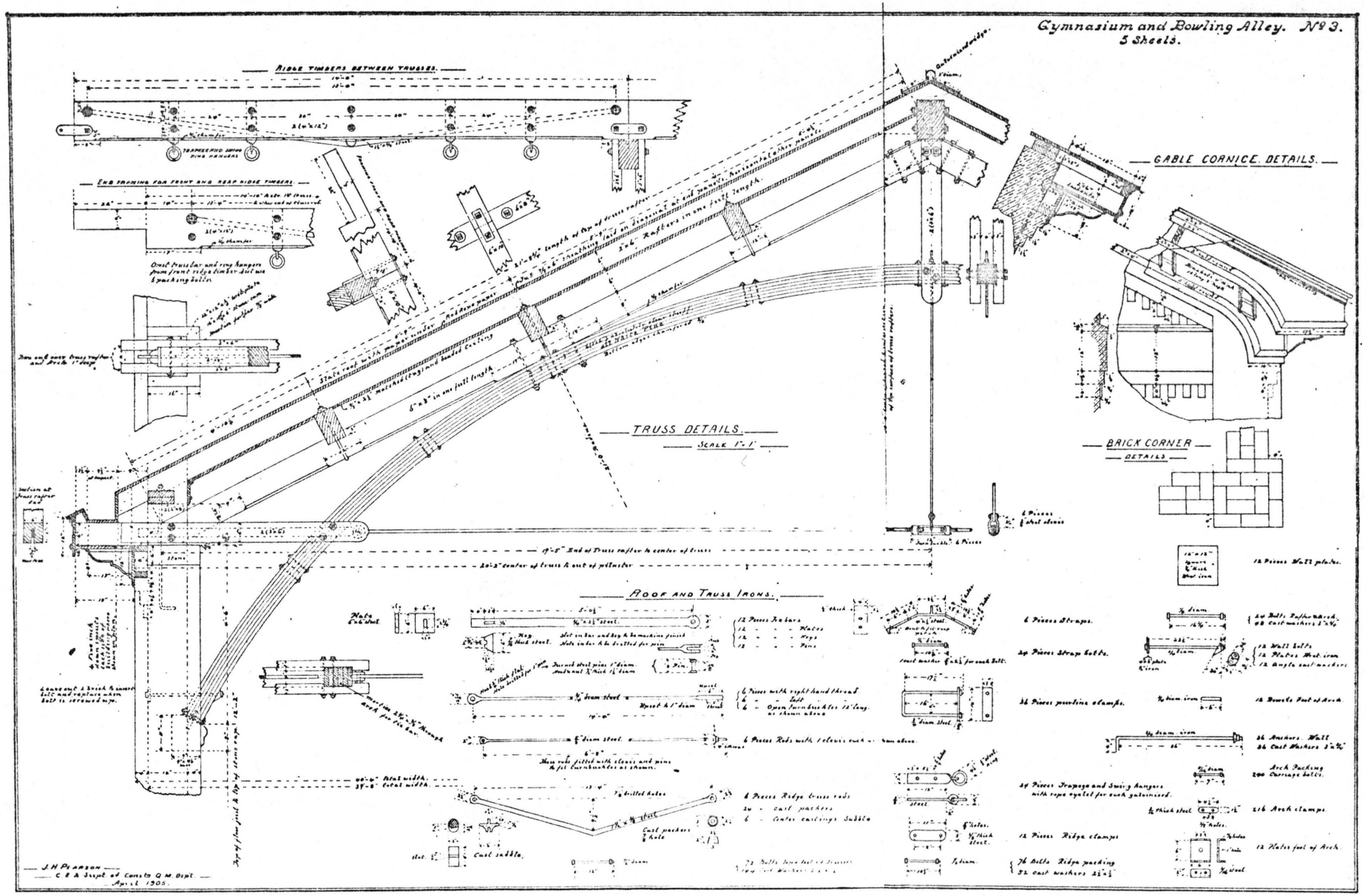
J.H Pearson
C.E. & Supt. of Constr. Q.M. Dept.
April 1905.

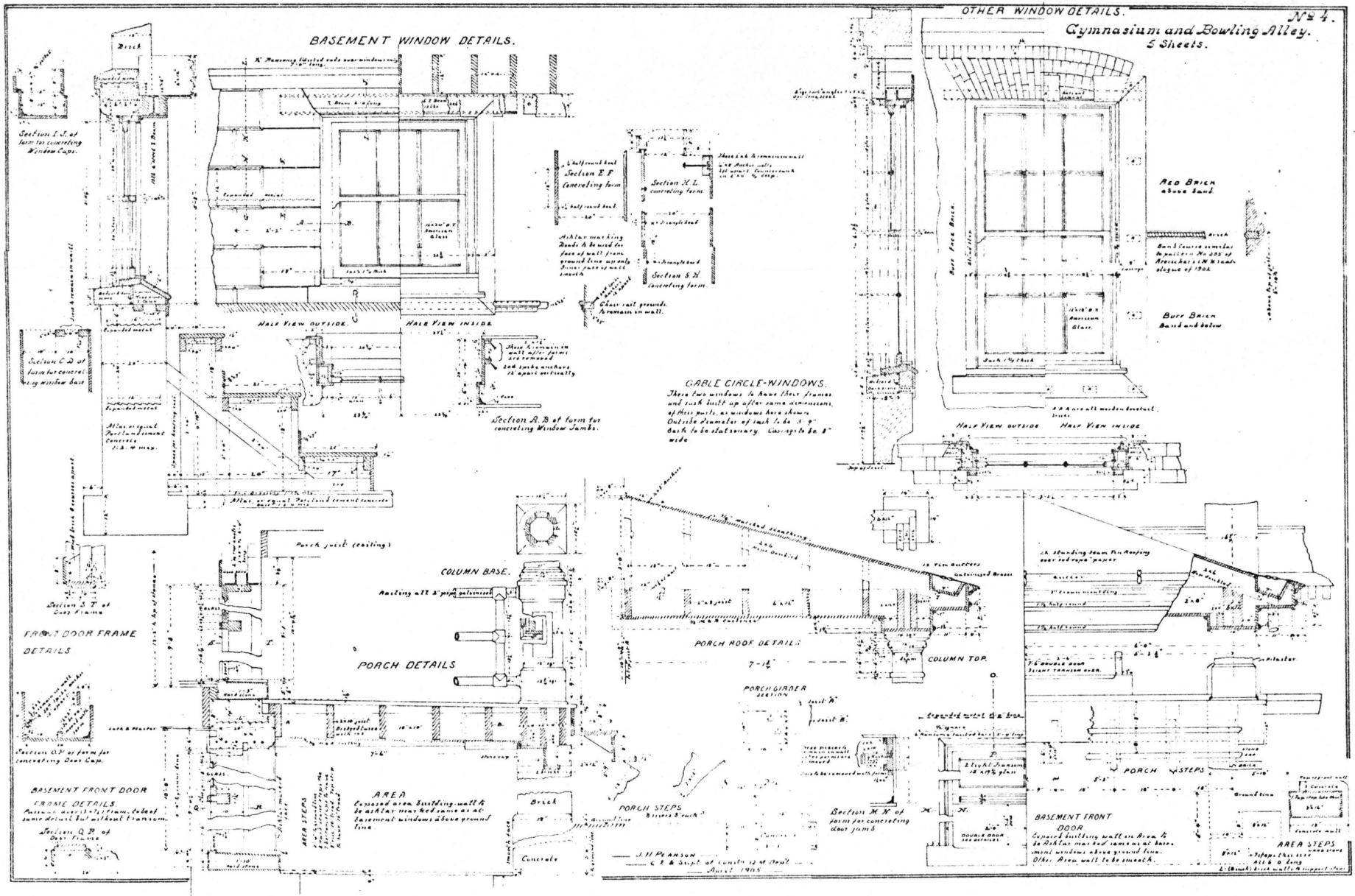
Gymnasium and Bowling Alley. No 2.
5 Sheets.



124

Gymnasium and Bowling Alley. No 3.
5 Sheets.



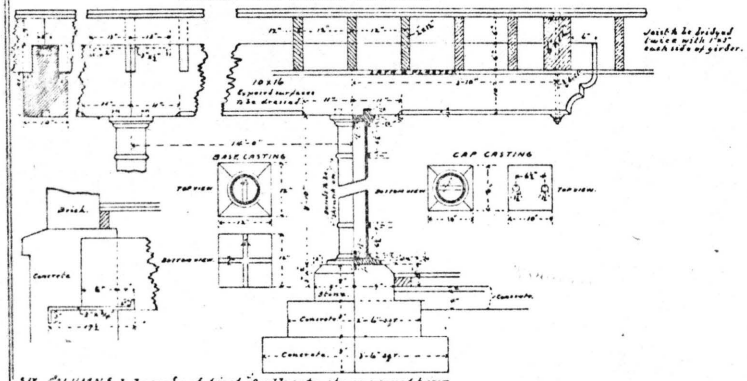

BASEMENT WINDOW DETAILS.
OTHER WINDOW DETAILS.
№ 4.
Gymnasium and Bowling Alley.
5 Sheets.
Section I. J. of form for concreting Window Caps.
Section E F Concreting form
Section H L concreting form
Section S H concreting form
Section A. B of form for concreting Window Jambs.
HALF VIEW OUTSIDE
HALF VIEW INSIDE
Section C D of form for concreting window base
CABLE CIRCLE-WINDOWS.
RED BRICK above band.
BUFF BRICK band and below
Section S T of Door Frame
FRONT DOOR FRAME DETAILS
COLUMN BASE.
PORCH DETAILS
PORCH ROOF DETAILS
COLUMN TOP.
PORCH GIRDER SECTION
Section O P of form for concreting Door Cap.
BASEMENT FRONT DOOR FRAME DETAILS
Section Q R of Door Frame
AREA
PORCH STEPS
Section H N of form for concreting door jambs
PORCH STEPS
BASEMENT FRONT DOOR
AREA STEPS
J. H. PEARSON
C. E. & Supt. of Constn. 12 M Road
August 1905

Gymnasium and Bowling Alley.

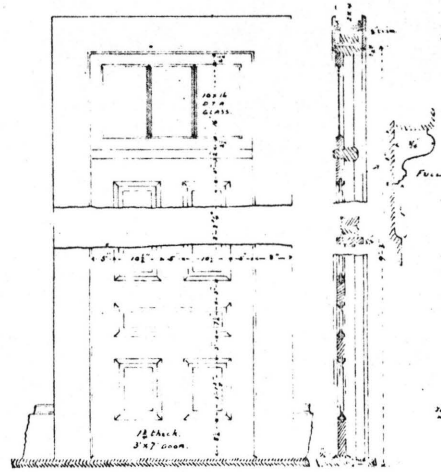
5 Sheets.

No 5.

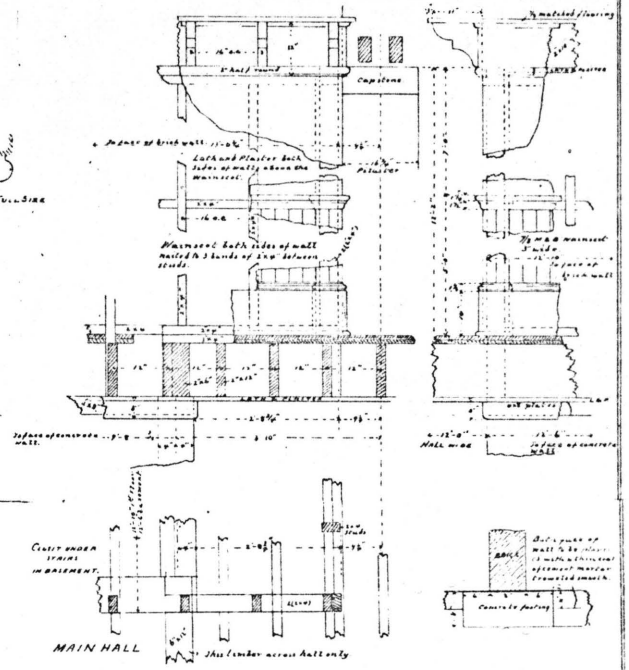
GIRDER AND COLUMN DETAILS.



6 INCH COLUMNS to be made of 6 inch "Double extra strong wrought iron pipe" having thickness of metal of not less than ½ inch. Ends to be cut off true and fitted into cap and base castings as shown. 1 inch half round Bands to be shrunk on.



CORNICE AND WAINSCOT OF ROOMS.



INTERIOR DOORS ABOVE BASEMENT.

OTHER INTERIOR DOORS.

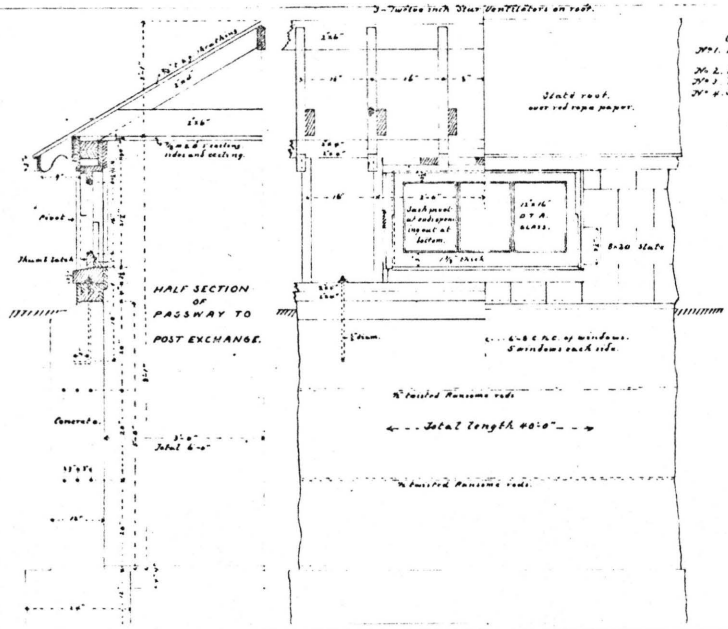
No 1. Bowling Alley to Stair Hall. To be same as above except transom, but is to be ½ inch wider, glass ioints and trim only 5 inches wide.

No 2. Into Heater Room. To be as No 1 door, moulded as above. No transom. 3" trim.

No 3. To Closet under Stairs. To be 3'-0" door, moulded as above. No transom. 3" trim.

No 4. Stair Hall to Passway. To be same as above without transom. Trim inside 5 inches wide. No trim outside. See other details for this door frame etc. 3'-0" x 7'-0" Door.

No 1 and 2 door frames to be for 8" thick brick wall. No 3 for 2 x 6 stud walls and No 4 for concrete wall, for which see detail.

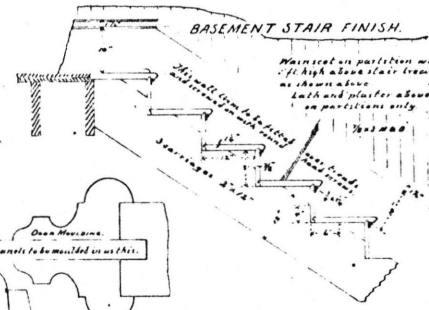


FRONT DOOR DETAILS.

See other details for the frames and transom.



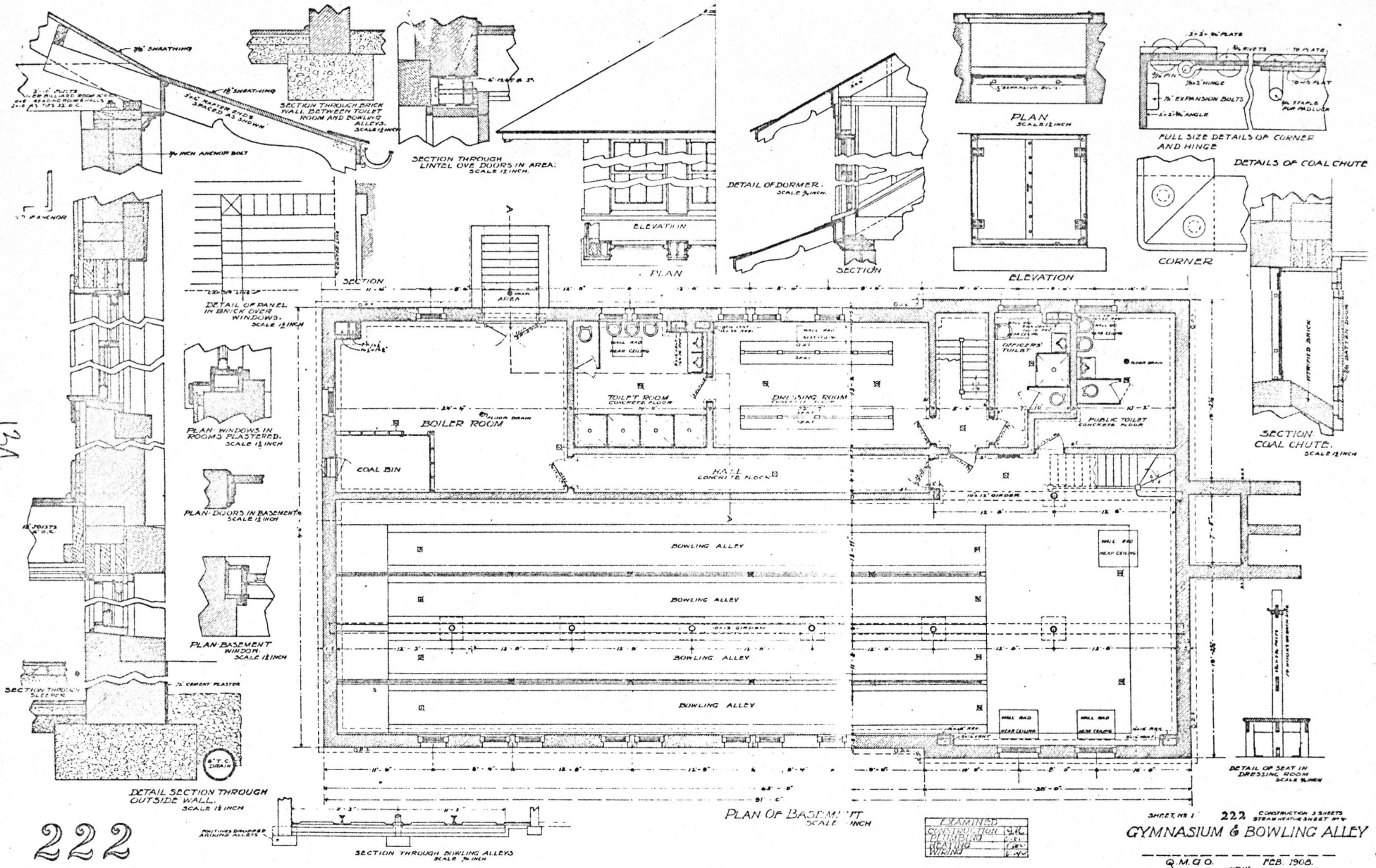
BASEMENT STAIR FINISH.



J H Pearson
C E & Supt. of Constr. O M Dept.
April 1905.

GYMNASIUM AND BOWLING ALLEY
Q.M.G.O. February 1908
Plan No. 222

These three sheets were the construction documents from which Building 70 was built. Compare to the 1905 version.



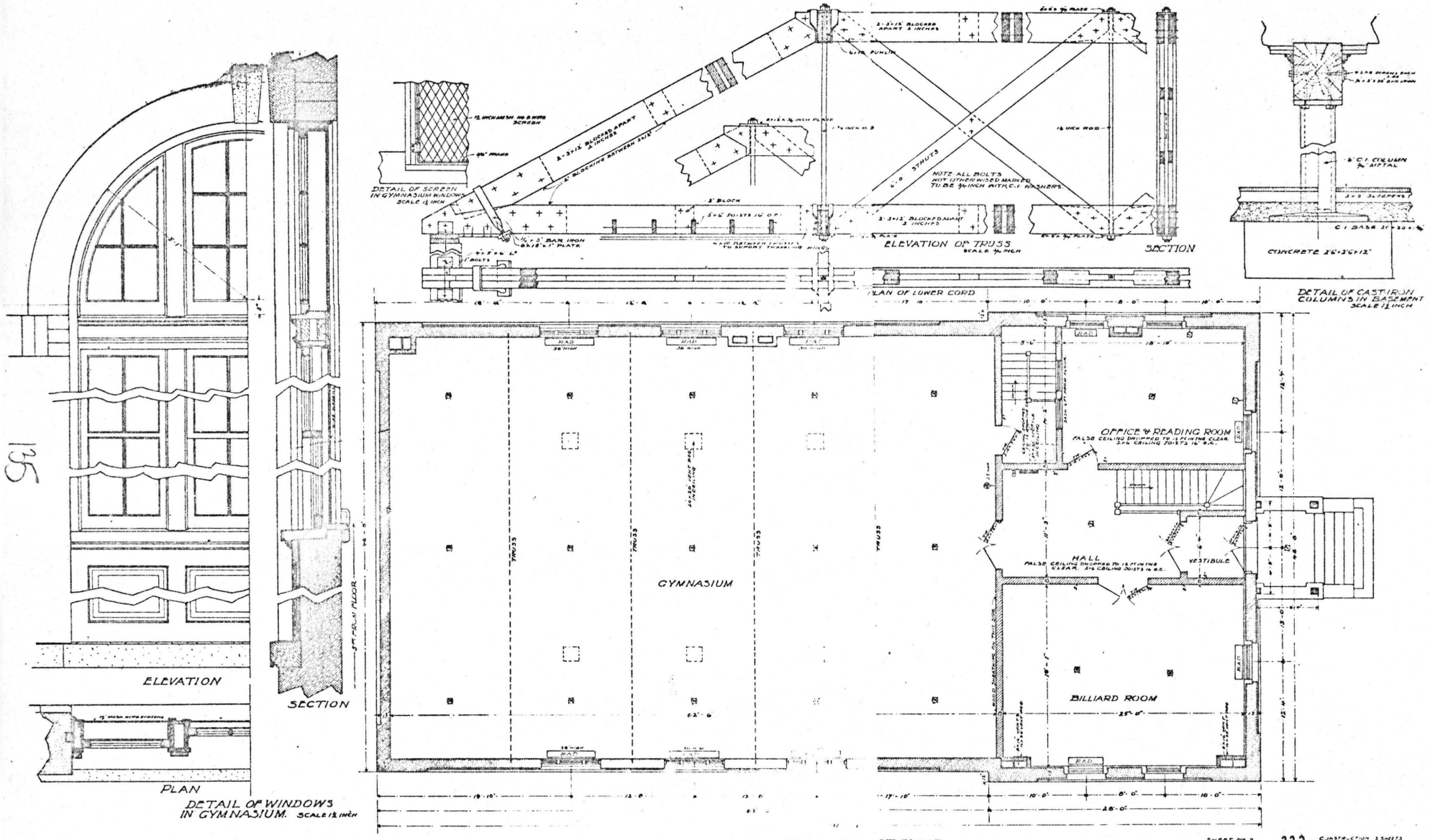
134

222

SHEET NO 1 222 CONSTRUCTION 3 SHEETS STEAM HEATING 3 SHEET NO 4

GYMNASIUM & BOWLING ALLEY

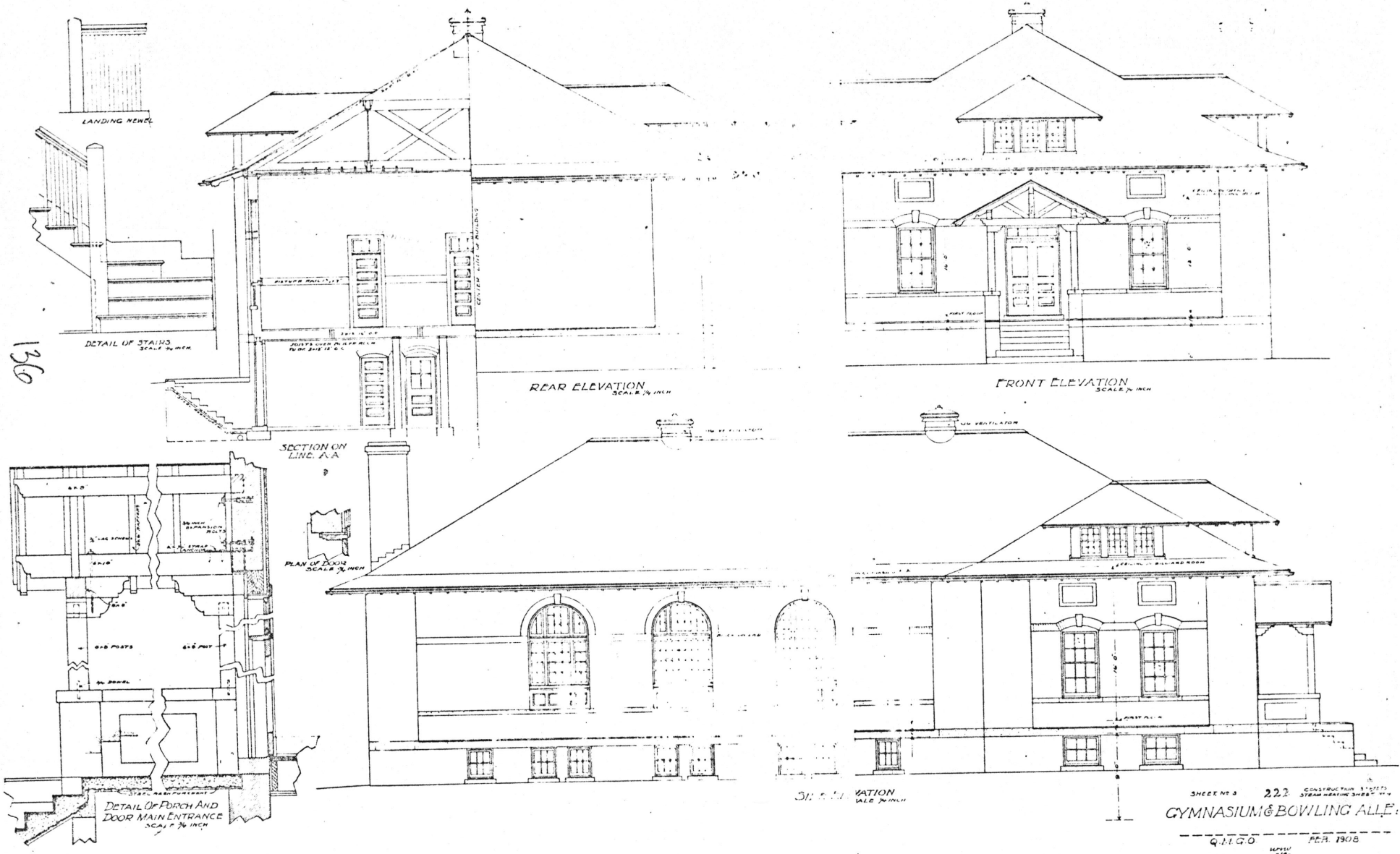
Q.M.G.O. FEB. 1908.



SHEET, NO 2 222 CONSTRUCTION 3 SHEETS STEAM HEATING SHEET NO 4

GYMNASIUM & BOWLING ALLEY.

Q.M.G.O. FEB. 1908


LANDING NEWEL
DETAIL OF STAIRS
SCALE ¾ INCH.
REAR ELEVATION
SCALE ¾ INCH
FRONT ELEVATION
SCALE ¾ INCH
SECTION ON
LINE A A
PLAN OF DOOR
SCALE ¾ INCH
DETAIL OF PORCH AND
DOOR MAIN ENTRANCE
SCALE ¾ INCH
SHEET No 3
222
GYMNASIUM & BOWLING ALLEY
Q.M.G.O.
FEB. 1908

BUILDING 71 FIREMAN'S QUARTERS BUILT 1909

HISTORIC APPEARANCE AND CONDITIONS

To meet the urgent need for civilian employee housing at the post, duplex quarters 71 and 72 were authorized in 1908 to be built from Quartermaster Plan No. 230A. Construction was completed April 26, 1909, at a cost of $6,070. Both quarters were sited on Mercer Road, to the east of the N.C.O. quarters.

EXTERIOR:

This 32'3" x 52'6" brick building is one raised story with integral front porches under a slate covered hip roof with flared eaves. Windows were 6 over 6 light, wood double-hung sash with limestone sills and segmented arched heads. The front porch was supported on brick piers, with lattice skirt boards between. Porch support posts were carved 9 x 9's with brackets overhead. Wood railings were plain. The crawl space beneath the main structure was ventilated through cast iron grilles around the perimeter brickwork. Entry doors were wood and glass panel type.

INTERIOR:

Each quarters included a living room in front, a hallway separating the bedroom and bath from other rooms, and a kitchen across the rear of the building with its own outside entry. Walls and ceilings were plaster and floors were wood. The building was wired for electricity and was heated by wood stoves.

EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

The slate roof is in good condition but needs minor repair, including shingle replacement and flashing repair. The gutter and downspout system is missing entirely on the north and south side, while the west eave features white aluminum replacement material. The central chimney has been recently repointed. Windows are equipped with white aluminum storm/screen units, likewise the entry doors. The rear entries were enclosed with asbestos siding. Several crawl space ventilator grilles are missing. Front porch steps were recently replaced. Overhead electric lines to this building are dangerously low. The crawl space is apparently uninsulated, resulting in heat loss through all the floors and water lines exposed to freezing temperatures. A concrete block, shed roof furnace room has been added to the rear of the structure, with a new chimney of buff brick.

INTERIOR:

Room finishes are in fair condition. Walls and ceilings need plaster patching or sheathing with gypsum board. Floors are vinyl asbestos floor tile. Bathrooms and kitchens have been remodeled several times. The hot water is supplied by an electric water heater while the furnace burns oil.

OPTIONS AND RECOMMENDATIONS

These quarters are currently used as quarters for employees. This is an appropriate and desirable use. Attention should be paid to restoring the exterior to original appearance and insulating the attic and crawl space to conserve energy and add to occupant comfort.

Specific restoration recommendations are as follows:

1. Replace damaged or missing shingles. Reflash as necessary.
2. Repoint eroded masonry.
3. Restore gutter and downspout system.
4. Prepare and paint exterior wood and metalwork.
5. Provide wood screens and wood storm windows.
6. Insulate attic and crawl space.

DSC-22

CONSTRUCTION COST ESTIMATE

COST. BY:
CONTRACT ☐
DAY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR PRESERVATION DOUBLE N.C.O. QUARTERS BLDG 71

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

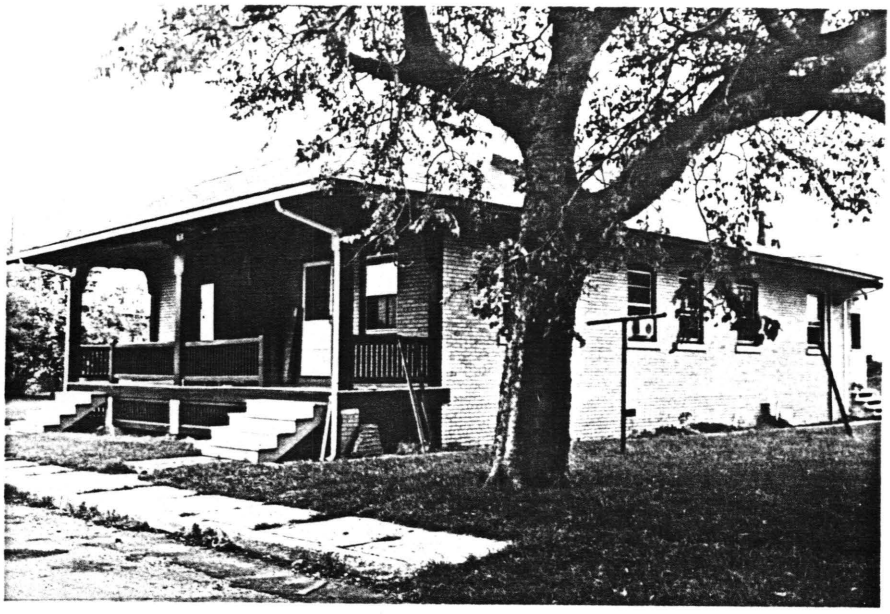
PACKAGE NO. 109 DATE: MARCH 1, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

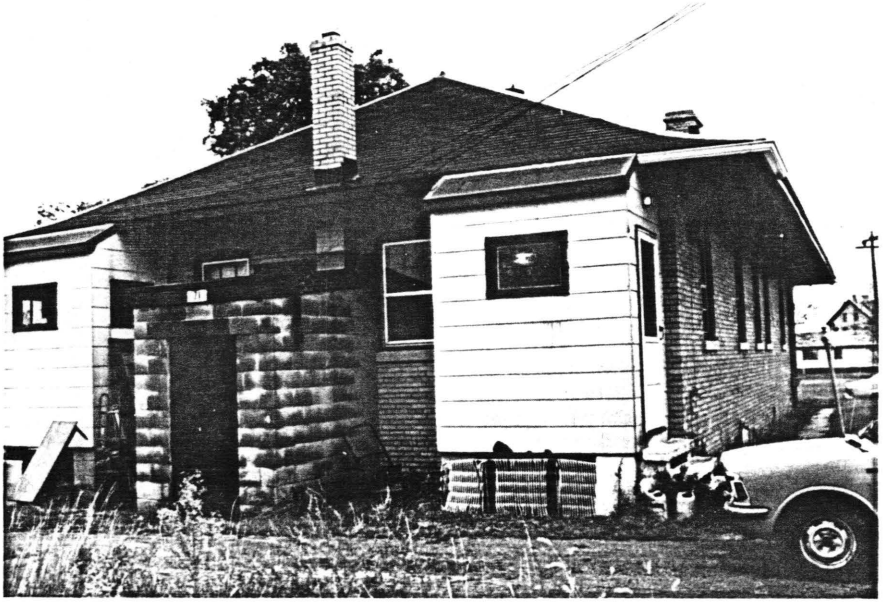
PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	2 SQ	REPLACE DAMAGED OR MISSING SHINGLES	300	600
2	L.S.	REFLASH AS REQUIRED	L.S.	2,500
3	1,000 SF	REPOINT ERODED MASONRY	3.50	3,500
4	L.S.	REPAIR/REPLACE GUTTERS & DOWNSPOUTS	L.S.	2,000
5	L.S.	PREPARE & PAINT WOODWORK & METALWORK	L.S.	2,500
6	14	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	2,800
			TOTAL	$13,900

(SEE NEXT SHEET)



Building 71, Firemen's Quarters, southwest view.
FH 9/78 B-2 15



Rear of duplex, showing furnace room addition at center.
FH 9/78 B-2 9

BUILDING 72 FIREMAN'S QUARTERS BUILT 1909

HISTORIC APPEARANCE AND CONDITIONS

Similar to Building 71.

EXISTING APPEARANCE AND CONDITIONS

Similar to Building 71, with the following additions: The front porch of this building has been enclosed and is covered with asbestos siding. The crawl space beneath the porch is now enclosed by concrete block.

OPTIONS AND RECOMMENDATIONS

Similar to Building 71, with the following addition:

7. Restore porch to its original configuration like the porch on 71.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT ☐
DAY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR PRESERVATION - DOUBLE N.C.O. QUARTERS BLDG 72

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: MARCH 1, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
	2 sq	REPLACE DAMAGED OR MISSING ROOF SLATES	300	600
2	L.S.	REPLACE FLASHING AS REQUIRED	L.S.	2,500
3	1,000 sf	REPOINT ERODED MASONRY, INCL. CHIMNEYS (40%)	3.50	3,500
4	L.S.	PREPARE AND PAINT EXT. WOODWORK & METALWORK	L.S.	2,500
5	L.S.	REPAIR/REPLACE GUTTERS & DOWNSPOUTS	L.S.	1,500
6	16	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	3,200
7	——	REMOVE VEGETATION FROM BLDG. PERIMETER	PARK MAINTENANCE	
8.	L.S.	RESTORE FRONT PORCH	L.S.	2,500
			TOTAL	P 15,800

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(SEE NEXT SHEET)



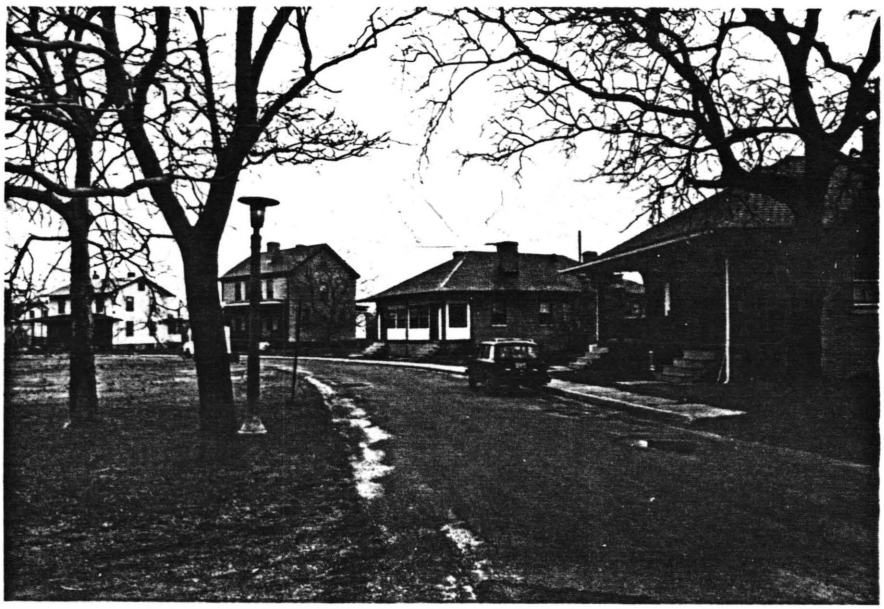
Building 72, N.C.O. Duplex Quarters, front elevation.
S-1 23



Northeast view.

4/79 FH1

FH1



R to L: 71, 72, 73, 75 on Mercer Road looking north.
4/79 FH1

BUILDING NO. 73 N.C.O. QUARTERS BUILT 1909

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

EXTERIOR:

This two-story rectangular building (27'5"x37'3") sits along Sergeant Row, facing west. Walls are buff-colored brick with limestone water table and random rusticated ashlar foundation. Two interior brick chimneys rise above the grey slate-covered gable roof. Gutters are built into a wood cornice assembly. Windows are 6 over 6 light. Wood double-hung sash with low arched heads and limestone sills. A one story six bayed wood porch ran the length of both the east and west elevations.

INTERIOR:

Designed to house two families, the floor plan is symmetrical about an east to west party wall. Entry to both units can be gained from front to rear. From the west (front), entry is into the sitting room, with stairway along the exterior wall and kitchen at the rear. At the top of the stairs is a small bathroom directly ahead and two bedrooms along the party wall. Floors were wood, walls and ceilings were plaster.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

The historic appearance of this building remains intact, the only intrusion being the asbestos-sided walls added to enclose the rear porch. Mortar has greatly deteriorated, especially at the water table. The slate roof is in fairly good condition with some slates missing on the east slope.

INTERIOR:

A variety of new finishes have been applied to the original. Flooring is generally vinyl tile with carpet in some other areas. Ceilings have all been stuccoed over. Walls are stucco, wall board, or original plaster with small cracks. SOME Plaster in the south unit's kitchen is badly damaged and deteriorated.

OPTIONS AND RECOMMENDATIONS

Presently used as housing, this is the ideal use and should be continued. Use as living quarters year round should be promoted to aid in maintenance. The south unit has already been remodeled extensively on the interior, but any future work should follow the Guidelines for Adaptive Use, Appendix VIII.

Specific recommendations for exterior preservation are listed below:

1. Repair slate roof.
2. Repoint eroded masonry.
3. Reflash where necessary.
4. Repair window sash to sound operable condition.
5. Provide wood screens and wood storm windows.
6. Remove vegetation from building perimeter.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT ☐
DAY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR PRESERVATION N.C.O. QUARTERS BLDG. 73

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: MARCH 1, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	4 SQ	REPAIR SLATE ROOF	300	1,200
2	L.S.	REFLASH WHERE NECESSARY	L.S.	2,000
3	1,600	REPOINT ERODED MASONRY (40%)	3.50	5,600
4	10	REPAIR WINDOW SASH TO SOUND OPERABLE CONDITION	375	3,750
5	22	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	4,400
			TOTAL	$16,950

(SEE NEXT SHEET)



Building 73, N.C.O. Duplex Quarters, northwest view.
4/79 FH3



Northeast view. 4/79 FH1

BUILDING 74 TWO COMPANY BARRACK BUILDING BUILT 1909

HISTORIC APPEARANCE AND CONDITIONS

Authorization to construct this building came from Secretary of War Taft as part of the appropriation for Fiscal Year 1908. The need for the building came from the 1907 decision to increase the garrison from four to six companies. The successful bidder was R.P. and E.O. Hamilton Co. of Omaha, Nebraska, and work commenced June 1, 1908. After correcting some problems of poor quality lumber and cracks in the exterior walls, particularly on the southwest face, the buildings were accepted by the Army on May 11, 1909. Cost of the building was $86,130. It was sited south of Barracks 22 on the Parade Ground.

EXTERIOR:

This structure, designed to house 218 enlisted men, was a two-story barracks 116'8" x 35'4" with two 35'6" x 119'5" wings. It had rusticated ashlar foundations, brick walls, and slate roof. Two-story porches were constructed at both front and rear. The front porch is ten bays, with tapered tuscan columns bearing on stone piers. Railings were galvanized pipe. The first floor porch by which one enters is eleven steps above grade. The rear porch was detailed similarly, but was much larger, as it followed the entire perimeter of the "U" formed by the two wings.

Windows were 2 over 2 wood double hung sash with arched brick heads and stone sills. Doors were 5-panel wood type. There were brick chimneys and metal ridge ventilators on the roof, as well as four dormers, two on front and two on the rear of the center section.

INTERIOR:

This building was designed to house two companies of 109 men each, therefore the building is a duplex, divided precisely in two at the center (the construction drawings only detailed one half of the building, the other half being understood to be identical but opposite hand).

One entered the building through a front vestibule or rear door into a hallway that divided the wing from the center portion of the building. The central part of the building consisted of a large day room and two N.C.O. quarters. The wings consisted of offices at the front side, a large mess room in the middle, and a large kitchen at the back, with pantry, cooks room, and a back stairs arranged within. Sleeping quarters were located on the second floor, arranged so that the building wing was one large 35 x 119 foot dormitory, and the central portion was made up of a 35 x 35 foot dormitory, three N.C.O. rooms, and the stairwell. The attic was unfinished. In the basement were located barber shop, tailor shop, toilet room, and furnace.

Room finishes were wood floors, plaster walls, and pressed metal ceilings.

EXISTING APPEARANCE AND CONDITIONS

At some point when this building was being used as a hospital annex the porches were rebuilt. Most original detailing has been lost as columns were replaced with square wood posts and pipe railings discarded in favor of 2 x 4 wood rails of clapboard sheathing. The rear porch was extended across the central portion of the building between the wings.

The original slate roof has been replaced with grey asphalt.

The cornice is deteriorated in places with holes rusted through. Sections of downspout are missing entirely and portions of the remainder have rusted through. Mortar erosion is widespread in walls, water table, and foundation. Portions of the rear wall have been painted yellow; this paint is flaking off. Wood windows and trim show signs of weathering and deferred maintenance.

INTERIOR:

Building 74 served for many years as the annex to the post hospital (No. 19), to which it was linked by a wood frame-covered passageway. Continuing the adaptive use tradition, this building became office quarters for the National Oceanic and Atmospheric Administration, Department of Commerce. This organization occupies the southern half of this barracks and is currently expanding into the northern portion, which has been connected through openings in the party wall. Partitioning has been added to formerly open areas on the basement, first, and second floors to accommodate new uses. Wood panelling is the predominant wall covering, vinyl tile the floor surface, and accoustic tile the ceiling treatment throughout. As the north half of the structure has seen less intensive use, more of the original room finishes remain.

OPTIONS AND RECOMMENDATIONS

Continued use of the building is to be encouraged, as use implies a certain level of maintenance and preservation. Future remodelling, particularly in the north half, should follow the Adaptive Use Rehabilitation Guidelines included in this report rather than following haphazard prototypes elsewhere on post. This would involve refinishing of floors and walls

rather than overlaying them with new material, and retention of original metal ceilings. Office planning should consider open office arrangements or less-than-full-height partitioning.

Specific restoration proposals are a follows:

1. Rebuild porches according to original plan. Remove infill portion at the rear.
2. Repair/restore cornice, gutter and downspout system.
3. Repoint eroded masonry.
4. Prepare and paint all exterior wood and metalwork.
5. Provide wood screen units and wood storm windows.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT ☐
DAY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR PRESERVATION BARRACKS BLDG 74

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITEC

PACKAGE NO. 109 DATE: MARCH 1, 1979

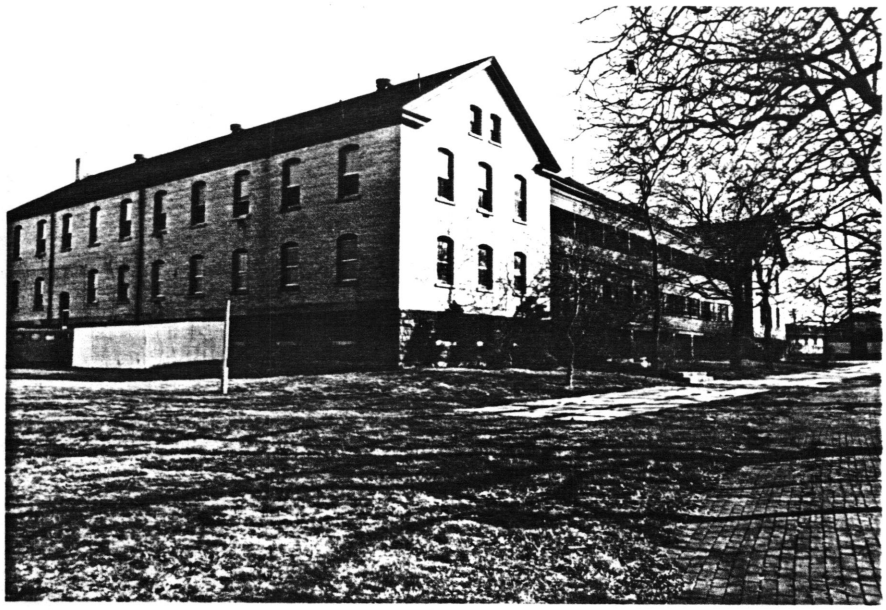
FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

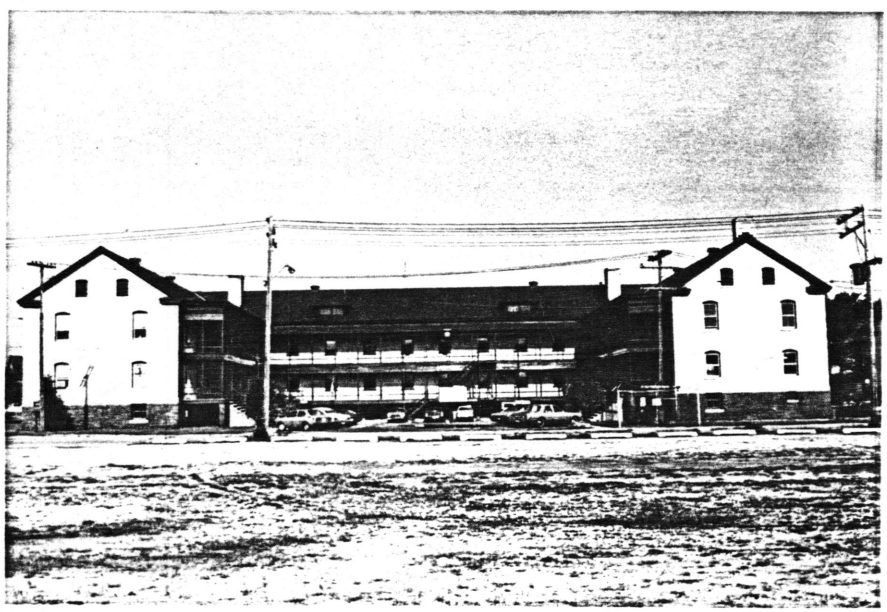
ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	L.S	REPAIR/REPLACE GUTTER/CORNICE ASSEMBLY & DNSPTS	L.S	8,000
2	13,300	REPOINT ERODED MASONRY (35%)	3.50	46,305
3	L.S.	REPAIR PARADE GROUND PORCH & PAINT	L.S.	20,000
4	150	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	30,000
5	L.S	PREPARE & PAINT EXT. WOOD AND METAL WORK	L.S.	7,000
6.	L.S.	RESTORE REAR PORCHES. REMOVE LATER INFILL SECTION	L.S	15,000
			TOTAL-	$126,305

15A-

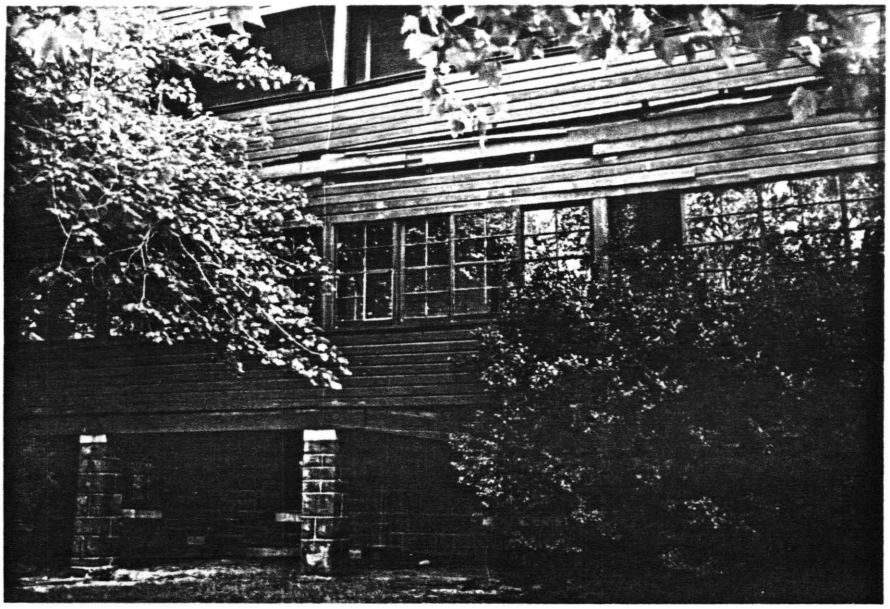
(SEE NEXT SHEET)



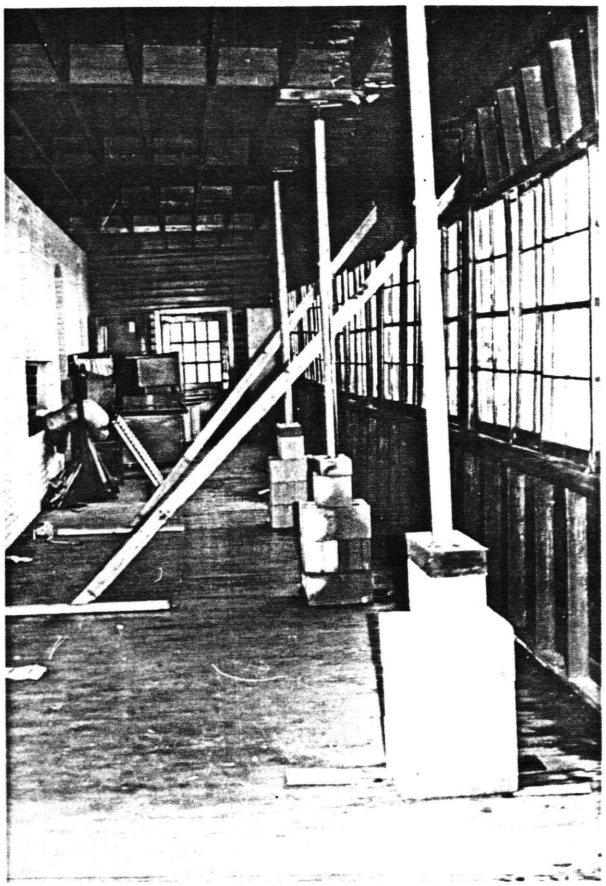
Building 74, Two-Company Barrack, northwest view.
4/79 FH3



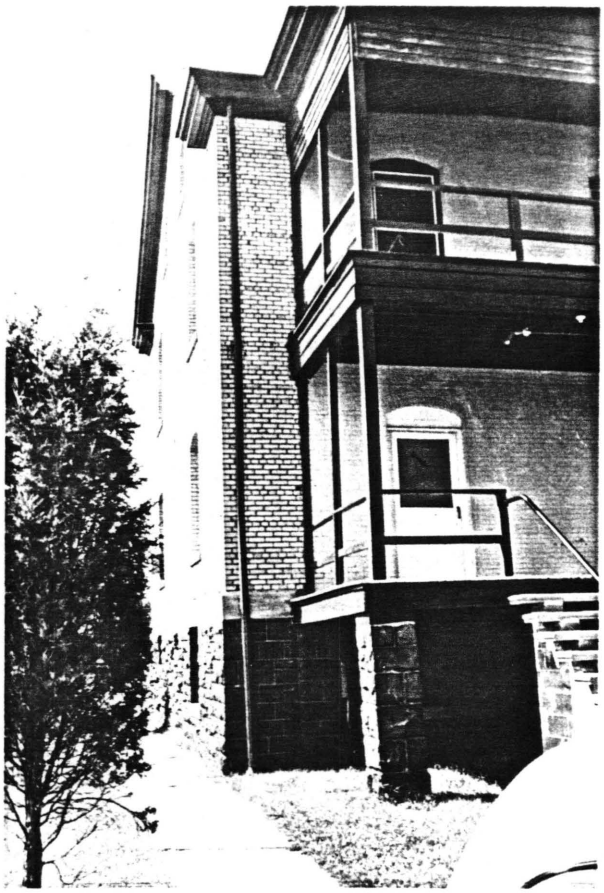
East elevation. The two-story porch in the center, running between the two projecting wings, is not original to the building. FH 9/78 B-2 31



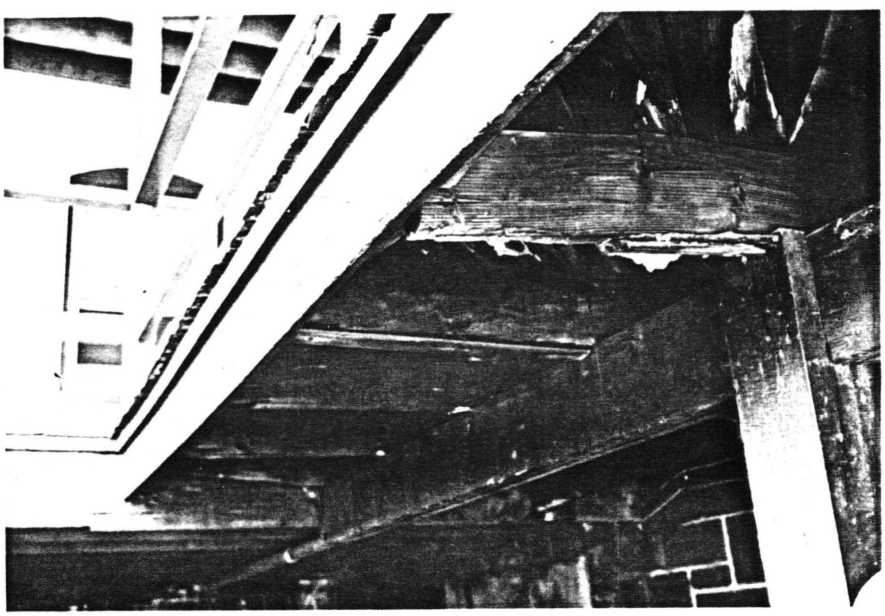
Building 74, Two-Company Barrack, detail, front (west) porch. Siding and sash date from 1940. S-3 8A



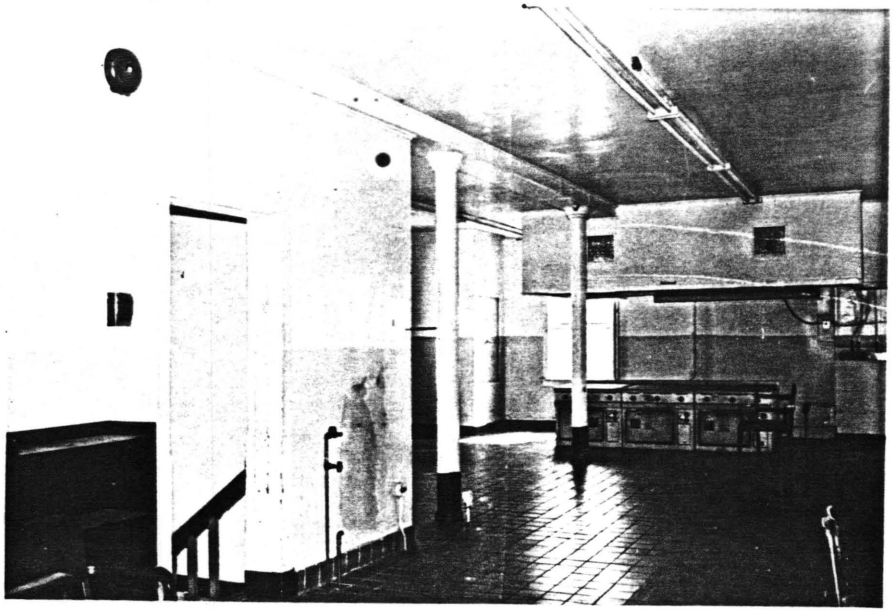
Inside of front porch, temporary shoring. FH 9/78 B-3 4



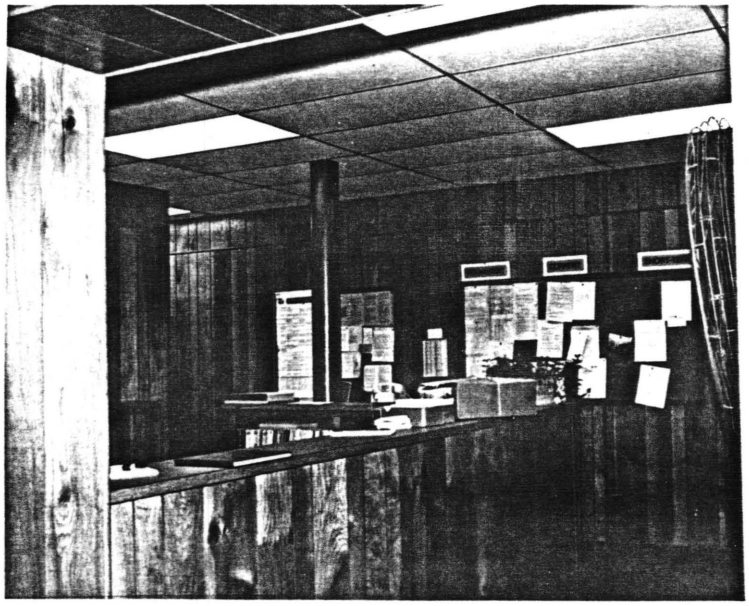
Building 74
Two-Company Barrack,
rear (east) porch.
Railings and columns are
World War II replacements,
while the floor and roof
framing is original.
Note the skewed support
pier. S-3 33A



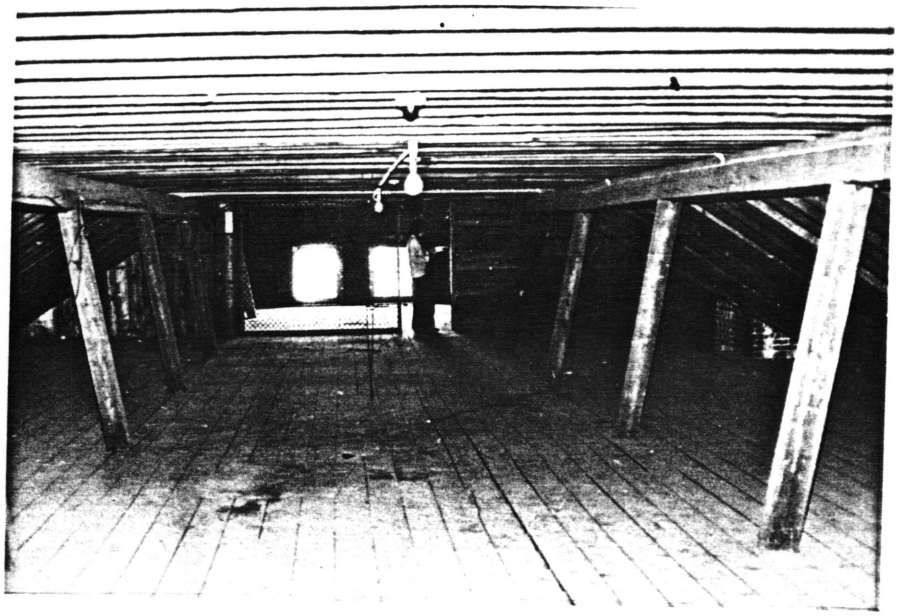
Detail, porch deck framing. This is the World War II infill portion, and is recommended for removal.
S-3-30A



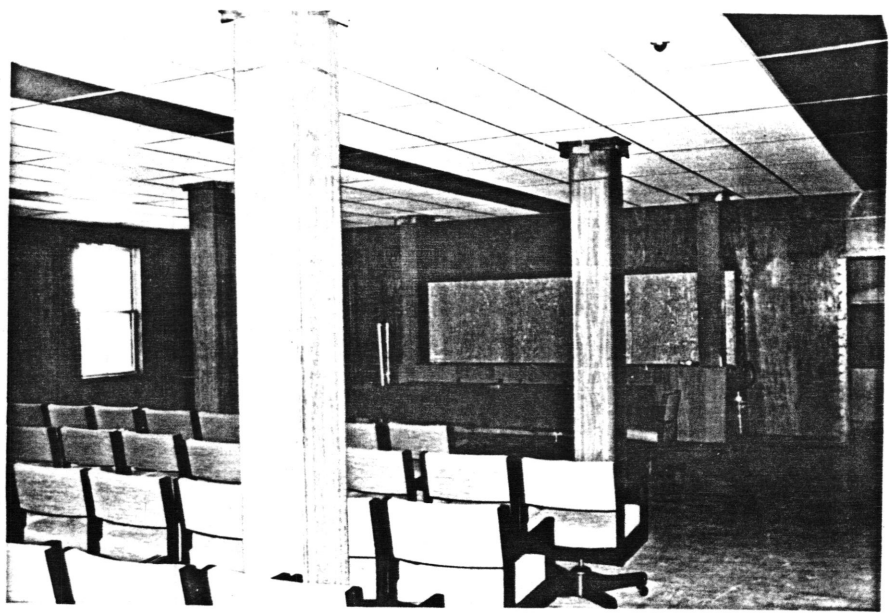
Building 74, Two-Company Barrack, kitchen.
S-318A



Detail of remodeled interior, with dropped ceiling and veneer paneling hiding original room finishes.
S-3 24A



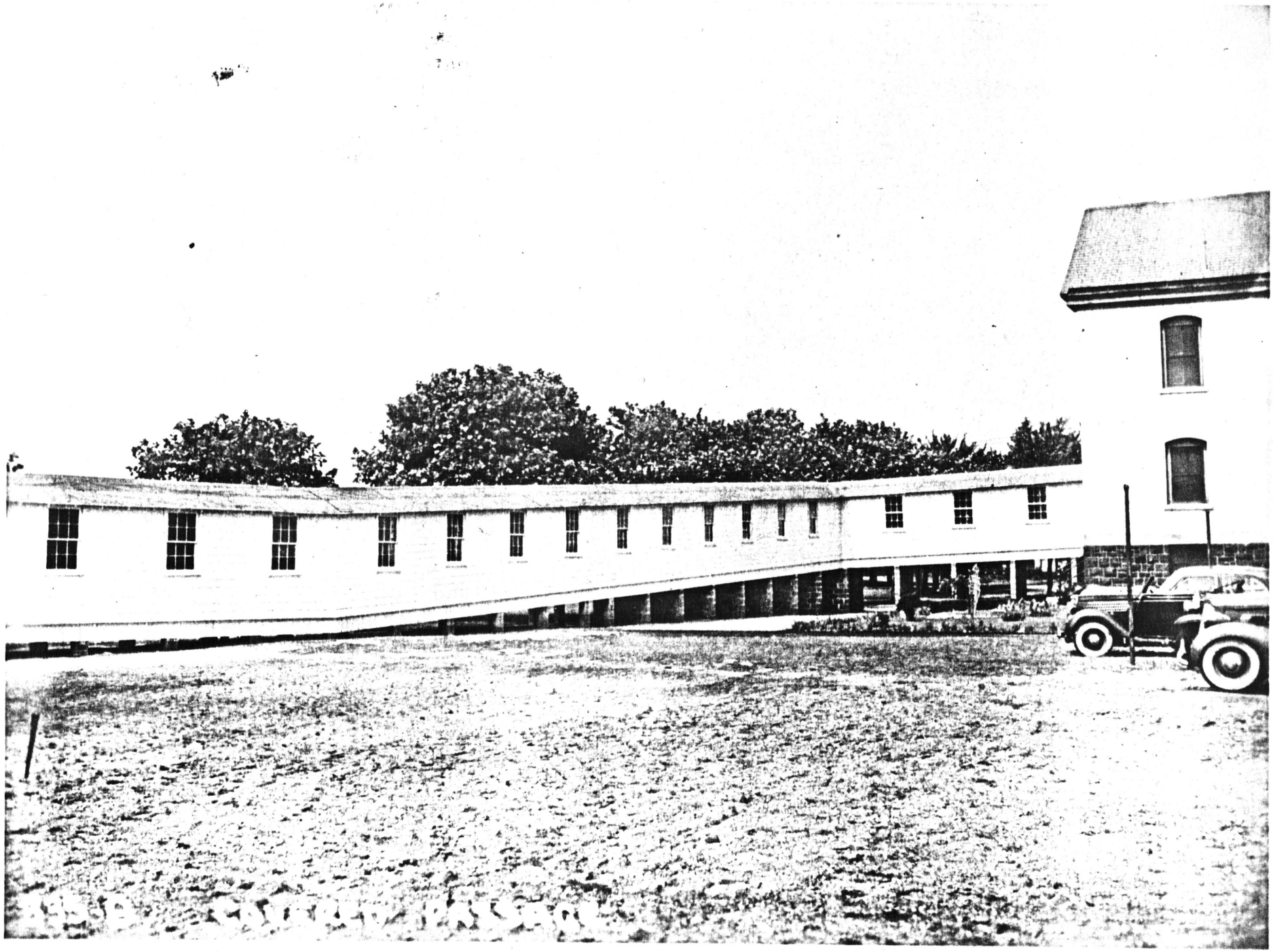
Building 74, Two-Company Barrack, attic.
FH 9/78 B-3-7

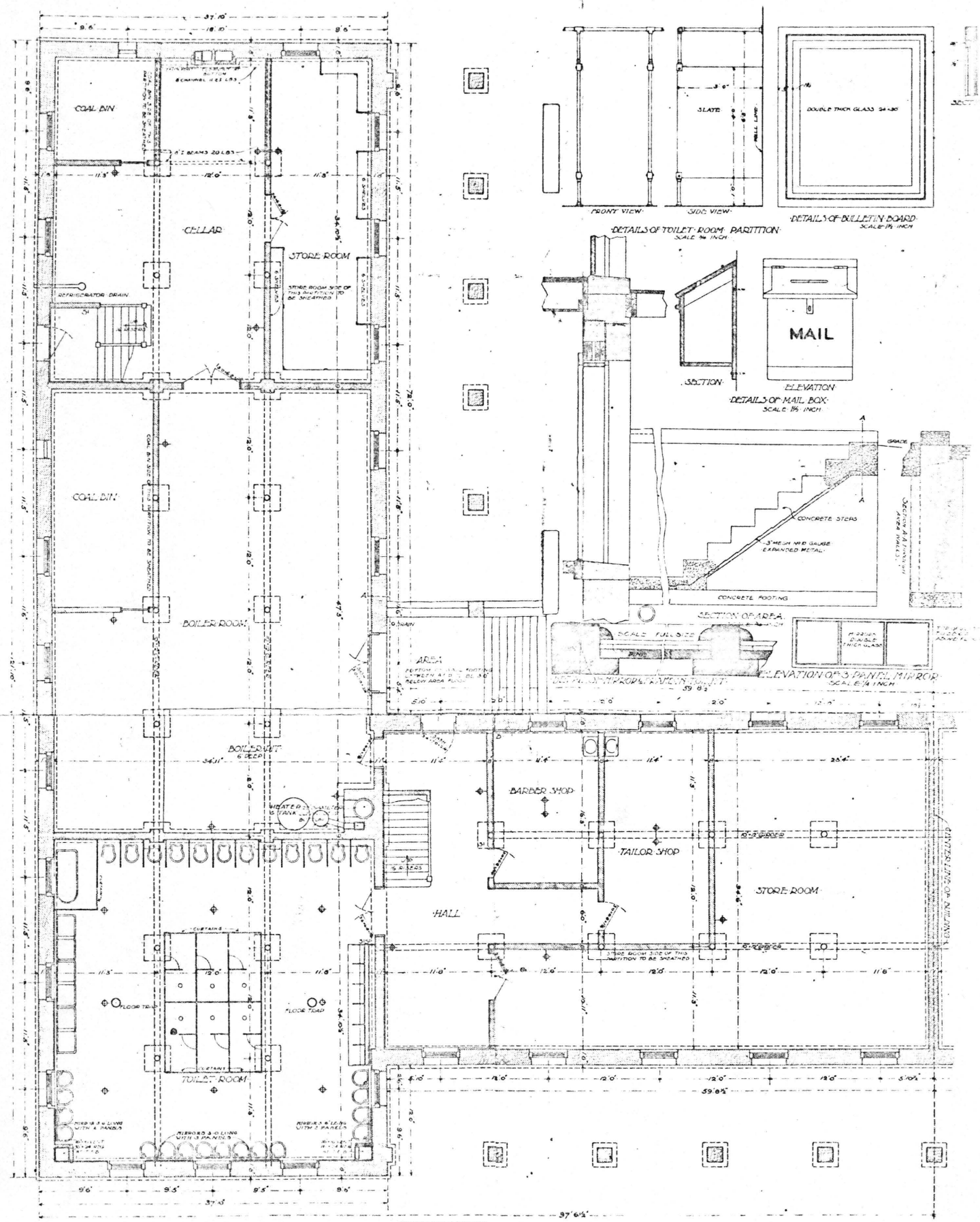


Remodeled interior. S-3 17A

STRUCTURE 335-B, COVERED PASSAGE, HOSPITAL TO DOUBLE BARRACK

This photo shows the 8X600 FOOT enclosed hallway that was built from Building 19, the hospital, to Building 74, the Two-Company Barrack, which was being utilized as a hospital annex during World War II. It provided a means of moving between the buildings without being exposed to the ~~sometimes~~ OFTEN! harsh Sandy Hook winters. Materials used were concrete block for foundation, clapboard siding, double-hung sash, and asphalt roll roofing, typical of most structures built in 1940-41. The date of this photograph is circa 1948.





SHEET No 1 18 A

CONSTRUCTION 7 SHEETS
ELEVATIONS SHEET 8

EXAMINED
CONSTRUCTION R.
PLUMBING
HEATING
WIRING
GAS PIPING

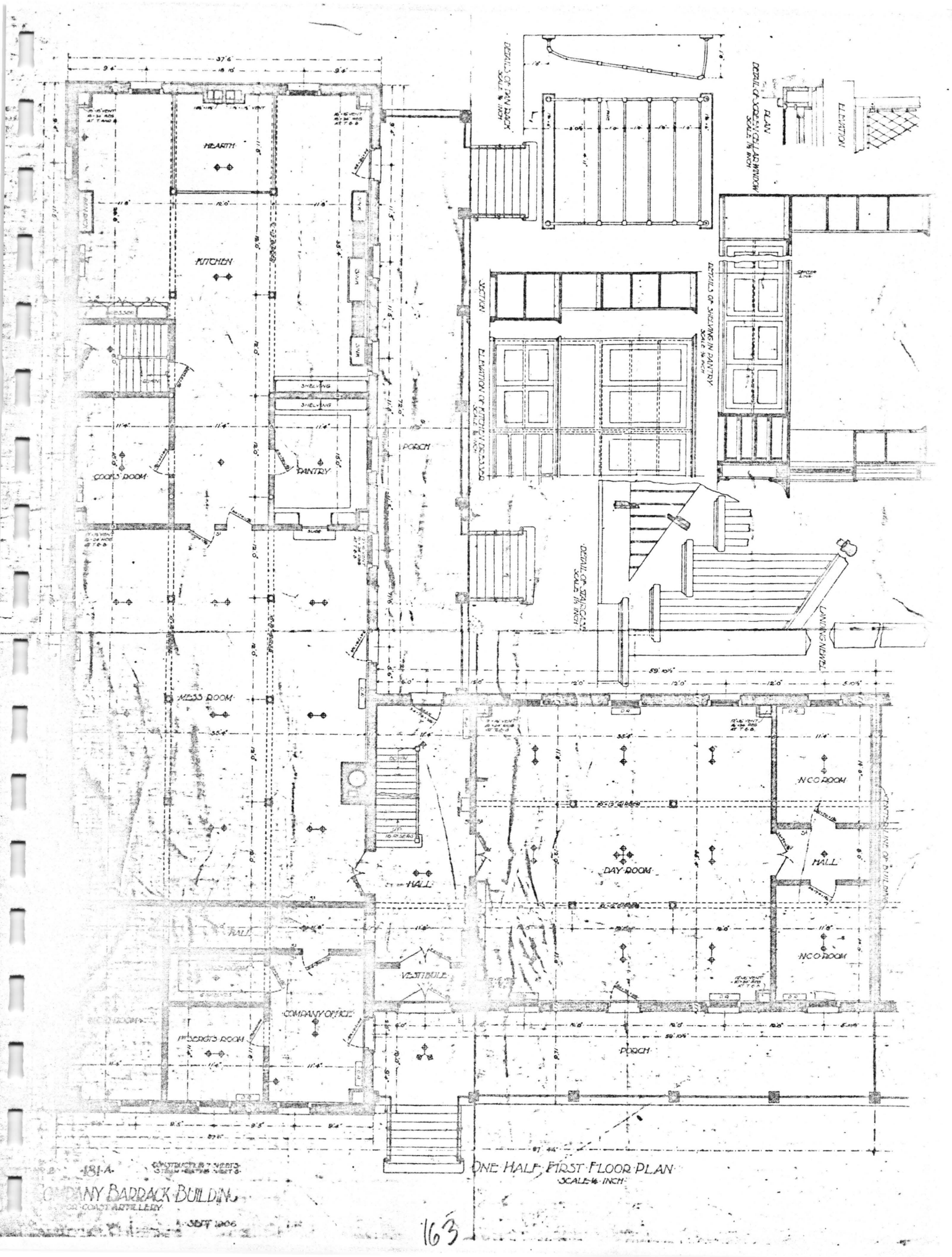
TWO COMPANY BARRACK BUILDING
FOR COAST ARTILLERY

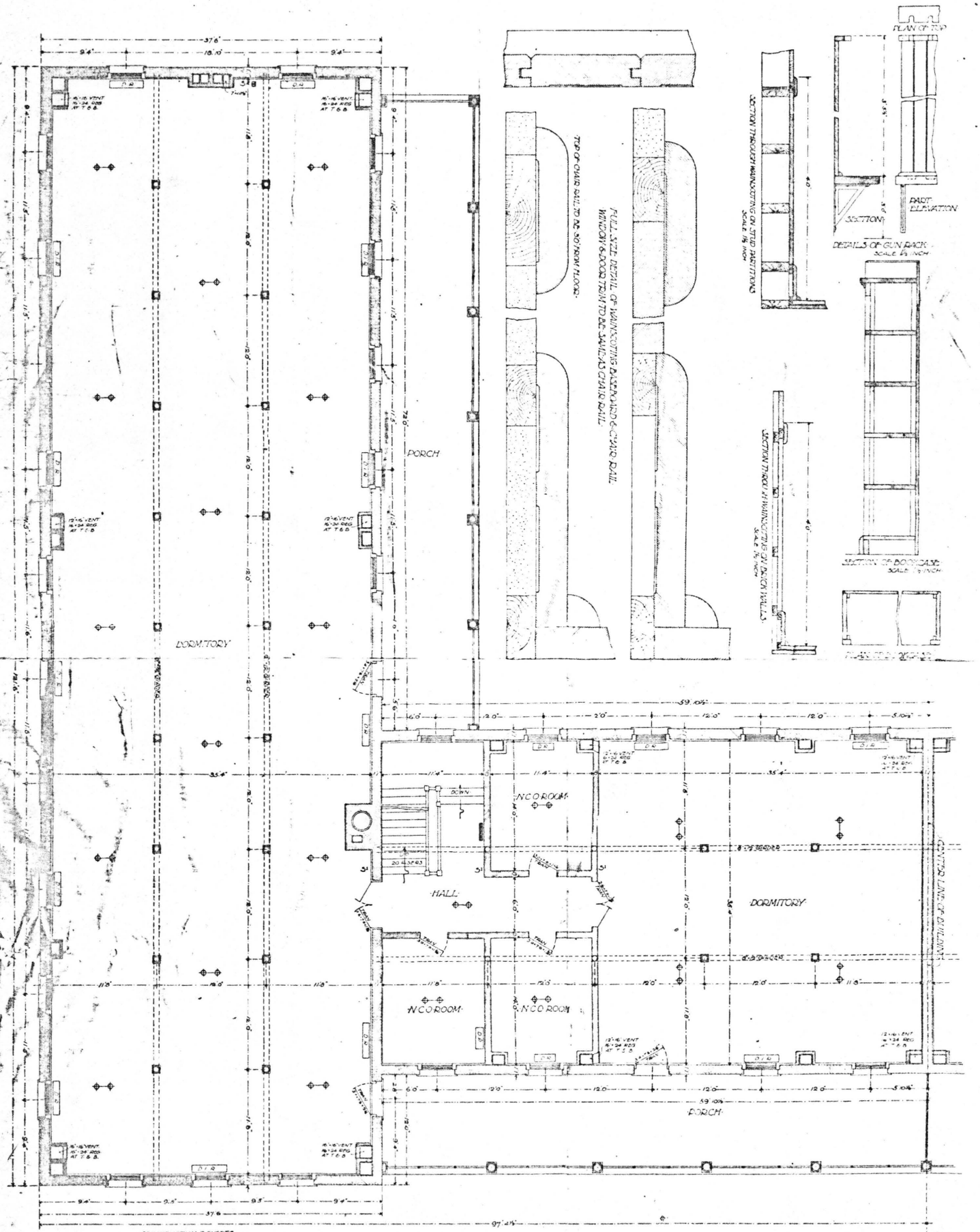
SEPT 1908

ONE HALF BASEMENT PLAN
SCALE ¼ INCH

QMGO

162


HEARTH
KITCHEN
COOK'S ROOM
PANTRY
PORCH
MESS ROOM
HALL
HALL
VESTIBULE
COMPANY OFFICE
1ST SGT'S ROOM
DAY ROOM
N.C.O. ROOM
HALL
N.C.O. ROOM
PORCH
LANDING (NEW)
DETAILS OF PAN RACK SCALE ½ INCH
PLAN
ELEVATION
DETAIL OF SCREEN CELLAR WINDOW SCALE ½ INCH
SECTION
ELEVATION OF KITCHEN DRESSER SCALE ½ INCH
DETAILS OF SHELVING IN PANTRY SCALE ½ INCH
DETAIL OF STAIRCASE SCALE ½ INCH
CENTER LINE OF BUILDING
181-A.
COMPANY BARRACK BUILDING
FOR COAST ARTILLERY
SEPT 1906
ONE HALF FIRST FLOOR PLAN
SCALE ½ INCH



SHEET No 5 181-A CONSTRUCTION 7 SHEETS
STEAM HEATING SHEET 6

TWO COMPANY BARRACK BUILDING
FOR COAST ARTILLERY

ONE HALF SECOND FLOOR PLAN
SCALE 1/4 INCH

QMGO SEPT 1906

104



SIDE ELEVATION
SCALE ¼ INCH



ONE HALF FRONT ELEVATION
SCALE ¼ INCH

SHEET No 5 -1814-

CONSTRUCTION 7 SHEETS
STEAM HEATING SHEET 6

TWO COMPANY BARRACK BUILDING

FOR COAST ARTILLERY

SEPT 1906

Q.M.G.O.

165

BUILDING 75 N.C.O. QUARTERS BUILT 1910

HISTORIC APPEARANCE AND CONDITIONS

This duplex quarters is sited on Mercer Road, a short distance behind the earlier row of sergeants' quarters on Kearney Road. It is rectangular in plan, two stories high with a gable roof like these earlier structures (29, 30, 52) but it is of frame construction rather than masonry. The basement is poured concrete, walls were stucco, and the main roof, tile. Porches sheltered both the front and back of the house, the rear porch being enclosed. Porch roofs were standing seam tin. Windows were wood, double-hung, six over six sash, and were equipped with shutters. In 1913 the building was equipped with storm sash.

The interior contained the same number of rooms as the earlier duplex quarters (29, 30, 52), but is arranged the opposite. In Building 75, the entry is at the party wall, and stairs rise directly from the entrance to the second floor, where two bedrooms occupy the outside wall and a bathroom is located in back. On the first floor, a living room and a kitchen are the only two spaces. Access to the basement is from the kitchen. Walls and ceilings were plaster and floors wood. Second-floor doors had operable glazed transoms.

EXISTING APPEARANCE AND CONDITIONS

Asbestos shingles now cover the exterior. These were originally white, but have become discolored. Although Army logs describe walls as stucco, the layer underneath the existing wall covering is clapboard. The roofing on

the main structure is now asphalt shingle, while the porches retain their standing seam metal coverings. This metal is rusting through in places. A portion of the front porch roof on the south side has been more severely damaged by wind or vandalism. The only gutter on the building is across the front porch, and this lacks downspouts. Both chimneys have been parged for waterproofing. The south chimney has been tarred as well. Windows are weathering due to lack of paint. Shutter pins remain on window frames. Aluminum storm/screen units cover all openings, but many are damaged. Wood trim around the entire structure is losing paint and cracking. Some trim has come loose and needs refastening.

The interior is in fair to good condition, considering its vacancy since 1973. Walls, as could be expected in an unheated space, are flaking paint. Ceilings, covered with 12x12 acoustic tiles (IN THE SOUTH UNIT), are intact. The vinyl flooring is still tight, with only a few loose squares. The kitchen is equipped with enameled metal cabinets which have begun to rust through. In the upstairs bathroom the toilet tank is missing as are the tub/shower fittings. In the basement the cast iron drains appear solid, but smaller lavatory and sink drains are rusted galvanized iron or pinched lead. Also in the basement the ceiling is deflected, indicating a possible structural problem which should be analyzed before re-use.

OPTIONS AND RECOMMENDATIONS

This structure could be placed back in use as a double quarters with a minimum expenditure. Housing is both the historical and most functional use. Specific restoration/rehabilitation recommendations are as follows:

1. Replace porch roofs with new metal roofing.
2. Repair cracked parging on both chimneys.

3. Repair deteriorated window sash. Provide wood storm units and wood screens to replace existing aluminum units.

4. Repair missing or damaged trim. Properly prepare and paint all exterior woodwork.

5. If budget permits, strip asbestos siding and repair underlying wood siding. Repaint in original colors.

6. Rehabilitate existing plumbing, heating, and electrical systems.

7. Provide new kitchen cabinets, sink and disposal.

8. Rehabilitate room finishes.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT ☐
AY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: REHABILITATION N.C.O. QUARTERS 75

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: APRIL 30, 1979

Y PROGRAMED _____ REVIEWED BY: _____

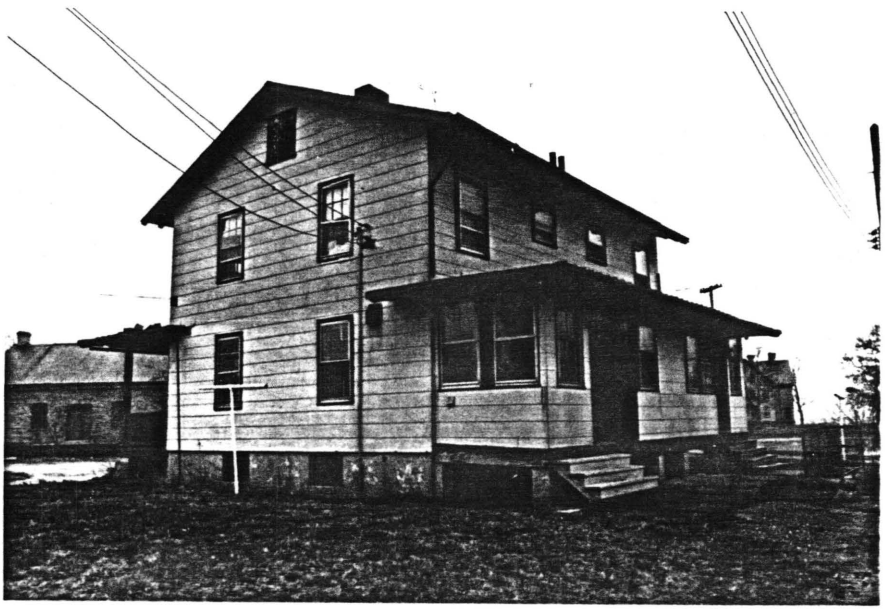
PROGRAMED CONSTR. ANT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	7.5 SQ	REROOF PORCHES W/METAL ROOFING	250	1,875
2	60 SF	REPAIR CRACKED PARGING ON BOTH CHIMNEYS	350	210
3	30	REPAIR DETERIORATED WINDOW SASH	100	3,000
4	30	PROVIDE WOOD SCREENS AND STORM WINDOWS	200	6,000
5	50 LF	REPAIR MISSING OR DAMAGED TRIM	50	2,500
6	L.S.	PREPARE AND PAINT ALL EXTERIOR WOODWORK	L.S.	2,000
7	4,000 SF	STRIP ASBESTOS SIDING, REPAIR WD. SIDING, PAINT	3.00	12,000
8	LS	REHAB. EXIST. PLUMBING, HEATING AND ELECTRICAL SYST.	LS	8,000
9	2 KITCHENS	PROVIDE NEW KITCHEN CABINETS, SINK, AND DISPOSAL	1,000 EA	2,000
10	10 ROOMS	REHABILITATE ROOM FINISHES	700	7,000
			TOTAL	$44,585

(SEE NEXT SHEET)



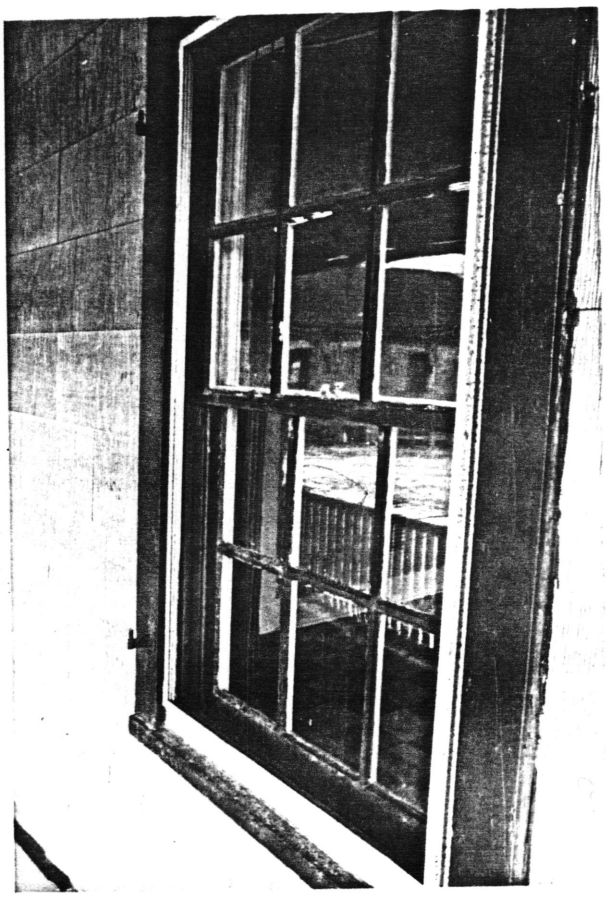
Building 75, Duplex N.C.O. Quarters, southwest view. Asbestos shingles hide earlier clapboard walls. Army logs describe the building as stucco, so this may be the third wall material. 4/79 FH2



Southeast view. 4/79 FH1



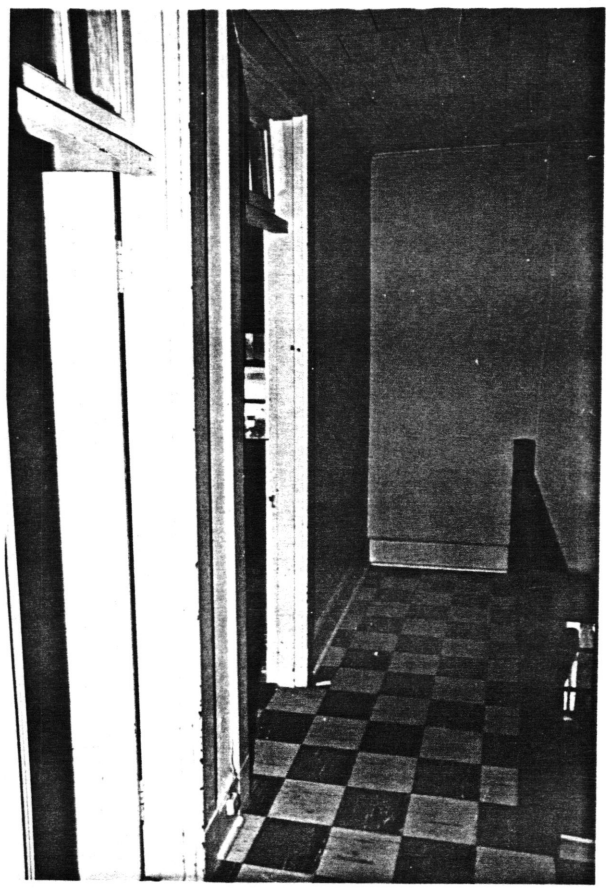
Building 75, Duplex N.C.O. Quarters, detail of front porch eave damage. Note also typical condition of aluminum storm sash, installed circa 1973. S-79



Living room window, south unit. Note shutter pintles on window frame. 4/79 FH2



Building 75, Duplex N.C.O. Quarters, view from living room to kitchen. Typical room finishes and condition. 4/79 FH2



Second-floor hallway. 4/79 FH2

BUILDING NO. 76 FIREHOUSE BUILT 1910

On September 19, 1909 Colonel Harris called attention to the need for a new firehouse, as the building erected for this purpose (51) was inconveniently located and too small to accommodate the longest ladders. Edward Faye & Son were contracted to construct this building at a cost of $2,860, Hines & Hammer contracted to install its plumbing for $90, and A. D. Granger Co. were to install the fixtures and electrical wiring. On January 1, 1911, Colonel White inspected and accepted this structure. (Non-commissioned Officer's Quarters No. 75 and a double set of Firemen's Quarters No. 77 were also accepted at this time.)

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

EXTERIOR:

This rectangular building, measuring 25' x 50', is similar to the old post Firehouse Building No. 51. It sits on the triangle of land between Magruder Road and Mercer Road, facing south. Walls are buff colored brick set in American bond (having five stretcher courses between each header course). A corbeled string course runs the building perimeter near the eaves. The roof is hip and is covered with a dark grey slate. Rising above the roof at the northwest is a buff-colored brick with corbeled cap. At the northeast corner a large square tower, of the same material as the main roof, shoots up and is crowned by a slate hip roof. Near the top of this tower are two single 9-light wood frame windows - one each at the north and south elevations. Foundation is stone and concrete. Two large adjacent arched openings in the front elevation served as entry for the engines. Two overhead folding doors were installed in March of 1939. It

is supposed that originally two sets of swinging doors filled the opening. Like Building No. 51, three similar windows are evenly spaced along the west and east elevations. These are wood, double hung, 6 over 6 light with segmental brick arch and stone sill.

INTERIOR:

The original floor plan was probably open to accommodate the fire engines. The floor was concrete slab and walls were brick.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

Several alterations have been made to this structure. The main doors are no longer original, and the northernmost of the windows at the west elevation has been converted to a door. A new furnace room addition was constructed in 1941 at the southwest corner of this building. Its walls are of buff-colored bricks that are a slightly different shade than those of the main building; foundation and floor are concrete, and the slope of its shed roof begins below the main roof against the south elevation.

The slate roof is in fairly good condition but gutters and downspouts are severely damaged or missing completely leaving only the metal fasteners exposed. A large percentage of mortar in the brick walls has receded or deteriorated. Wood at windows and doors is weathered and exposed.

INTERIOR:

The World War II Survey records that in October 1932 sleeping quarters were constructed in the fire station, sized 15' x 18'; water connections

were made; sewer connections were made from Building 58 to the firehouse; and one toilet and one wash basin were installed. It is assumed that the room located in the southwest portion of the building is that 1932 sleeping quarters. It is frame construction sheathed with horizontal narrow wood strips. A cornice caps the partition at a height about 3' below the main ceiling. The partition is in fair condition with only a few loose strips and paint holding fairly well. At some point in time, the interior brick wall was painted. Much of this paint has worn off leaving bricks exposed. The overhead framing for the doors installed in 1939 is a prominent interior feature.

OPTIONS AND RECOMMENDATIONS

This building is presently used as storage for the Marine Labs. It is recommended that continued use as such be encouraged, in order to insure continued maintenance, if a use cannot be found which would keep the structure occupied on a more permanent basis.

Any alterations or repairs should follow the Guidelines for Adaptive Use included herein.

SPECIFIC RESTORATION RECOMMENDATIONS

1. Replace and repair gutters and downspouts.
2. Patch and paint doors and exterior wood trim.
3. Repoint severely deteriorated portions of the exterior wall and chimney.
4. Patch and paint interior finishes as funds become available.

DSC-22

CONSTRUCTION COST ESTIMATE

COST. BY:
CONTRACT [ ]
AY LABOR [X] (IF BY CONTRACT MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: REHABILITATION FIREHOUSE 76

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: APRIL 30, 1979

Y PROGRAMED _____ REVIEWED BY: _____

PROGRAMED CONSTR. AMT. _____ APPROVED BY: _____

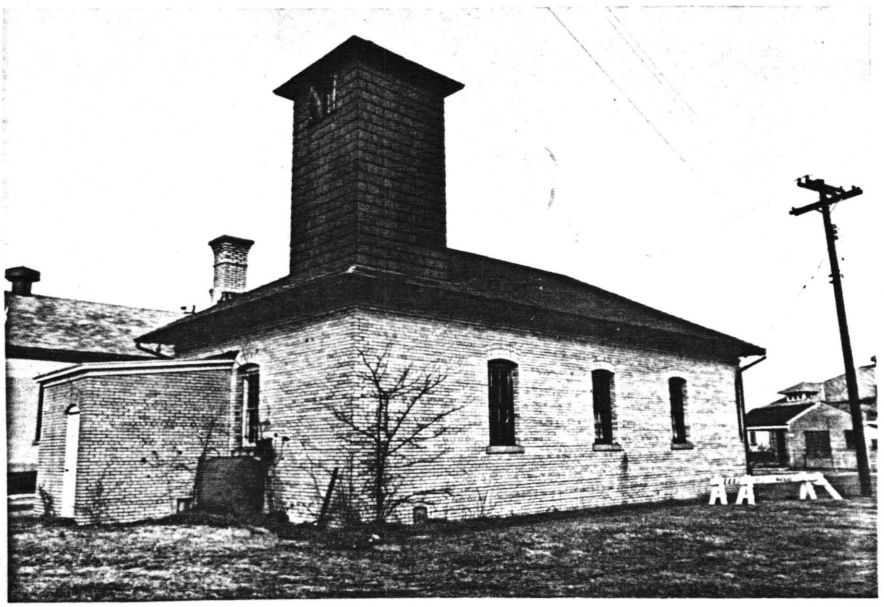
ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	220 L.F.	REPAIR/REPLACE GUTTERS AND DOWNSPOUTS	7.50	1,650
2	L.S.	PATCH AND PAINT DOORS & EXT. WOOD TRIM	L.S.	2,000
3	1,800 SF	REPOINT CHIMNEY AND 80% OF EXTERIOR WALLS	3.50	6,300
4	7	PROVIDE WOOD SCREENS AND STORM WINDOWS	200	1,400
5	L.S.	PATCH AND PAINT INTERIOR FINISHES	L.S	2,000
			TOTAL	$13,350

176

(SEE NEXT SHEET)



Building 76, Firehouse
view from intersection
of Magruder and Hudson
Roads. 4/79 FH3



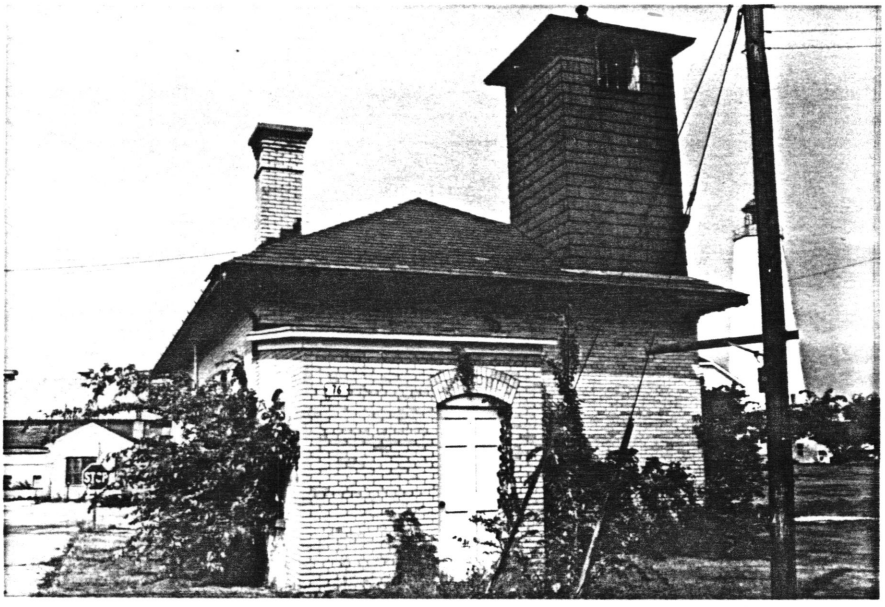
Southeast view.
4/79 FH6



Interior, showing
beaded ceiling and
partition. Hose tower
is above rear corner.
4/79 FH2



Building 76, Firehouse, front (north) elevation.
S-7 13



Rear, showing proximity to lighthouse. S-7 16

BUILDING 77 (Formerly 94) | POST EXCHANGE LAUNDRY (later PX Garage & Tailor Shop) | BUILT 1910

HISTORIC APPEARANCE AND CONDITIONS

This utility building was built at the corner of Gunnison and Macgruder Roads opposite Mess Hall 56. It is of poured concrete construction (foundation, floor, walls) with a wood truss roof. The trusses bear on cast-in-place pilasters, 10 ft. o.c. This reinforced concrete construction is atypical of other post buildings and more akin to the batteries erected at Sandy Hook. The building encloses 4,947 square feet, with the major space being a 37 x 72 foot room at the south end. At an unknown date prior to 1938, the building was abandoned as a laundry facility and used as a garage, with a tailor shop occupying the smaller room on the north end. At the center of the west elevation a large double door gave access to the main space.

EXISTING APPEARANCE AND CONDITIONS

The low hipped roof is endangered by the deteriorated condition of the asphalt roll covering. Windows have been heavily vandalized due to the accessible location of this structure, resulting in more moisture damage to the interior. The exterior walls, which at one time were covered with cream-colored paint, are now weathered but sound. Exterior doors and trim need structural repair as well as paint.

On the interior, a hole in the ceiling allows inspection of the roof framing, consisting of paired trusses with 2 x 12 purlins carrying the roof sheathing. A section at the southwest portion of the building is charred

from fire, but intact. The main room, originally a laundry and later a garage, has been altered by the addition of a wood floor built on sleepers, a new east-west partition, and furred walls. The original plaster wall surface remains underneath the new wall, and has a gray painted wainscot with a pinkish cream wall color above. The wood flooring is missing entirely in sections. In the north end of the building the rooms retain their wall finishes, but all have suffered from weather. Several steam radiators remain in the building. On the east side of the structure are boiler rooms and a large garage.

OPTIONS AND RECOMMENDATIONS

This utility building can serve a variety of functions for any organization that desires to use the centrally-located building. It is ironic that a number of wood frame World War II structures as well as some of the finer early brick structures are being used actively while this sturdy, "Fireproof" building remains vacant. Interior rehabilitation will depend on the usage proposed, but exterior restoration in any case should include:

1. Replace roofing. Repair underlying sheathing and flashing as necessary.
2. Repaint exterior walls and wood trim.
3. Repair or replace existing window sash.
4. Repair or replace doors.

DSC-22

CONSTRUCTION COST ESTIMATE

COST. BY:
CONTRACT ☐
DAY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR REHABILITATION, BLDG-77, FX LAUNDRY

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

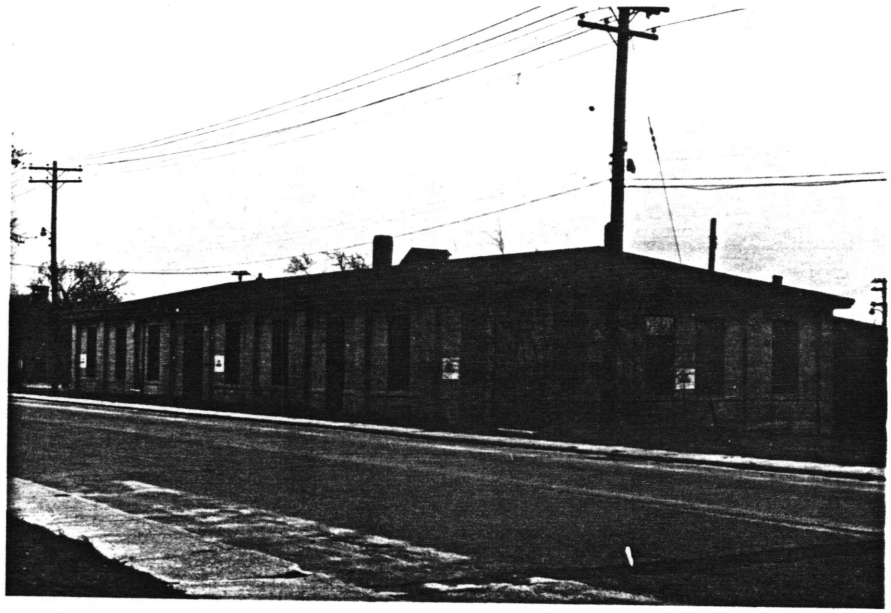
PACKAGE NO. 109 DATE: MARCH 1, 1979

Y PROGRAMMED _____ REVIEWED BY: _____

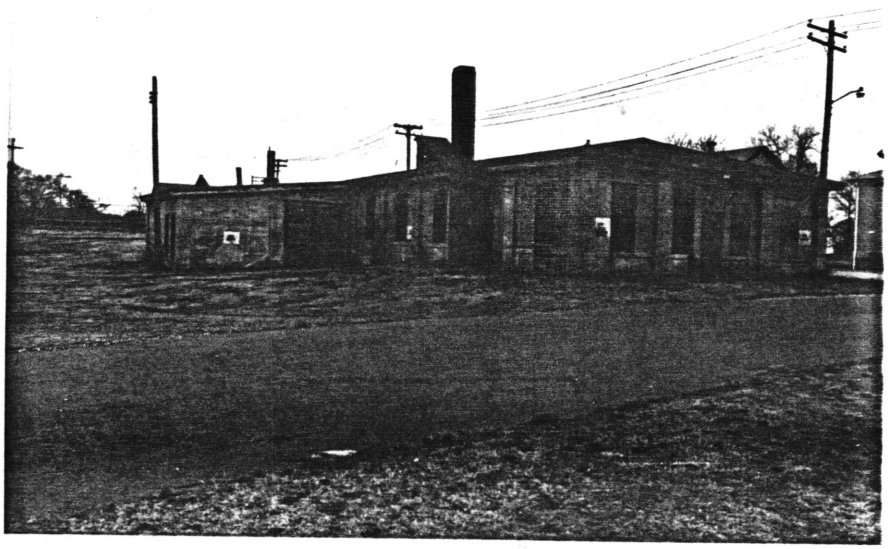
PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	55 SQ.	RE-ROOF ENTIRE. REPAIR SHEATHING & FLASHING AS NECESSARY	150	8250
2	ALL	REPAINT ENTIRE STRUCTURE — WOOD & MASONRY	L.S.	5,000
3	24	REPAIR OR REPLACE WINDOW SASH	200	4800
4	10	REPAIR OR REPLACE EXISTING DOORS	500	5000
			TOTAL	$23,050

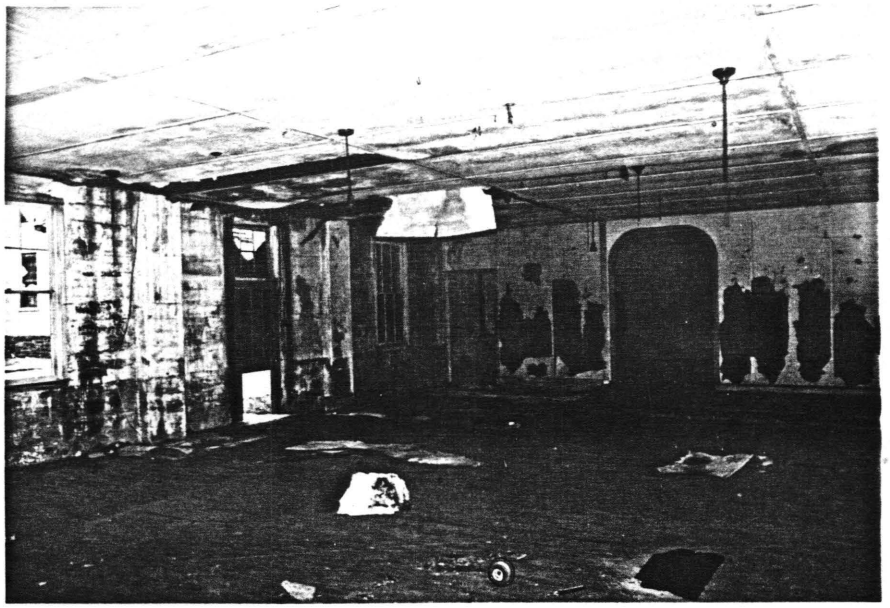
(SEE NEXT SHEET)



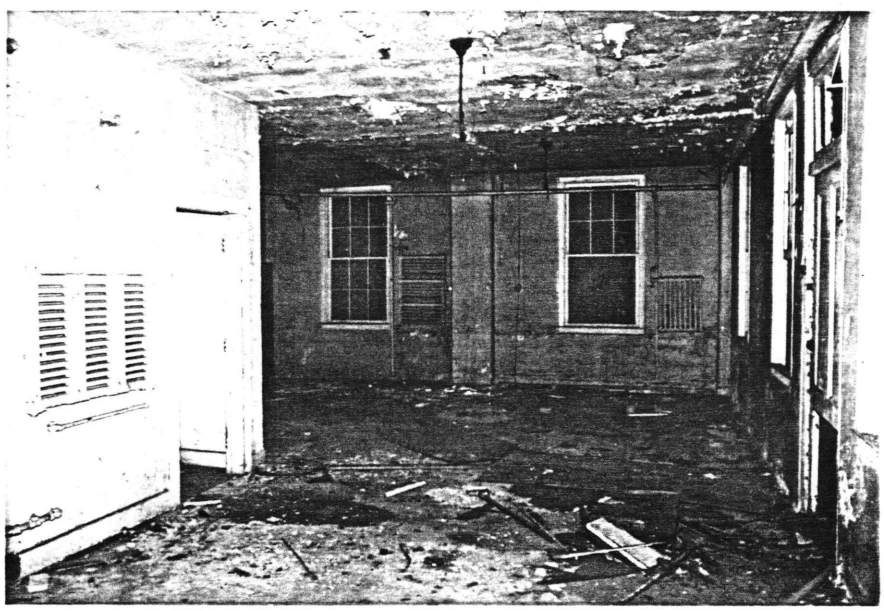
Building 77, PX Laundry, southwest view. 4/79. FH1



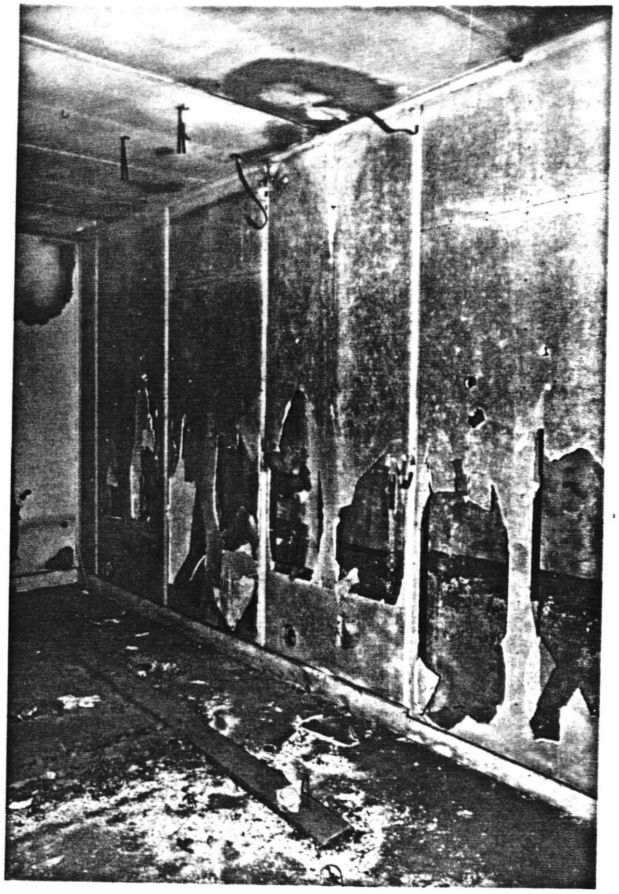
Northeast view. 4/79 FH1



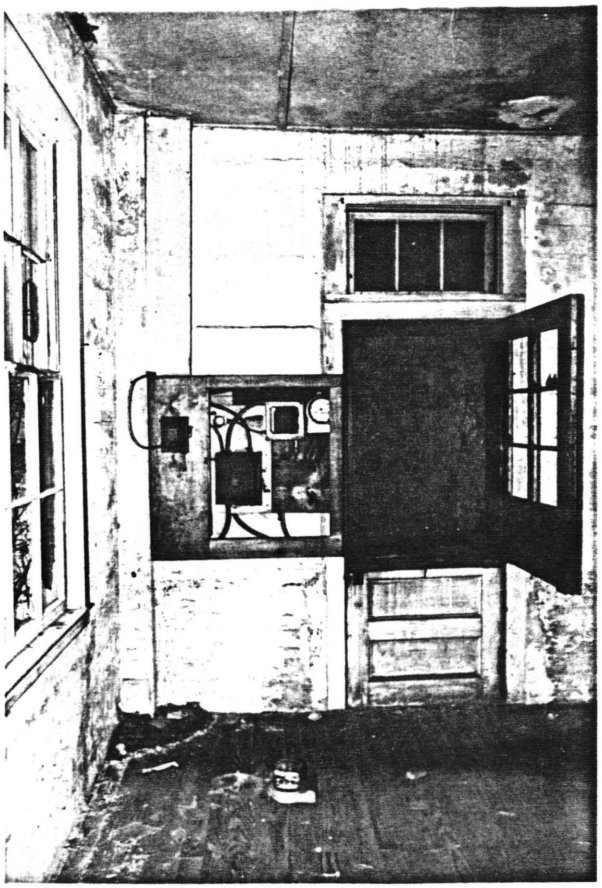
Building 77, PX Laundry, major room. Partition with arched opening is not original to building.
4/79 FH1



North room. 4/79 FH1



Building 77,
PX Laundry, close-up
of furred out wall.
Painted plaster wall
preserved behind.
4/79 FH1



Detail, southwest
door and electrical.
4/79 FH1

BUILDING 79 OIL & PAINT STOREHOUSE BUILT 1918

HISTORIC APPEARANCE AND CONDITIONS

This sturdy rectangular structure is located to the east of the intersection of Kearney Road and South Bragg Drive. It is 30' x 50' in plan with foundation, walls, and floors of reinforced concrete. Roof structure is concrete incased steel I-beams laid in a slightly sloping gable. Four evenly spaced roof ventilators crowned the ridge, one each above the four concrete partitioned interior spaces. A full-length ~~porch~~ PLATFORM across the long elevation at the west provided access to the four separate interior spaces. Each space could be entered at this side via its own double metal door. Door openings had an upside down "U" shape which was created by cutting the upper corners at a 45° angle. Light to the spaces was provided by a single rectangular fixed pane above the door.

EXISTING APPEARANCE AND CONDITIONS

Some deterioration has occurred as well as minor changes. The northernmost door was framed down to fit a standard single door with 4 lights and 3 panels, and lights above the doors have been sealed with plywood. Concrete is spalling off along the short overhang of the roof and three of the roof ventilators are missing. Walls and foundation at the east and west have some long cracks and deteriorating sections. From an earlier photograph the ~~porch~~ PLATFORM appears to be wood frame with wood stairs at the south end. The present ~~porch~~ PLATFORM is reinforced concrete with sound wooden stairs located in front of the northern of the entry doors.

RECOMMENDATIONS

1. Remove damaged concrete from the roof structure. Wire brush any exposed reinforcing, and patch.
2. Replace roof ventilators to match historic.
3. Reglaze lights above doors.
4. Clean and patch cracking and spalling concrete at walls and foundations.
5. Remove vegetation from walls and building perimeter.

DSC-22

CONSTRUCTION COST ESTIMATE

COST. BY:
CONTRACT
DAY LABOR X (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: MINOR RESTORATION OIL & PAINT STOREHOUSE 79

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORIC ARCHITECT

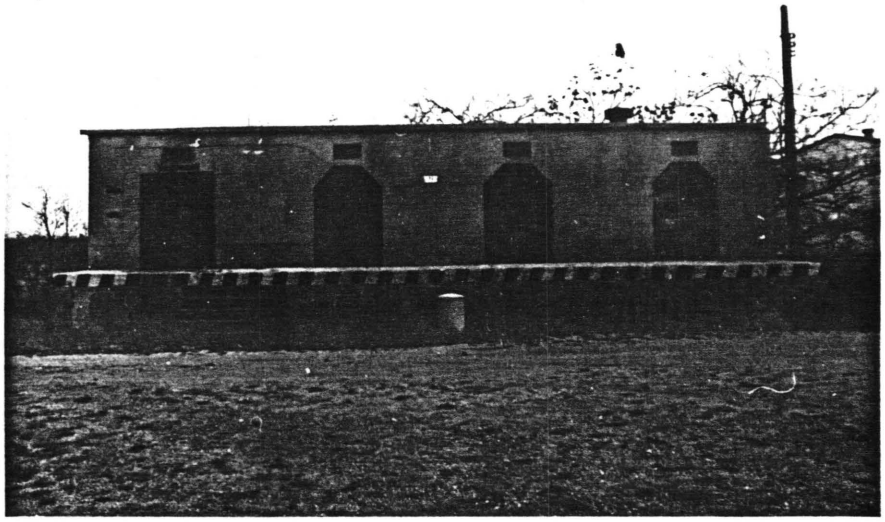
PACKAGE NO. 109 DATE: MAY 1, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

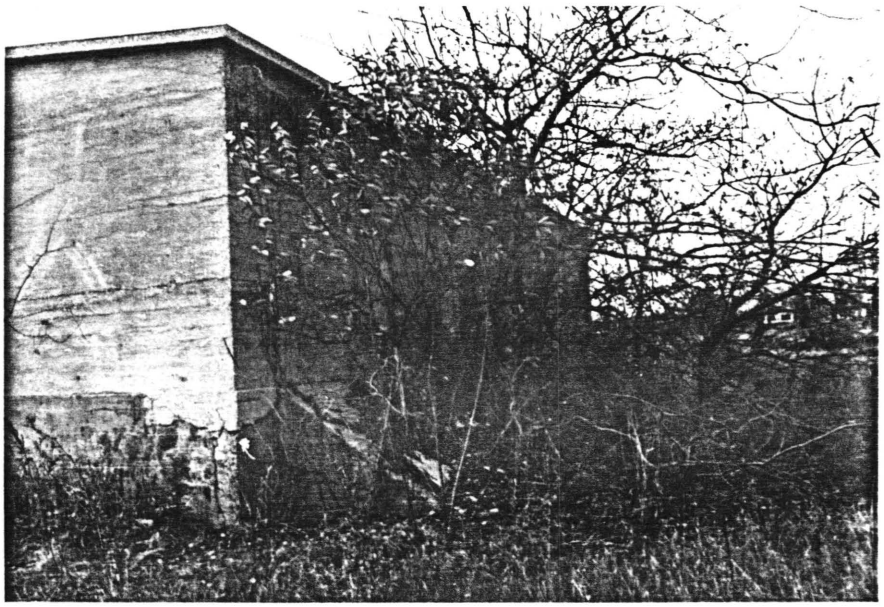
PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	250 SF	CLEAN & PATCH ALL DAMAGED CONCRETE	5	1,250
2	3	REPLACE ROOF VENTILATORS	500	1,500
3	4	REGLAZE LIGHTS OVER DOORS	50	200
			TOTAL	$2,950

(SEE NEXT SHEET)



Building 79, Oil and Paint Storehouse.
West elevation. S FH3



Building 79, southeast corner. S FH3

HISTORIC APPEARANCE AND CONDITIONS

This quarters was built adjacent to the stables (No. 36) on Kearney Road, to house ten civilian teamsters, who had previously been quartered in the blacksmith shop loft.

The building is a 24 x 42 foot rectangular structure with gable roof, sitting on a raised foundation, with front and rear porches. Two brick chimneys rise above the slate roof. Windows are 6 over 6 double-hung wood sash, with steel lintels and stone sills.

On the interior, entry was into a stairhall. On the first floor were a living room, kitchen, dining room, and cook's room. The second floor originally consisted of a 22 x 27 foot dormitory and a 11 x 12 lavatory. Floors were wood throughout, walls and ceilings were plaster.

In 1929 the second floor floorplan was converted into two separate bedrooms with closets and a shared hall. Also in this year, according to Army logs, sash cord were installed in all windows, tin gutters were repaired and painted and new leaders installed, and new plumbing installed. In 1938 another rehabilitation was accomplished, consisting of new porch lattice, exterior repainting, plumbing repairs, electrical repairs, and site landscaping including sidewalks.

EXISTING APPEARANCE AND CONDITIONS

This structure is in good condition and generally retains its historic appearance. The original slate roof has a number of damaged or missing shingles, and the rear porch roof has been covered with asphalt. Minor

tuckpointing is necessary. Aluminum storm/screen units have been installed on all window and door openings. On the interior the partitioning remains as original, with one closet added and one doorway blocked. Original plaster walls are deteriorating, and panelling or paper covers much of the wall surface. Floors are almost totally carpeted.

OPTIONS AND RECOMMENDATIONS

This building is currently occupied as Coast Guard housing. It has been well-maintained. Continuation of the same use and level of maintenance is encouraged.

Specific restoration recommendations are as follows:

1. Repair existing slate roof.
2. Repoint eroded mortar joints.
3. Prepare and paint all exterior wood and metalwork.
4. Provide wood screen and wood storm windows to replace aluminum units.

DSC-22

CONSTRUCTION COST ESTIMATE

CONST. BY:
CONTRACT ☐
DAY LABOR ☒ (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR REHABILITATION, BLDG 80, CIVILIAN BARRACK

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITEC

PACKAGE NO. 109 DATE: MARCH 1, 1979

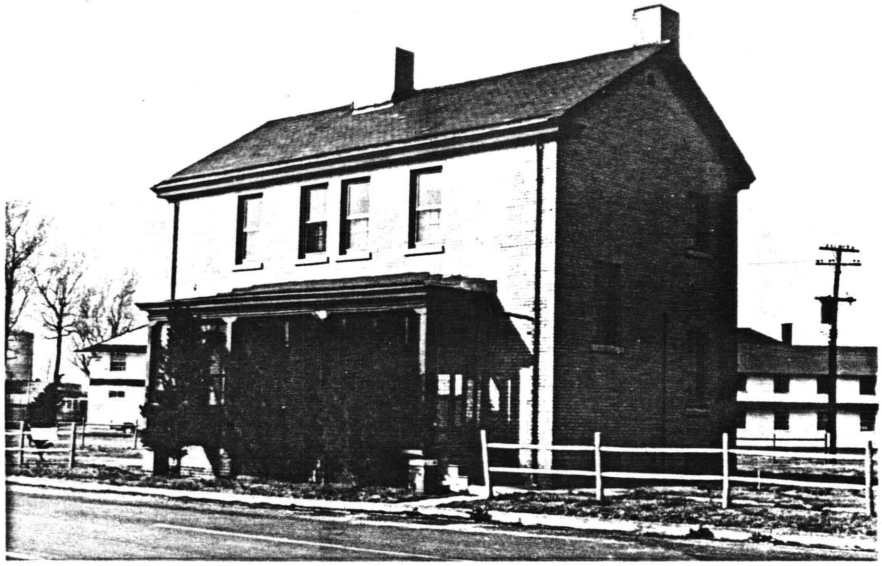
FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	1500 S.F.	REPAIR EXISTING SLATE ROOF	2	3000
2	500 S.F.	REPOINT ERODED MORTAR	15°	750
3	ALL	PREPARE & PAINT ALL WOOD & METALWORK	L.S.	2000
4	20	PROVIDE WOOD SCREENS & WOOD STORM WINDOWS	200	4000
			TOTAL	$9,750

192

(SEE NEXT SHEET)



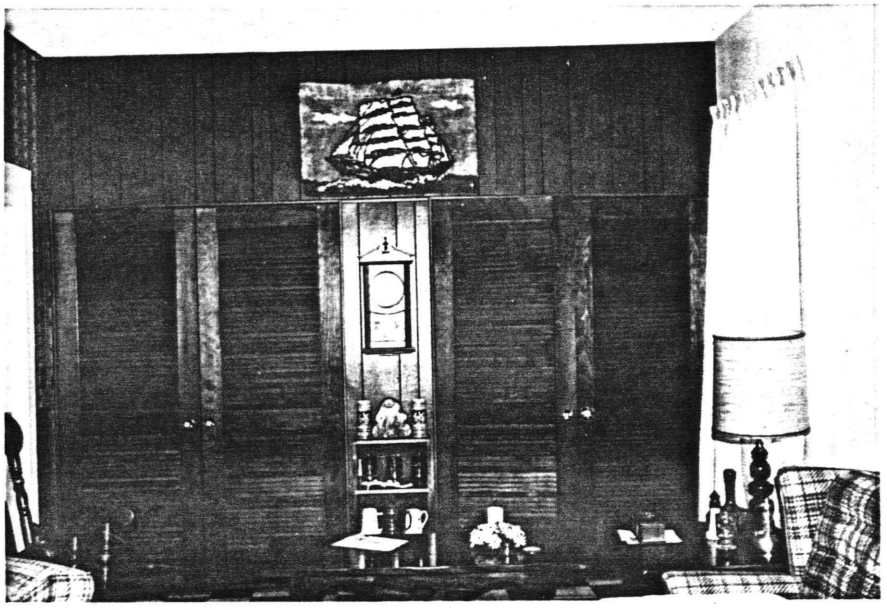
Building 80, Civilian Barrack, southwest elevation.
4/79 FH3



South elevation. S6 14A



Building 80, Civilian Barrack, rear (east) elevation.
S-6 7A



Living Room. S-6 6A

DRAFT

BUILDING 123 (Formerly 105) ST. MARY'S CHAPEL (Sandy Hook Rod and Gun Club) BUILT C. 1905

HISTORIC APPEARANCE AND CONDITIONS

The original wood frame chapel consisted of a large room with vaulted ceiling, and two small rooms partitioned off the corners, enclosing the apse. The building had a pyramidal hipped roof with flared eaves, and a gabled roof intersecting the front hip covering the porch. Two additions were added to the back, or west side. The first addition has a low pitched gable roof and housed living quarters. The rear addition, much smaller in size, had a hipped roof and housed a kitchen and pantry.

EXISTING APPEARANCE AND CONDITIONS

The building is in good condition. Roofing is asphalt and appears recent. Walls are clad with asbestos shingles. There is an outside basement areaway which leads to a furnace room carved out beneath the rear addition. From this area one can gain access to the crawl space beneath the main structure. In viewing the crawl space, it was discovered that the floor framing bears on beams which are supported by piers. These piers consist of old cement barrels sunk into the sand. (It is assumed that these barrels are filled with cement.) The plumbing is damaged and heat has not been operational for several years. Windows in the main structure and first addition are 4 over 4 light, those in the chapel having colored glazing.

On the interior, the main room has been converted for use as a clubroom, with a built-in bar in the southeast corner. Indirect lighting has been installed around the perimeter of the room as well as in a troffer

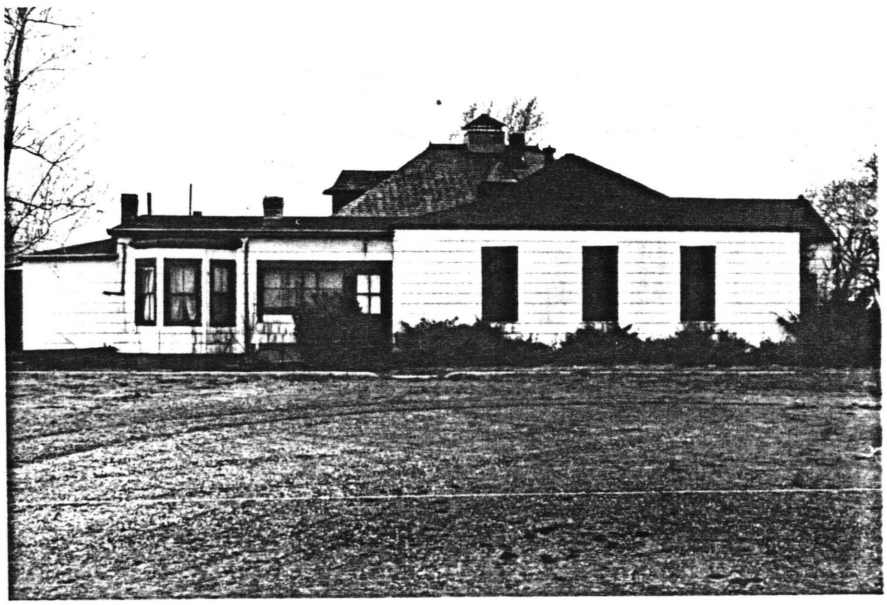
running down the middle. Baseboard heat has been installed. Floor covering is now vinyl tile in a checkerboard pattern of light and dark. Walls in this room are plaster, but walls in the attached apartment are fiberboard with battens hiding the joints.

OPTIONS AND RECOMMENDATIONS

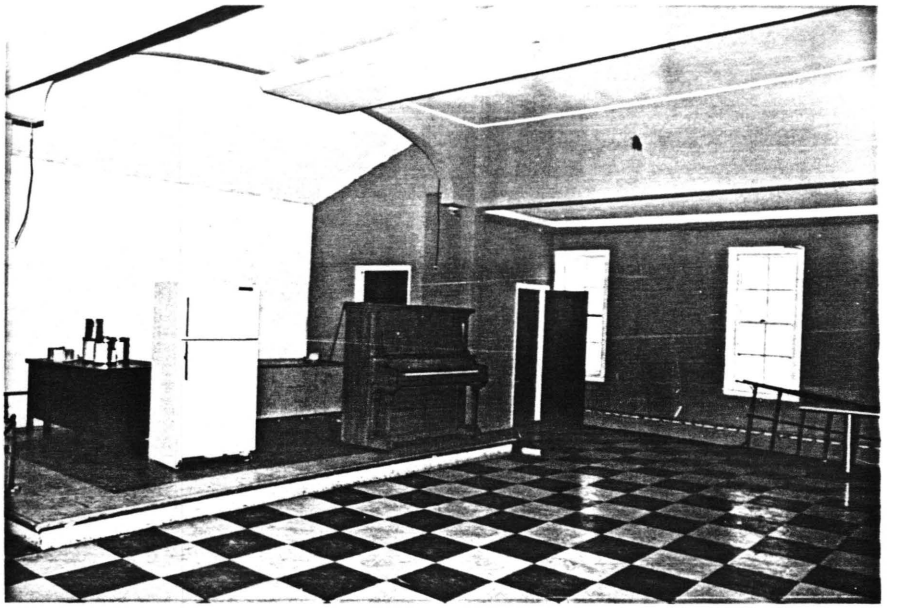
The building's most recent use has been as an enlisted men's club for Coast Guard personnel. They have been responsible for maintenance of the building and have kept it in good repair. The building's large room in combination with a variety of smaller spaces make it ideal for such a use. The building would serve well for other uses requiring medium sized areas for assembly, such as an exhibit area with offices attached. Minor repairs would be necessary in addition to normal maintenance, to prepare the building for such use. On the exterior, consideration should be given to exposing and repairing original wall clapboard, and replacing asphalt roofing with wood shingles.



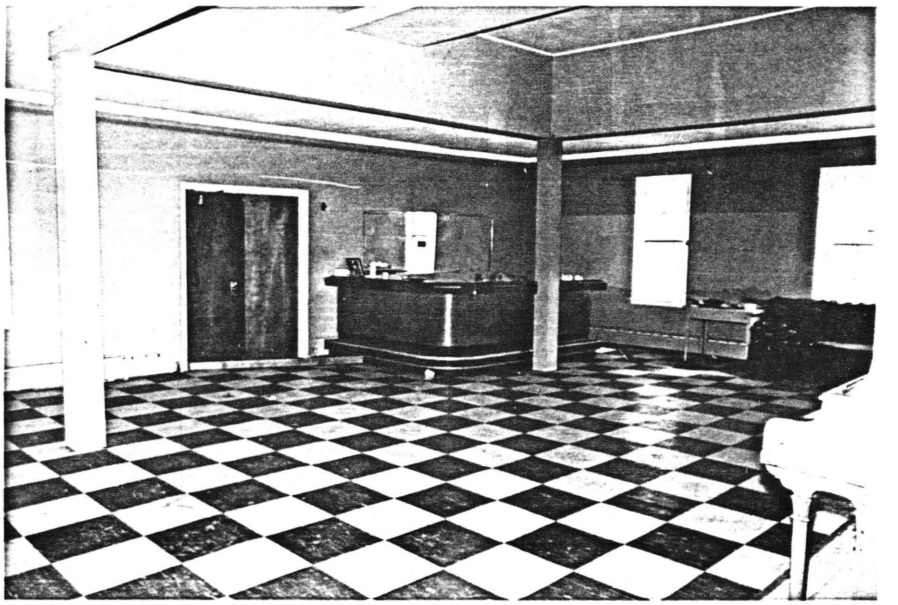
Building 123, St. Mary's Chapel, southwest view.
4/79 FH3



South elevation. Original building is hip roofed portion on right, with a large early addition behind and a windowless still-later addition on that. Building 109, the Ordnance Laboratory, is seen beyond. 4/79 FH3

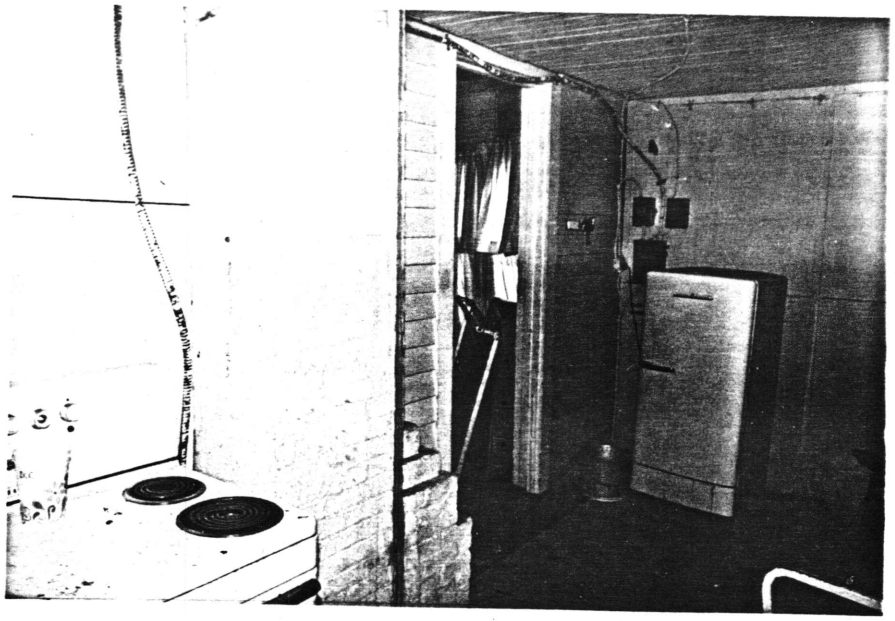


Building 123, St. Mary's Chapel, interior. Dropped panel on ceiling and room cornice conceal lighting. 4/79 FH4

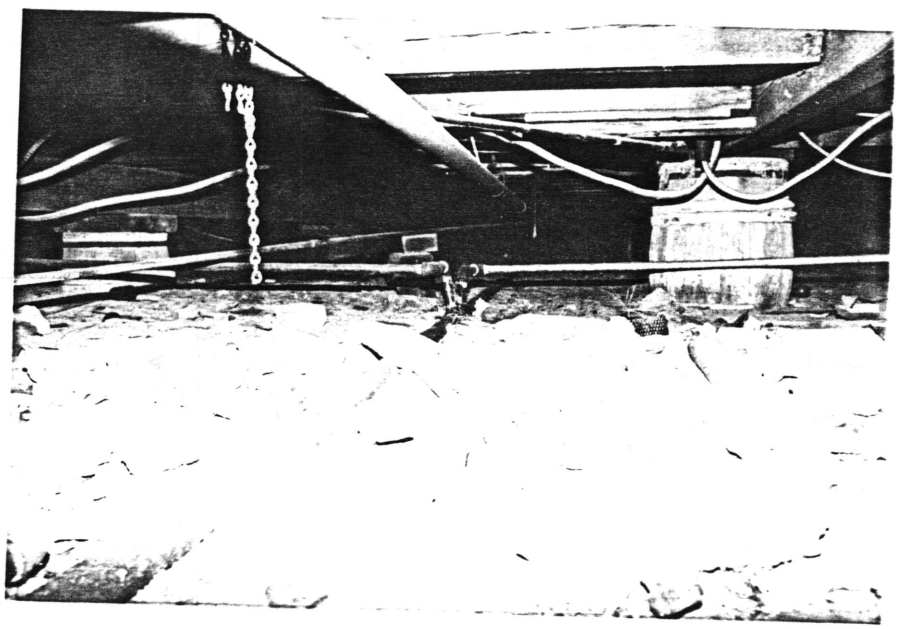


Interior, looking towards front doors. 4/79 FH4

123
FH4



Building 123, St. Mary's Chapel, view from last addition to outside wall of first addition. Note stepped chimney brickwork and wall clapboard.
4/79 FH4



Crawl space under original structure. Note unusual foundation piers. 4/79 FH4

BUILDING NO. 326 POST MORGUE BUILT 1905
(ORIGINALLY NO. 54)

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

EXTERIOR:

This small, rectangular building faces northwest on Pennington Street and is located to the southeast of the hospital. The ~~deadhouse~~ MORGUE was constructed at the same time as the hospital annex and of the same materials. It was a one-story structure, 20 by 32 feet, with stone and brick foundation, a buff brick superstructure and slate roof. A brick interior chimney rises from the rear slope of the hip roof and a metal cylindrical vent rises from the central part of the roof. A metal cornice-gutter assembly ~~runs~~ FORMS the roof perimeter. Water table and window sills are of limestone. Windows are 6 over 6 lights, wood, double hung sash with a segmental brick arch over steel lintel. A single door is located at either end of the front elevation. They are wood, 4-paneled with 8-lights over, segmental arch, and stoops in front for entry.

INTERIOR:

It may be assumed that the original floor plan consisted of two large rooms, each accessible from one of the front doors, and adjacent to each other. Floors were wood, walls were the construction brick, and ceilings were plaster, probably with pressed metal over.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

This building retains much of its historic appearance. Slate roofing

remains and is in acceptable condition. The Metal gutter-cornice asembly is severely rusted and leaders are broken or missing. (Mortar for foundation water table and walls ~~are~~ is eroding ~~receding~~ in spots, or missing entirely. Some separation between bricks occurs near the arch of one of the rear windows. Wood of windows and doors has suffered from the weather and is exposed and cracking in places. The western of the entry stairs ha~~s~~ve been removed.

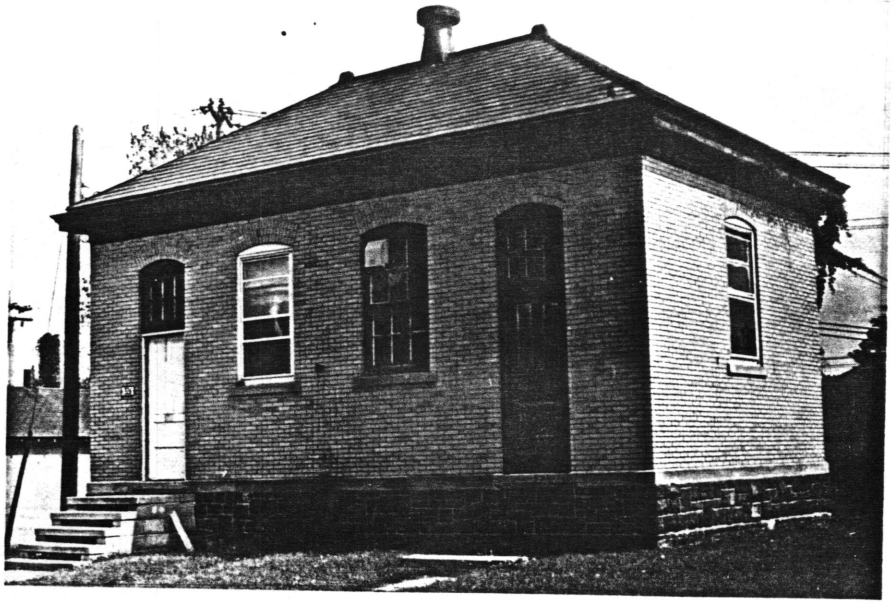
INTERIOR:

Several alterations have occurred inside this structure. Ceilings are now covered with acoustic tile, flooring is linoleum, and frame and hardboard partitions have been added for separate storage and equipment space. A storage space constructed at the northwest makes one of the exterior exits inaccessible. Work counters have been added to the east half of the building with a string of electrical plugs in conduit placed horizontally above each one. Original window frames are gone and simple casings were installed for replacements.

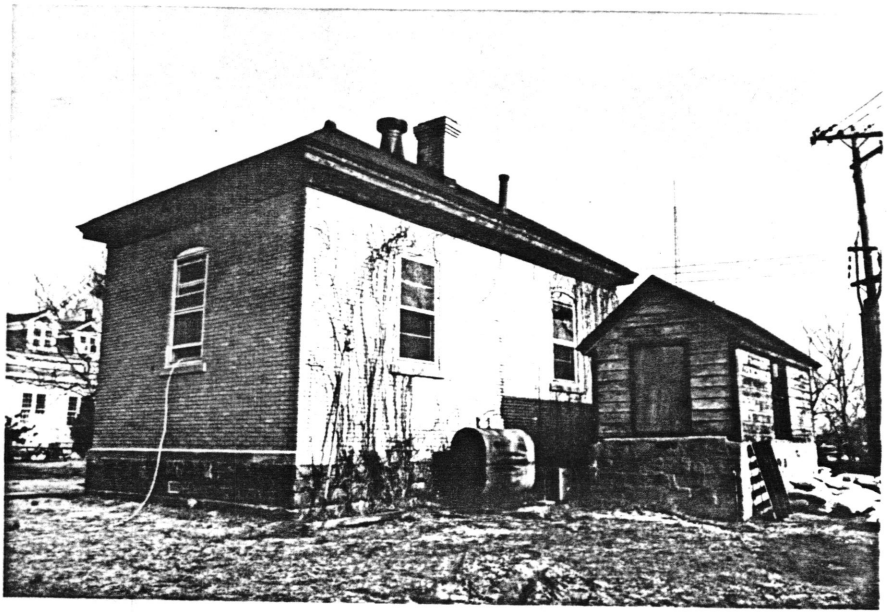
OPTIONS AND RECOMMENDATIONS

It is recommended that this building retain its present occupation by the Marine Labs. This occupation should help slow deterioration and reduce vandalism. Occupants, however, would be expected to adhere to the "Guidelines for Adaptive Use" as necessary repairs or replacements occasioned, so that gradually the building will move toward its original appearance.

~~Walls, foundation and water table should be repointed as necessary.~~



Building 326, Morgue, southwest view. FH 9/78 B-13 3



Southeast view. Building 325 is smaller structure to right. 4/79 FH6

STABILIZATION
IMMEDIATE RECOMMENDATIONS

1. Gutters should be repaired and rain water leaders repaired or replaced. Rust should be removed from cornice gutter assembly and protective paint applied.

2. Doors and windows should be scraped and given a protective coat of paint.

3. REPOINT EXTERIOR WALLS.

BUILDING 338 (Formerly No. 77) DOUBLE FIREMAN'S QUARTERS BUILT 1905

HISTORIC APPEARANCE AND CONDITIONS

This quarters is in the water pumping plant area at the southwest end of Randolph Drive. It is rectangular in plan with the short side fronting the road. Walls and foundation are buff-colored brick, and the hip roof is covered with slate. Windows are 6 over 6 lite, wood double-hung sash with limestone sills and brick arched heads.

The interior of the building consists of two identical but opposite hand quarters consisting of an 11 x 15 living room in front, an 11 x 13 bedroom plus a bathroom occupying the middle of the building, with a long hallway from the living room in front to the 13 x 14'6" kitchen at the rear. Floors are wood, and walls and ceilings are plaster.

Army maintenance logs detail improvements from 1920 to 1941 only. In 1920 a central heating plant was installed and a cellar excavated under the northwest corner of the structure. In 1929 it was replaced, and the cellar improved. In 1938, records indicate that one chimney was torn down to below the roof surface, and the hole patched and slate covered to match. In 1940 the plumbing was rehabilitated, and the porches enclosed.

EXISTING APPEARANCE AND CONDITIONS

EXTERIOR:

Some deterioration is visible in this building. Brick walls are solid but mortar is receding. The roof is still covered with slate. Gutters are missing at the main roof. Several windows are broken and some are boarded over.

INTERIOR:

The interior plan of this building has not been altered except to wall in the former front porch area. Floors are now covered with vinyl tile and ceilings have been covered with homosite or wallboard. These newer finishes are in good condition. Some walls have also been covered with new materials. Where the original plaster finish remains, however, there are small cracks and blisters.

OPTIONS AND RECOMMENDATIONS

Continued residential use is desirable from a preservation standpoint. Although this building will never see heavy visitation due to its out of the way location, the exterior should be gradually returned to its original appearance as maintenance becomes necessary. Such a restoration would include the following:

1. Repair existing slate roof.
2. Repoint eroded masonry.
3. Restore front porch to original appearance by removing walls and replacing railings, posts, and decking as necessary.
4. Prepare and paint exterior wood and metalwork.
5. Provide wood screens, wood storm windows, and wood storm doors.
6. Replace/repair gutters
7. Repair damaged and deteriorated windows



Building 338, Duplex Firemen's Quarters,
front (south) elevation S-4 26



Rear. Note roof damage, particularly on flared eave.
S-4 29

SC-22

CONSTRUCTION COST ESTIMATE

EST. BY:
CONTRACT
DAY LABOR X (IF BY CONTRACT, MULTIPLY BY 3)

DRAWING NO. _____

DESCRIPTION OF PROJECT: EXTERIOR RESTORATION N.C.O. QUARTERS 338

PARK SANDY HOOK UNIT, GATEWAY N.R.A. PREPARED BY: SUSAN SIMPSON, HISTORICAL ARCHITECT

PACKAGE NO. 109 DATE: MAY 1, 1979

FY PROGRAMMED _____ REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1	3 SQ	REPAIR EXISTING SLATE ROOF	300	900
2	500 SF	REPOINT ERODED MASONRY	350	1,750
3	18	PROVIDE WOOD SCREENS & STORM WINDOWS & WD STM DOORS	200	3,600
4	L.S	PREPARE AND PAINT EXTERIOR WOOD AND METAL WORK	L.S	2,500
5	L.S.	RESTORE PORCH TO ORIGINAL APPEARANCE	L.S.	5,000
6	10	REPAIR DAMAGED, DETERIORATED WINDOWS	250	2,500
7	130 LF.	REPLACE/REPAIR GUTTERS	750	975
			TOTAL	$17,225

207

(SEE NEXT SHEET)

BUILDING 341 PUMPHOUSE BUILT 1912

HISTORIC APPEARANCE AND CONDITIONS

An engineering study in 1908 found the original 1898 water system was inadequate to meet the increased demands being placed upon it by the increased garrison and added facilities. Money was alloted for the improved system in Fiscal Year 1910, but construction dragged, and it was not until June 20, 1912, that the building was completed and accepted.

EXTERIOR:

The original building was 46'0" x 81'4" with a 16'0" x 77'8" lean-to. A 41'8" x 40'4" addition was added in 1913 to house electrical generating equipment. The building had concrete foundation and floors, brick walls, and tar and slag roof. Pilasters in the exterior walls support roof trusses. A stone and corbelled brick string course ran around the upper wall, with a stone-capped parapet above. The parapet was stepped up on on ends of the structure. Windows were large wood units with two large muntins and many small muntins, set in tall brick-arched openings with stone imposts. A brick chimney was located on the south side, and the roof also featured a monitor over the tank rooms. Downspouts were copper.

INTERIOR:

The building was originally divided into five rooms: a 40' x 46' boiler room, a 40' x 46' pump and filter room, a 16' x 40' fuel bin, a 16' x 24' shop, and a 6' x 16' latrine. The 1913 powerhouse addition was 48'4" x 41'8".

Wood and glass panel doors separated the spaces. A 12' high opening between the main rooms had double swinging doors. Another 10' opening between the tank and pump rooms was equipped with a sliding door. Floors were concrete, with recessed drainage channels covered by metal grates. Exterior walls were white painted brick. Ceiling lights were suspended industrial type, and heating was hot water radiator fed by coal-fired boiler.

The roof is wood resting on steel purlins which run perpendicular to the steel trusses which span the full width of the pump rooms below (40'0").

Army maintenance logs record the following repairs:

1924 - repack filters with sand/gravel.

1924 - repoint inside of smokestack and painted, inside/outside.

1925 - filter recharged with sand/gravel.

1932 - installation of pumps/motors.

1932 - repainted smokestack interior/exterior - two coats of "Dixons" graphite paint.

1933 - removed old slag roof. Replaced defective timber. New roof was 5 ply slag roof, U.S.A. Specification 81-22, Type 5 TWS, replaced all flashings, counter flash and gutters with 16 ounce copper conforming with U.S.A. Specification No. 81-23. Replaced, repointed all copings, raking and repointed all joints in masonry to a depth of 6 inches below finished roof line on exterior of wall.

1933 - replaced heater

1937 - replaced pump and motor

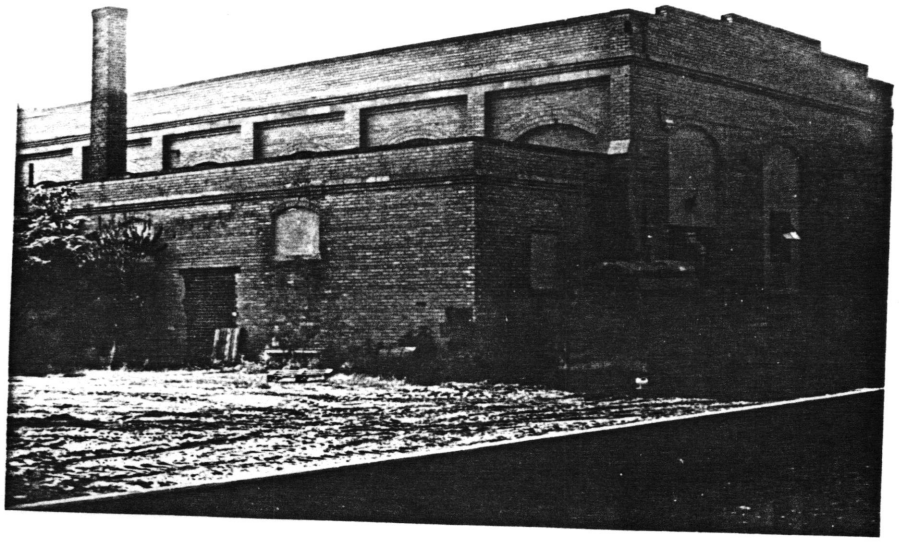
1939 - repaired roof, replaced metal cornice, repaired leaders/gutters, new pump and electrical switchboard, by W.P.A.

1940 - new hot water heater and radiator heating system and steam driven pumps, compressors and engine.

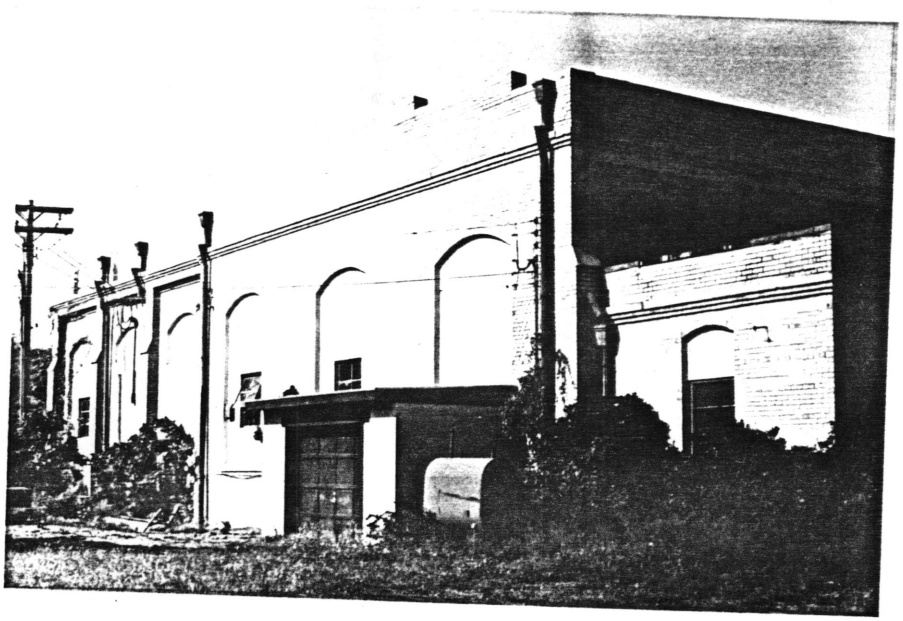
1940 - W.P.A. repairs to roof, paint sash window and door frames.

OPTIONS AND RECOMMENDATIONS

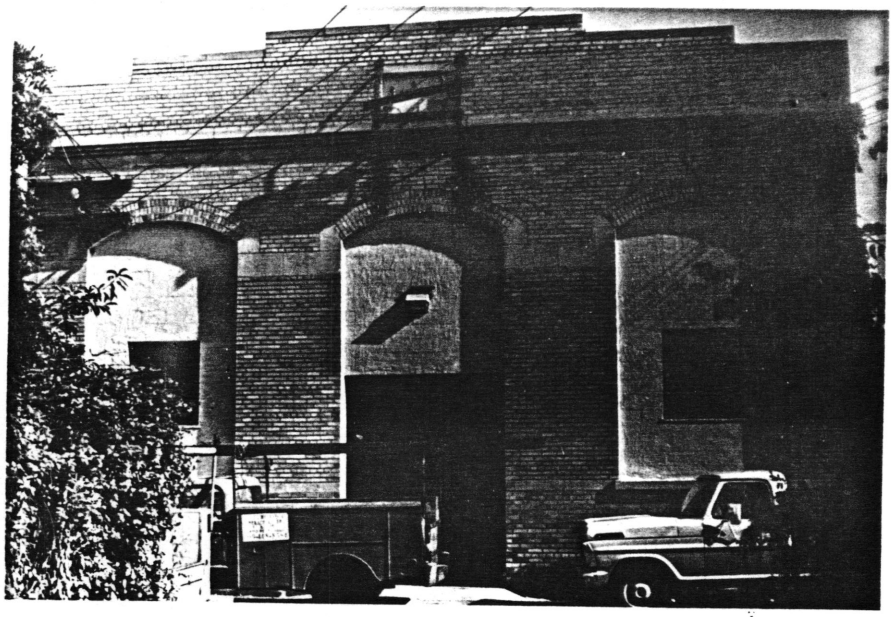
As this is a utility building in a remote location, with many alterations to its original form, restoration does not make economic sense. Stabilization and continued maintenance is the recommended level of treatment.



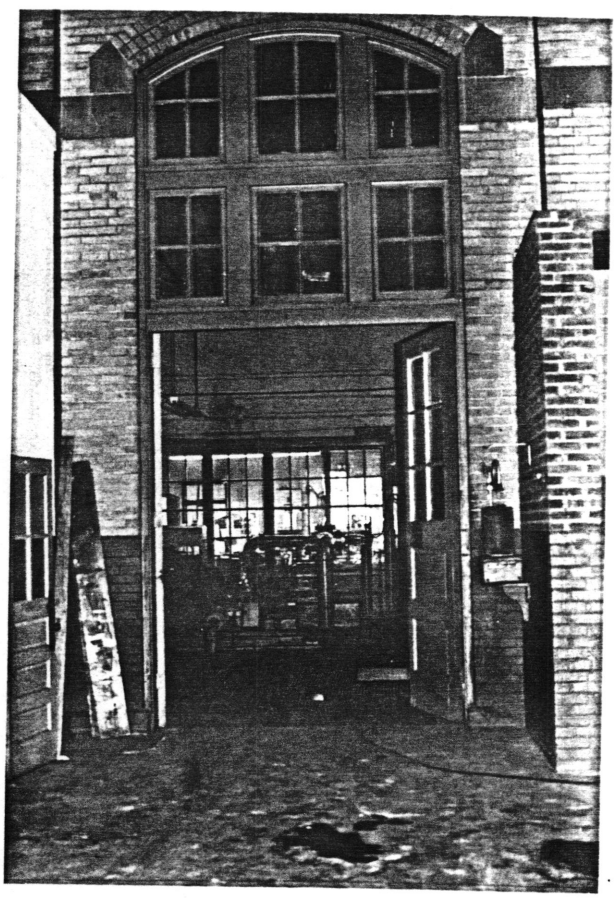
Building 341, Pump House, northeast view.
FH 9/78 B-7 12



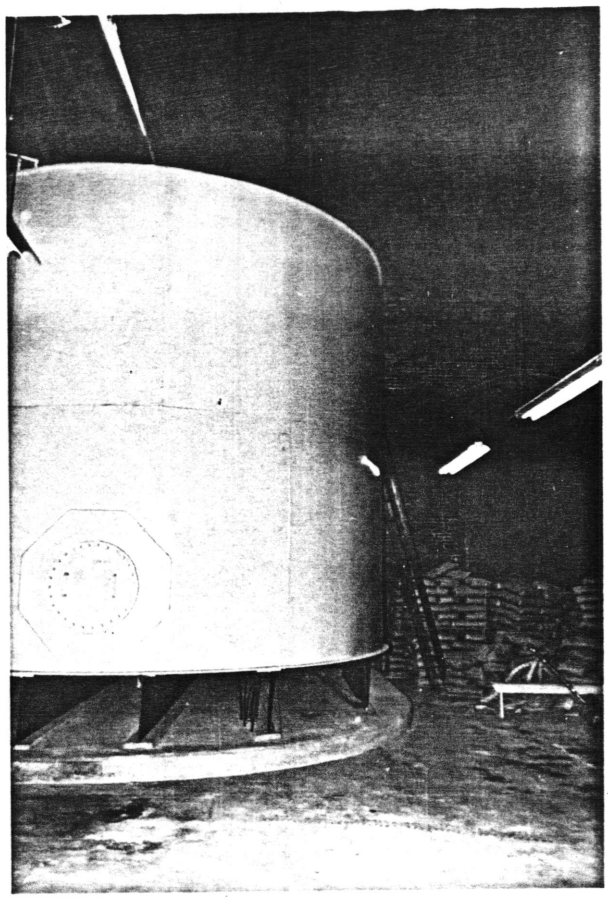
Southwest view, showing drastic alterations to window openings and modern garage. FH 9/78 B-7 14



Building 341, Pump House, front. FH 9/78 B-17 17

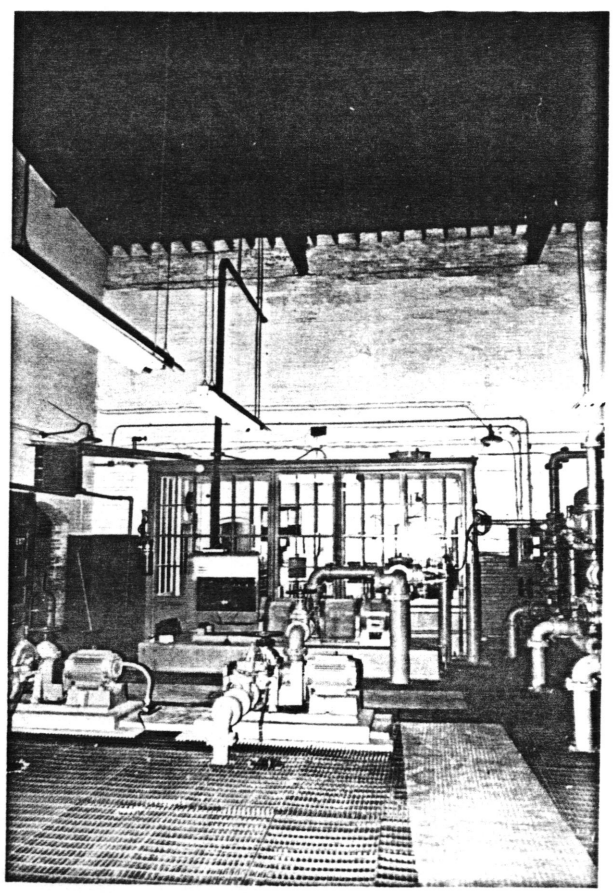


Interior. Note glazed office in far room.
FH 9/78 B-7 5



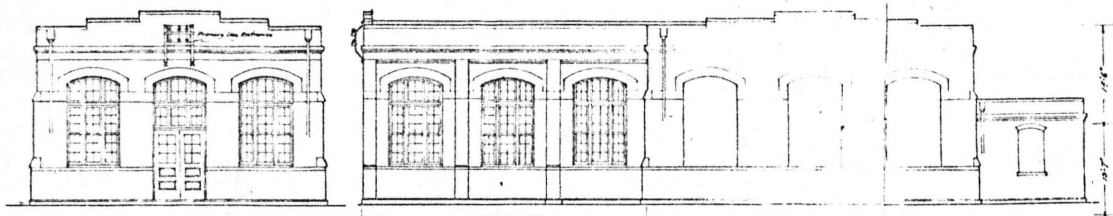
Building 341, Pump House,

tank installed in 1976.
4/79 FH6

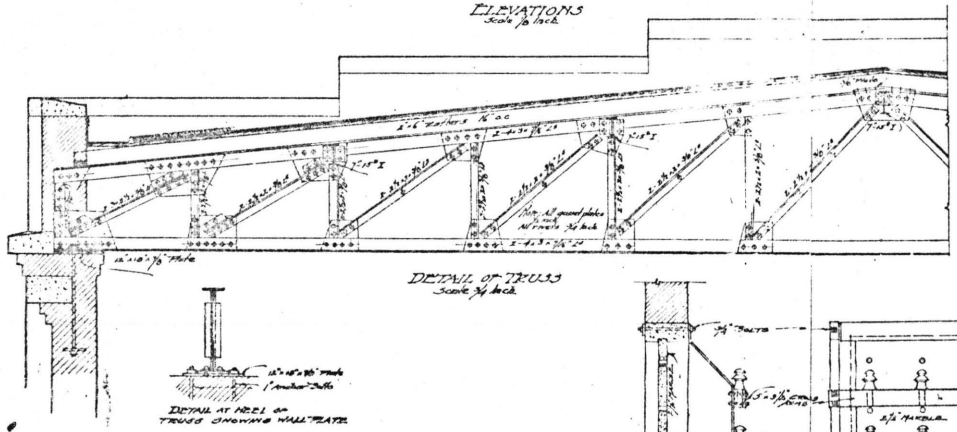


Interior.

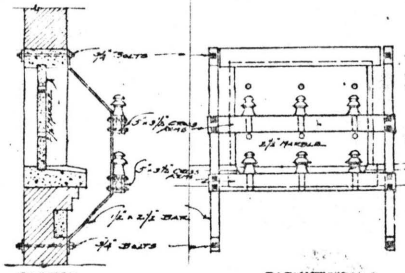
4/79 FH6



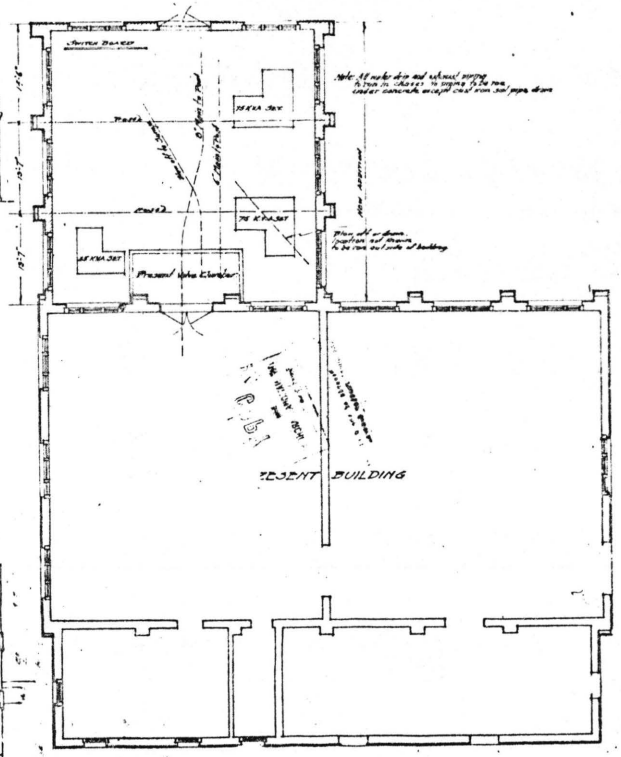
ELEVATIONS
Scale 1/8 Inch.



DETAIL OF TRUSS
Scale 1/4 Inch.



DETAILS FOR PRIMARY LINE ENTRANCE
Scale 1/4 Inch.



PLAN
Scale 1/8 Inch.

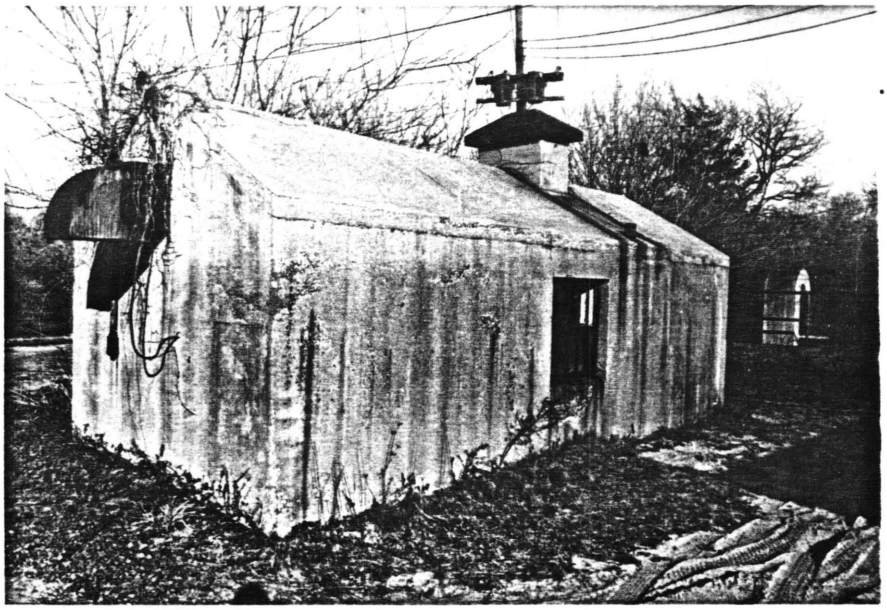
4-1133

4-1133
ADDITION to PUMPING PLANT
and
POWER PLANT
FORT HANCOCK NEW JERSEY
QMGO

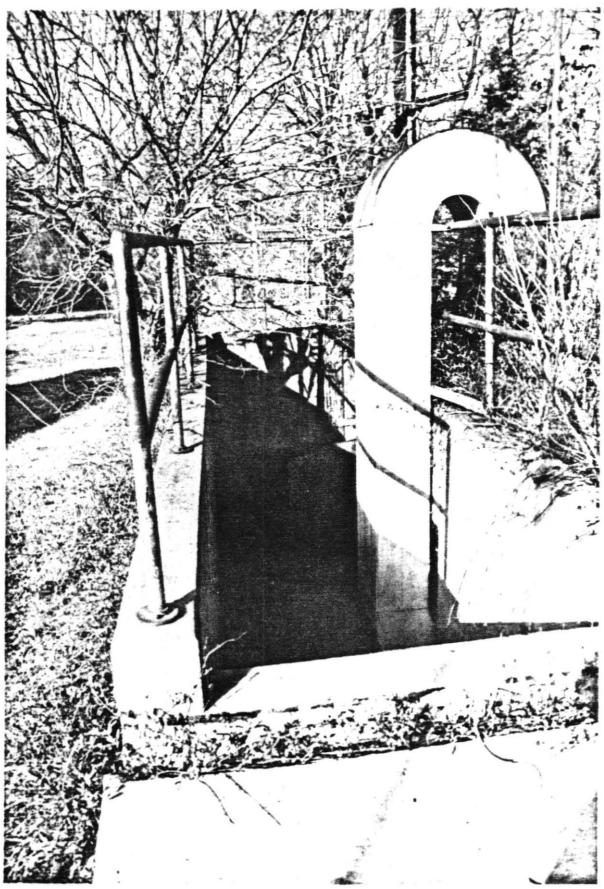
BUILDINGS 355, 356, ~~& 358~~ PUMPING STATIONS BUILT C. 1918 (355&356)
~~C. 1970 (358)~~

These utility structures are located on Randolph Road, just north of 341, the Pump House. Building 355 is a gable roof, all poured concrete structure, with metal sash, door, and roof ventilator. The interior was inaccessible for inspection. Building 356 is an underground two-level concrete structure housing pump equipment. It is accessible from a concrete areaway on the north. ~~Building 358 is a painted concrete block, wood-roofed structure, with steel sash and wood door. The interior was inaccessible for inspection.~~

As functioning components of the Sandy Hook Sewer & Water System, and being "off the beaten track," no change in existing use or treatment is anticipated.



Building 355, Sewage Pumphouse, southwest view. 4/79



Building 356, Sewage Pumphouse. This structure, entirely underground, has two levels. 4/79

BUILDING NO. 503 RAILROAD ENGINE HOUSE BUILT C. 1915

DESCRIPTION OF HISTORIC APPEARANCE AND CONDITIONS

This is a tall rectangular masonry structure with distinctive stepped gables, a roof ~~lantern~~ MONITOR, and three large door openings in the south end. Walls are a combination of concrete-cased steel columns with oversize brick used for infill. Ten windows provide direct light while the ~~lantern~~ MONITOR, ~~structure~~ running practically the full length of the structure, provided overhead lighting and ventilation. Roofing material was corrugated asbestos sheets with copper flashing.

The roof structure is supported on steel trusses with purlins. The walls are poured concrete to a height of 3 feet, with oversize brick above. The original floor material is unknown, but certainly it included three sets of rail into the building on which the locomotives were brought inside for servicing. A concrete-lined pit in the northwest corner contained all the mechanical equipment required by the building.

DESCRIPTION OF EXISTING APPEARANCE AND CONDITIONS

This building sits within the U.S. Coast Guard Reservation. It is currently utilized by USCG personnel for an automotive hobby shop.

The roofing is in good condition. However the roof ventilators have not been maintained and are starting to rust. The glass in the ~~lantern~~ MONITOR has all either been boarded over or removed. Two ventilation stacks for locomotives in the outside bays penetrate the roof but are missing above. Exterior brickwork is generally sound, but much of the concrete is spalling,

exposing steel members inside to rust and eventual failure. The doors appear to be replacements, as their size is less than the masonry openings provided.

On the interior, the floor is now concrete slab with no indication of its former configuration. Walls are unfinished, as is the ceiling, as expected in a utilitarian building like this. There is electricity and water service to the building, but no sewer and no heating system.

OPTIONS AND RECOMMENDATIONS

This unique building is basically sound and its rehabilitation and continued use by the Coast Guard is to be encouraged.

Specific restoration recommendations are as follows:

1. Reglaze roof superstructure and repair roof ventilators.
2. Replace sections of spalled concrete from all columns.
3. Prepare and paint all exterior metal and woodwork.
4. Provide heat to the building for occasional use. Currently portable space heaters are used and these are more dangerous than a permanent installation. In either case, more attention should be paid to fire prevention by the provision of extinguishers and precautions in use of the building.

DSC-22

CONSTRUCTION COST ESTIMATE

COST. BY:
CONTRACT ☐
DAY LABOR ☒

DRAWING NO. _____

DESCRIPTION OF PROJECT: REHABILITATION, EXTERIOR, BLDG 503

PARK SANDY HOOK UNIT, GNRA — PREPARED BY: DOUG WALTER, HISTORICAL ARCHITECT

PACKAGE NO. 109 — DATE: APRIL 15, 1979

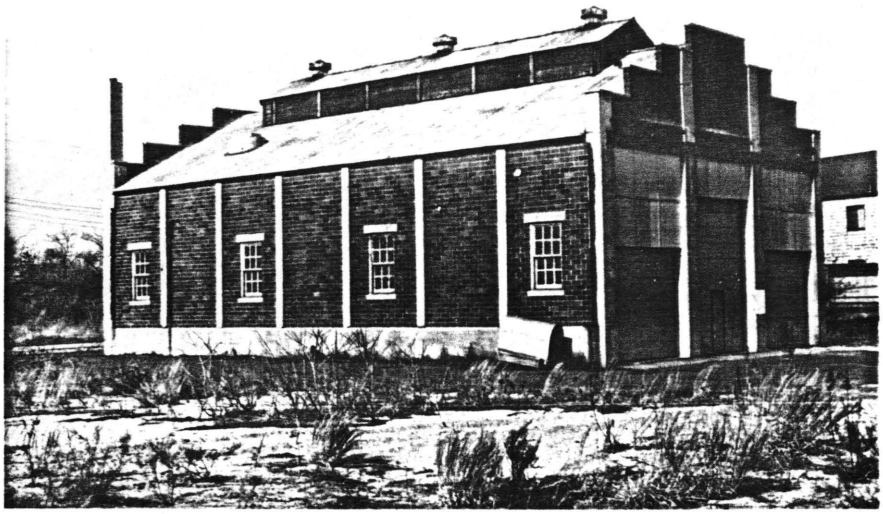
FY PROGRAMMED _____ — REVIEWED BY: _____

PROGRAMMED CONSTR. AMT. _____ — APPROVED BY: _____

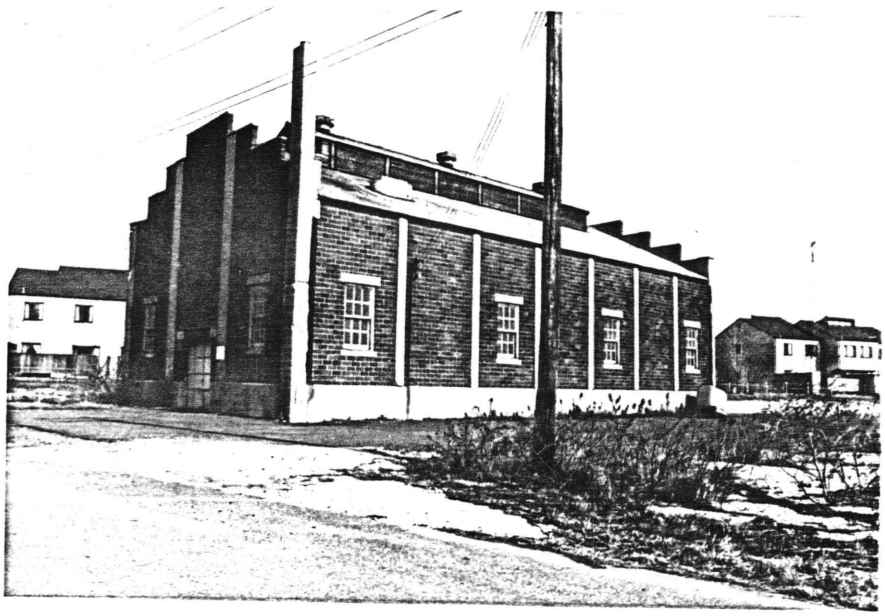
ITEM NO.	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1		REGLAZE ROOF MONITOR, REPAIR VENTILATORS	L.S.	7,000
2	325 S.F.	PATCH/REPLACE SPALLED CONCRETE	$5	1,625
3		PROPERLY PREPARE & PAINT ALL EXTERIOR WOOD & METALWORK	L.S.	5,000
			TOTAL	$13,625

219

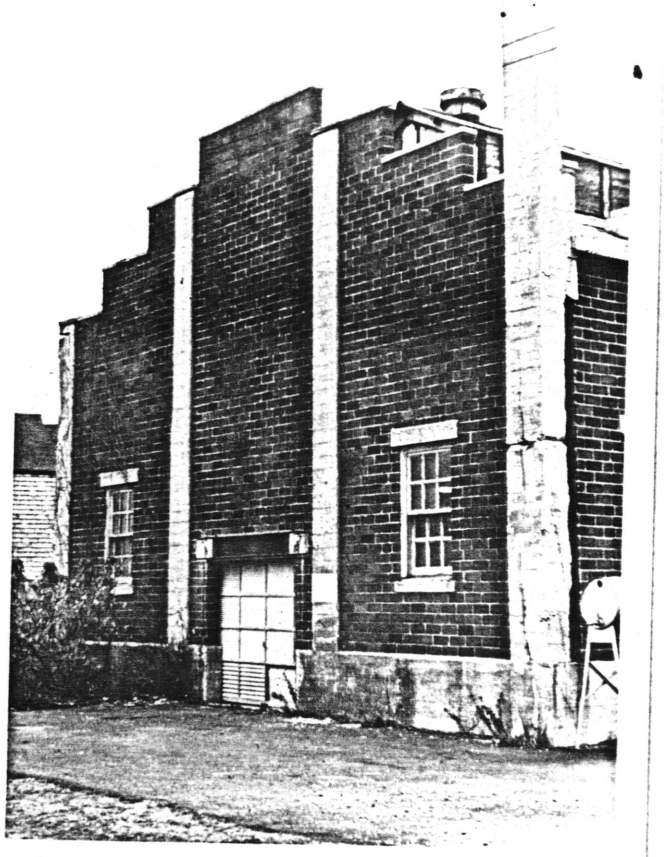
(SEE NEXT SHEET)



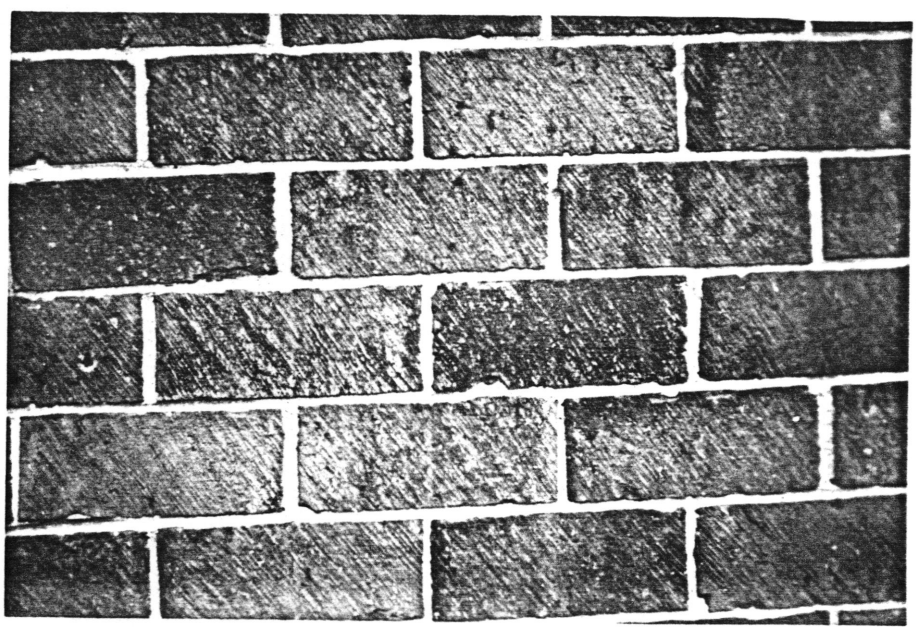
Building 503, Railroad Engine House, southwest view.
DW 4/79 FH3



Northwest view. DW 4/79 FH3



Building 503, Railroad Engine House, north wall, showing spalled concrete on corner column.
DW 9/78 FH1



Close-up of cut wall tiles. DW 9/78 FH1

BUILDING 523 (Originally 81) STANDPIPE/WATER TANK BUILT 1910

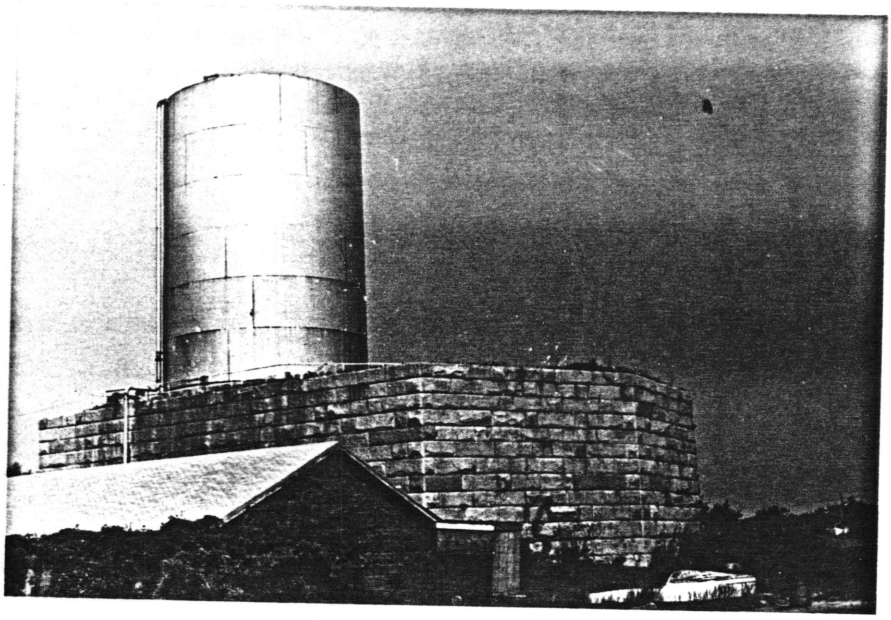
HISTORIC APPEARANCE AND CONDITIONS

In 1908 Civil Engineer Adams studied and reported on the water supply system at Sandy Hook. He found an insufficient supply and recommended immediate improvements. First and foremost was the provision for a 300,000 gallon storage tank to be located atop the terreplain of the southwest bastion of the old fort. Seven thousand feet of 4-inch cast iron main were to be run from the standpipe north and east of the post and 1500 feet of 8-inch main were to be run to Fort Hancock. The tank could be situated without disturbing the wireless mast already in position atop the bastion.

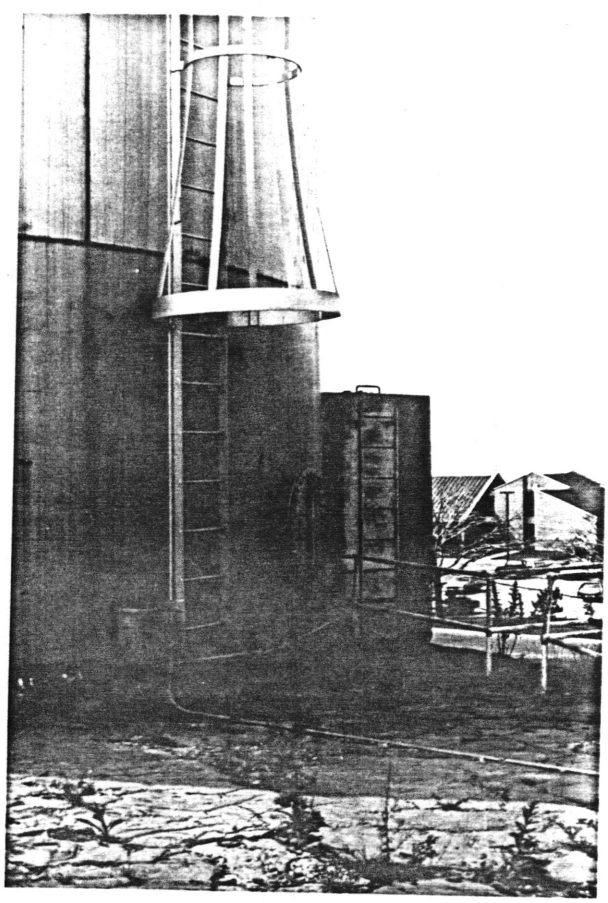
On July 20, 1910, Structure No. 81, a steel tank of 35 foot diameter and 43 foot height was accepted by the United States after construction by Gaw Manufacturing Co., at a cost of $6,238.

EXISTING APPEARANCE AND CONDITIONS

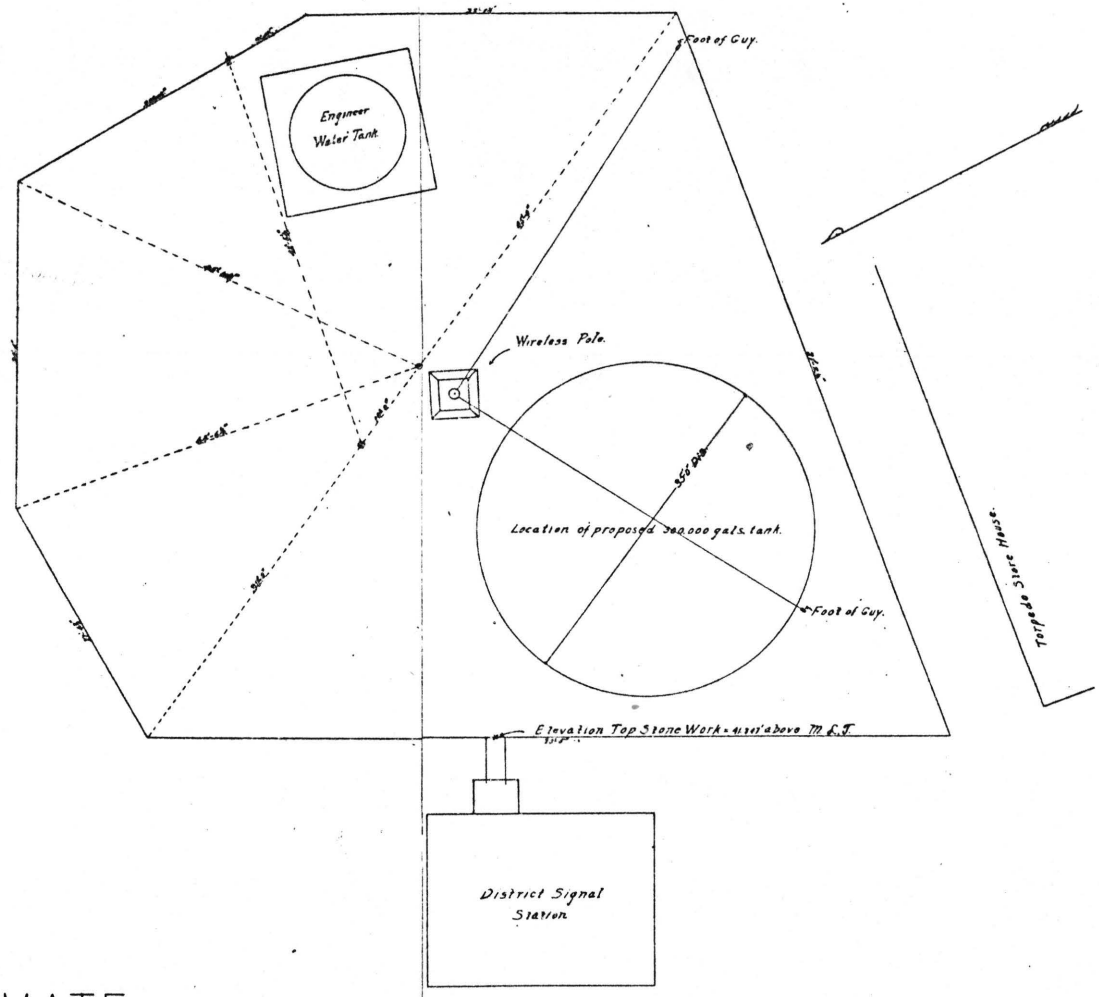
The tank is painted silver, but shows rust at its welded joints. The railings and ladder are severely rusted and are unsafe for use. Condition of the tank should be evaluated by an engineer and recommendations be made by the engineer for repair work necessary.



Structure 523, Water Tank. FH 9/78 B-11 3



B.

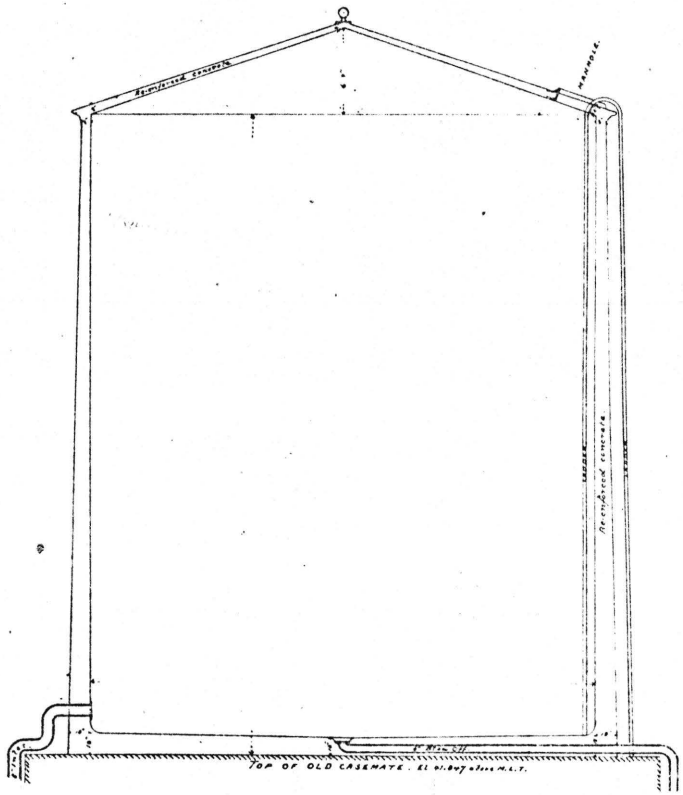


TOP OF THE OLD MINING CASEMATE FORT HANCOCK.

Scale 1/16"

W. J. HAWKINS
1st LIEUT. C.A.C.
Constructing Quartermaster.

215



PROPOSED

WATER TOWER

FORT HANCOCK

Scale 1" = 4'

W. J. HAWKINS
1st Lieut. C. A. C., U.S.A.
CONSTRUCTING QUARTERMASTER.
5-9-1900.

BUILDING 524 N.C.O. QUARTERS BUILT 1907
(Formerly No. 83) (Originally District Signal Station)

HISTORIC APPEARANCE AND CONDITIONS

This two-story, 17 x 23 foot concrete structure was built immediately adjacent to the surviving star fort bastion and later the water tank. The height of the bastion made it ideal for communications purposes, and this building was designed to house men and equipment for this purpose. A metal platform and ladder at the second-floor level led up to the top of the bastion.

Walls and floors were poured-in-place concrete. The walls were formed to simulate block masonry. Floors were covered with wood. The first floor spans a crawl space, accessible through a trap door in the southwest corner. The roof is hipped, with a low pitch. Windows were 2 over 2, double hung and a porch was built across the west facade.

The interior was arranged into one major and one minor room per floor. A 1941 army sketch described the floor plan of this building, which had long since been converted to use as N.C.O. quarters, as having a kitchen/dining room and a pantry on the first level, and a bedroom and bath in the second. Ceilings and walls were plastered. The height of rooms was 9 feet. Fairly elaborate residential-type woodwork was used for baseboard, door and window casing, and cove molding.

EXISTING APPEARANCE AND CONDITIONS

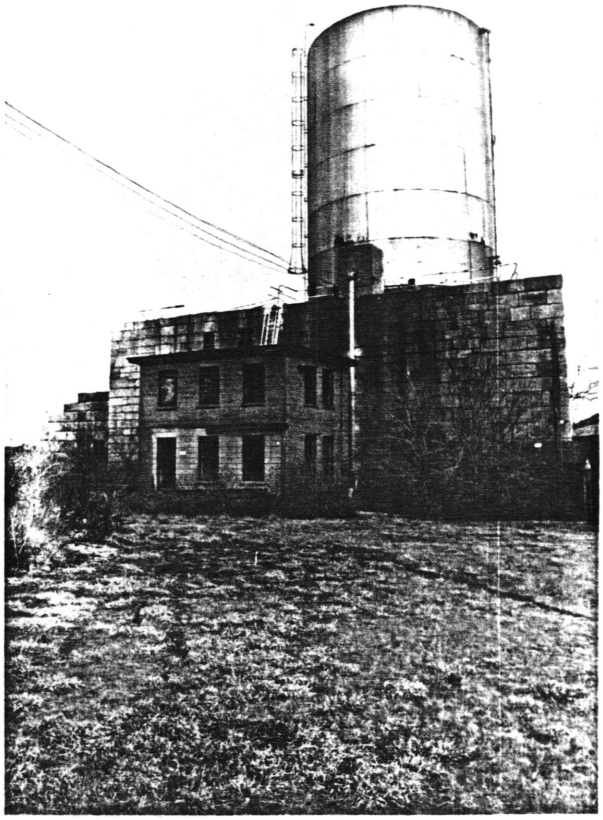
This structure has been unoccupied for a number of years, and in addition to being vandalized during this time, a long-term malfunction in the

water system kept that side of the bastion and the surrounding area constantly moist. Walls have weathered, exposing much of the concrete aggregate. The wall surface under the former porch is preserved as originally constructed, and presents a smooth, white appearance in contrast to the rest of the building. A window lintel on the south side has spalled off, exposing the reinforcing at the window head. The front porch has collapsed into a pile of rubble. Windows are severely damaged or missing.

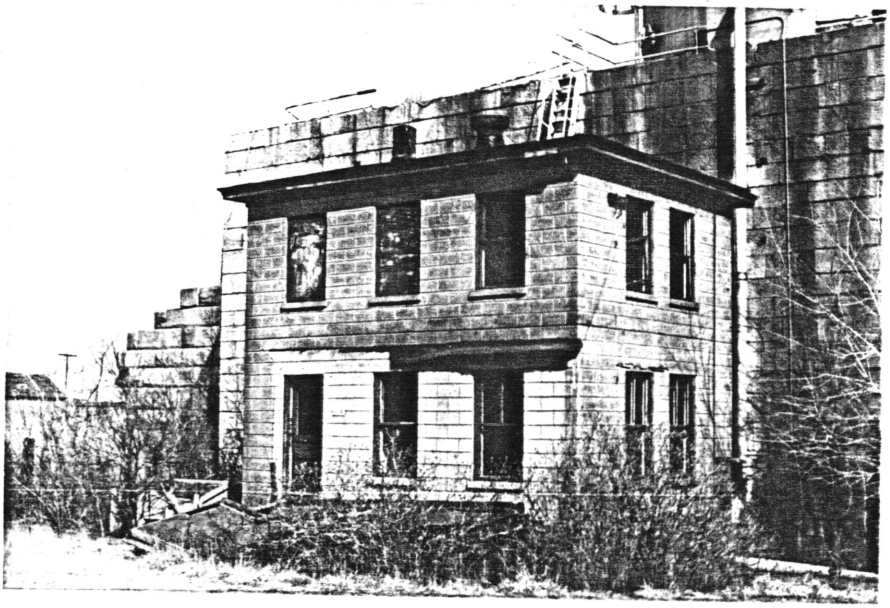
The interior is deteriorated and vandalized. Plaster is severely damaged throughout. Floors are damaged but salvageable. Cabinetwork on the second floor is missing. Plumbing fixtures are damaged or missing.

OPTIONS AND RECOMMENDATIONS

In spite of the building's dilapidated appearance, it is still very sound. This is largely due to its poured concrete construction. If needed, this building could be rehabilitated to serve any adaptive use that would fit within its rather small space. This building is within the U.S. Coast Guard compound.



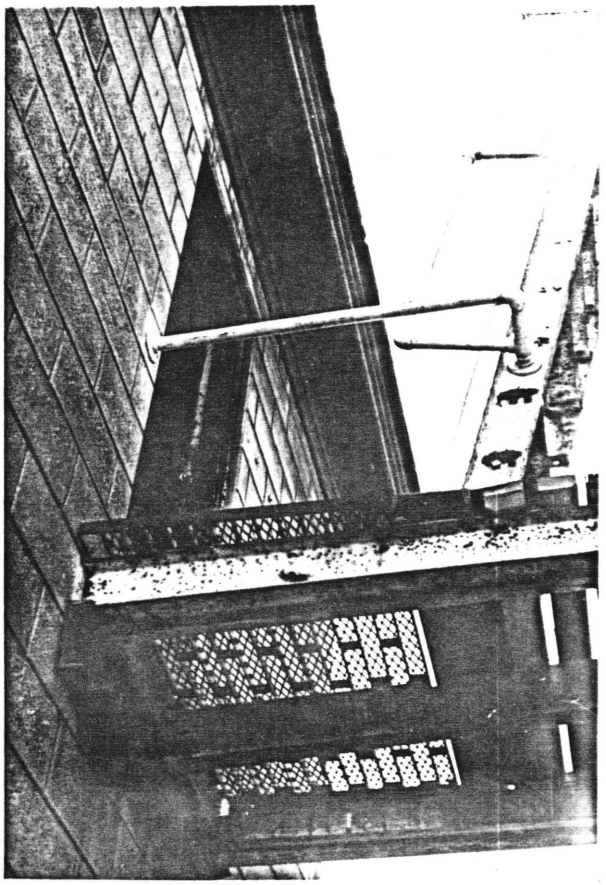
Building 524, District Signal Station, west view showing relationship to bastion and water tank. 4/79 FH3



Close-up. Front porch has collapsed. Note difference between weathered and unweathered wall surface.
4/79 FH3



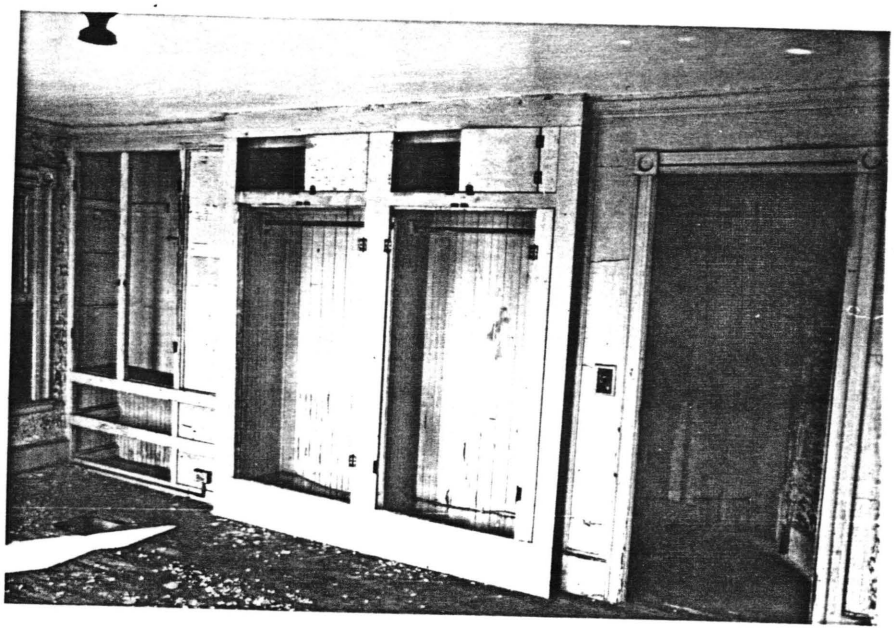
Building 524, District Signal Station, detail, showing continuous lintel reinforcing typical of poured in place concrete.
4/79 FH3



Catwalk and ladder to top of bastion.
4/79 FH3



Building 524, District Signal Station, interior, first floor. 4/79 FH3



Second-floor room. 4/79 FH3

BUILDING 525 (Formerly 97) GARAGE BUILT 1907

HISTORIC APPEARANCE AND CONDITIONS

This wood frame garage was built on the east side of Crispin Drive, just to the west of the mining casemate and water tank. It measures 16 x 30 feet, has a wood shingled gable roof and wood board and batten siding. Windows were 6 over 6, wood double-hung sash, and a pair of hinged doors opened at the front. The site slopes, so the structure has a wood floor structure at grade on the west and 3 feet above grade at the east end.

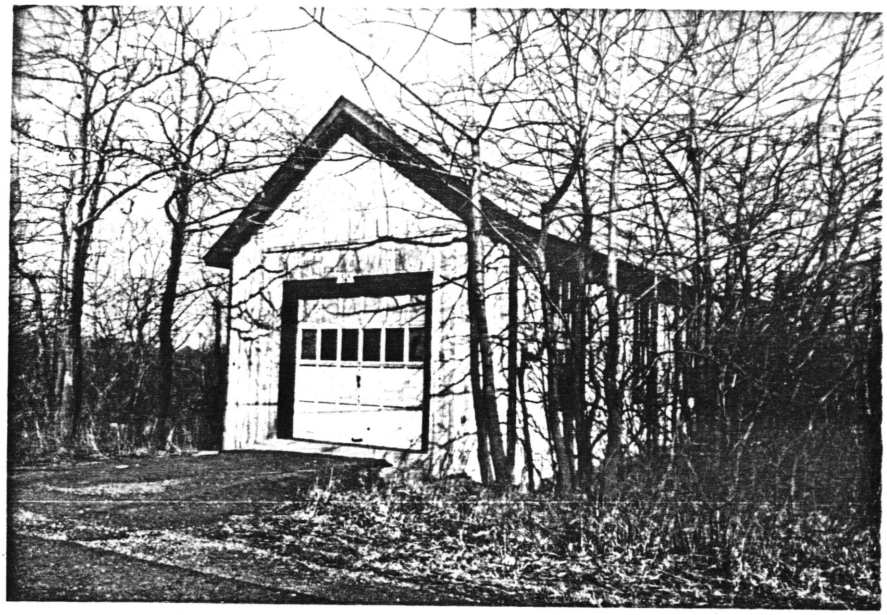
EXISTING APPEARANCE AND CONDITIONS

The only significant change in this building since it was built is the replacement of the original double doors with an overhead garade door, circa 1950. The roofing is now light green asphalt shingle. The building is currently in need of painting.

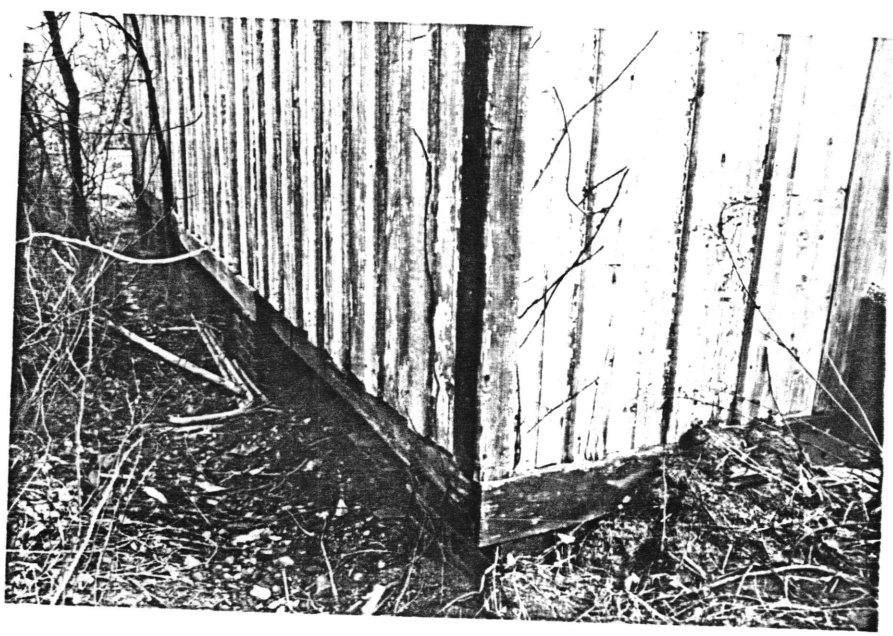
OPTIONS AND RECOMMENDATIONS

Continued use as a garage is historically correct. It is expected that the U.S. Coast Guard will continue this use and perform required maintenance, such as repainting, as necessary.

525
4/79 FH3



Building 525, Garage, southwest view. Overhead door is a modern improvement. 4/79 FH3



North side, showing pier supports. 4/79 FH3

ANALYSIS of EFFECT PURSUANT TO ADVISORY COUNCIL

PROCEDURES FOR ACTIONS DISCUSSED IN ARCHITECTURAL DATA SECTION, HISTORIC STRUCTURE REPORT, FT. HANCOCK 1899-1918

ACTION Recommended in Subject Document	BUILDINGS AFFECTED	APPLICATION OF CRITERIA			REMARKS
		No Effect	Effect	Adverse Effect	
Preservation	ALL		X		NECESSARY TO PREVENT DAMAGE TO OR LOSS OF RESOURCE
Restoration	NONE IN THIS GROUP RECOMMENDED FOR FULL EXTERIOR & INTERIOR RESTORATION				
Adaptive Use	40,47,51,52,53, 55,56,57,58,64, 65,66,70,71,72, 73,74,75,76,77, 79,80,123,326, 338,341,355,356, 503,524,525		X		ALL REHABILITATION TO BE GOVERNED BY SEC. of INTERIOR'S STANDARDS FOR REHABILITATION AND BE SUPERVISED BY NPS CULTURAL RESOURCE PERSONNEL AND DESIGNATED PARK STAFF
Demolition	NONE IN THIS GROUP		X	X	ONLY AFTER FOLLOWING NPS MGMT. POLICIES PROCEDURES & GAINING AGREEMENT OF SATISFACTORY MITIGATION OF ADVERSE EFFECT PER 36 CFR 800
New Construction			X	X	INFILL DEVELOPMENT TO BE COMPATIBLE W. CHARACTER OF HISTORIC DISTRICT PER MGMT. POLICIES.
Site Development			X		STRONGLY SUGGEST LIMITING TO AREAS AWAY FROM PRIMARY RESOURCE AREAS

DEFINITIONS

Adaptive Use: Involves the use of a structure for a purpose other than that for which it was originally designed. A certain degree of interior remodeling is expected, to accommodate new uses. However, the distinguishing original qualities, stylistic features, and character of a building should not be destroyed.

Effect: "A federal, federally-assisted, or federally licensed undertaking shall be considered to have an effect on a National Register property or property eligible for inclusion in the National Register (districts, sites, buildings, structures, and objects, including their settings) when any condition of the undertaking causes or may cause any change, beneficial or adverse, in the quality of the historical, architectural, archaeological, or cultural character that qualifies the property under the National Register Criteria." (36 CFR 800)

Adverse Effect: "Generally, adverse effects occur under conditions which include but are not limited to:

a) Destruction or alteration of all or part of a property
b) Isolation from or alteration of its surrounding environment
c) Introduction of visual, audible, or atmospheric elements that are out of character with the property or alter its setting.
d) Transfer or sale of a federally owned property without adequate conditions or restrictions regarding preservation, maintenance, or use, and
e) Neglect of a property resulting in its deterioration or destruction." (36 CFR 800)

(NPS)
Demolition: To remove a building entirely. National Park Service/Management Policies state:

> No structure in the National Park System may be removed or significantly altered without professional evaluation of its historical, architectural, and archeological value according to National Register criteria. Where any doubt exists of potential eligibility for the National Register, a determination shall be sought from the Register as required by Section 2(b) of Executive Order 11593. Removal or alteration of a property listed or potentially eligible for listing in the National Register shall be proposed only within the planning process and shall be subject to compliance with the Procedures for the Protection of Historic and Cultural Properties promulgated by the Advisory Council on Historic Preservation.

New Construction: New structures needed to accommodate the recreational demands of visitors to Gateway National Recreation Area are proposed in the draft General Management Plan and April 1978 Decisions Paper. NPS Management Policies state: "In historic zones, new structures erected for visitor or administrative use shall be of contemporary design but in harmony with the area and its historic resources in proportion, color, and texture . . . Adaptive use of existing historic or nonhistoric buildings shall be considered before any new facilities are constructed."

Preservation: NPS Activity Standards read "Preservation is the application of measures designed to sustain the form and extent of a structure essentially as existing when the National Park Service assumes responsibility. Preservation aims at halting further deterioration and providing structural safety but does not contemplate significant rebuilding . . ."

Restoration: NPS Activity Standards define restoration as:

> ". . . The process of accurately recovering, by the removal of later work and the replacement of missing original work, the form and details of a structure or part of a structure, together with its setting, as it appeared at a particular period of time. Restoration may be full, partial, or adaptive (interior adapted to modern use)."

Site Development:

Nonhistoric park improvements for potentially intensive public use, which could substantially alter the immediate natural environment (but not necessarily). Effectuation of a plan or design. New buildings and utilities, parking lots, and public use roads would be included under this definition.

V.B. ADAPTIVE USE REHABILITATION GUIDELINES

SUMMARY

The Sandy Hook Unit of Gateway National Recreation Area contains over 225 structures transferred from the U.S. Army in 1974. The majority of these structures have stood vacant since this time. This is not desirable. Signs of decay are very evident. Finding new uses for these old structures should be a foremost task for the park management. Adaptive use on this scale will be unprecedented in the Park Service, and possibly, the entire government. The philosophy, authorization, and procedures for implementing adaptive use proposals will be explored in this section.

JUSTIFICATION

There are many compelling reasons for finding new uses for the historic buildings of Fort Hancock. Among them are:

1. Most of the structures are of National Register (of Historic Places) caliber, either individually or as part of the historic district. If nothing is done to stabilize or restore them, these buildings will gradually be destroyed by the elements. This is against both Park Service Management Policies (V-20 AND SPECIAL DIRECTIVE 78-3, DATED 5-10-78) and the law (36 CFR 800).
2. In terms of protection of historical resources, finding active uses for these buildings is perhaps the most cost-effective security system one can buy. Vacant buildings are vulnerable to theft, vandalism, fire, neglect, and weather damage.
3. Recycling of buildings is a recognized method of achieving Federal policy objectives of cost savings, efficient use of finite resources, and the conservation of America's cultural heritage. Rehabilitation

also has the advantage of being more labor intensive than new construction, thereby combating unemployment. Park Service Director Whalen, in a memorandum dated May 10, 1978, urged that "Consistent with national energy goals, consideration should be given to adapting such structures for necessary housing, storage, maintenance, or other administrative functions in preference to new construction."

4. There is a great demand for space at Sandy Hook, from other government agencies and their employees and educational or community groups. Demand from the private sector may also be anticipated, although it cannot be gauged at this time because it has heretofore been discouraged.

PHILOSOPHY

The vast number of structures that have come down to us from the past contain a wealth of generous spaces and graceful detail--features that are becoming increasingly rare today. We cannot hope to improve on the original design and detailing. All such attempts have failed in the past--notice the aluminum storm windows, the crude World War II garages, or the use of plastics in bathrooms and kitchens. From a strict preservation point of view, nothing would be touched except to maintain it, and if something were done, it would be "reversible," so that years from now someone could remove all traces of the "improvement" and restore the building to its correct historical appearance. Nonetheless, National Park Service Management Policies, 1978, recognizes that even in structures of National Historic Landmark calibre, "modern additions, such as lightning protection, security equipment, heating and air conditioning equipment are permitted . . . to the extent they can be concealed within the structure or its setting and do not damage or destroy significant original fabric."

Each building has design elements that are of particular value. For the Officers' Row houses, these would include parlors, ceiling heights, fireplaces, metal ceilings, woodwork, stairway, decorative windows, sidelights, and stair. For the Quartermaster Storehouse and other such utility buildings, these would include the structural members, wood paneling, hoists, and doors and windows. If changes are proposed, they would recognize the importance of these features and minimize their disruption.

Some changes are inevitable to make these buildings safe, sanitary, and efficient for proposed new uses. Park Service Management Policies state "Requirements of structural preservation, protection of historic fabric and contents, and public safety take primacy over all uses of historic structures." In spite of this rather all-encompassing prohibition, it is a rare structure that cannot be adapted for re-use by creative designers. Abundant examples of successful adaptive use from government and the private sector attest to the feasibility of this approach. The American Institute of Architects, in 1976 declared adaptive use as "the most promising trend in modern architecture."

The Office of Archaeology and Historic Preservation, National Park Service, was responsible for drafting "the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR 67). A copy of these standards, and the guidelines for applying them, are attached to this report. With this information, qualified professionals should be able to plan rehabilitation of the various structures while meeting the letter intent of the various preservation laws.

PROCEDURES

The park has available a number of procedures open to them for filling space throughout Sandy Hook. These methods will be summarized below:

A. Government Quarters

This has been used to some degree by the park for its employees, but only with the smaller N.C.O. quarters, which are cheaper to heat. However, the Departmental Housing Manual allows the adjustment of costs for excessive heating/cooling expenditures that result from the unique nature of historic buildings occupied as quarters. Therefore, there should be no impediment to renting out the large Officers' Row quarters in the future. Also permitted is rental to personnel of other organizations or agencies, and the public rental of quarters to private persons. Rents shall be determined on fair market value, and before one year duration. Further regulations are contained in the "Federal Employees Quarters and Facilities Act (Public law 88-459 approved August 20, 1964).

B. Special Use Permits

This method has been used by the park for use of buildings by other agencies, educational, and community groups. No formal bidding process is required, and the permits can be terminated at any time by the park. Form 10-114 is used with additional attachments containing general requirements, facility maintenance and utility regulations; health, sanitation, and safety; and nondiscrimination requirements.

C. Lease Back

This method is outlined in Public law 90-401. Park Service Management Policies (pp. V-24) specify "Historic Structures other than those in



Lieutenants' Quarters 18(L) and 17(R)
from Parade Ground, April 1979 4/79 FH6

In the foreground are the semi-fixed seating and backstop set up for baseball. The historic playing field was not on the main parade ground, but on the north parade, opposite Building 47. Building 18 has been used as housing by the Department of Commerce, and serves as a pilot for adaptive use problems and procedures. It is broken up into separate living units, the occupancy is high, and each occupant has an automobile. If the building were used as office space, the occupancy, visitation, and the resultant parking problem would be even acute. Although these buildings are well suited for adaptive use, anything other than single family residential use will turn the western edge of the parade ground into a parking lot. It is human nature to want to get as close to one's destination as possible, particularly in cold or wet weather. Parking lots 1/4 mile away will simply not work.

Category Ia (National Historic Landmarks) may be utilized for commercial and residential purposes when compatible with the primary purpose of the area and consistent with their preservation. Reasonable fees may be charged for the use of facilities." One problem that exists is that lease money must be returned to the general fund of the treasury. It would be better if this lease money could be retained for maintenance or restoration of park buildings. One strategy might be to accept a lower rent in exchange for a higher level of maintenance or restoration on the part of the tenant.

D. Concessions

The Concessions Management Act (Public law 89-249) recognizes that contract services are desirable for park visitors and permits the use of historic buildings by concessionaires. A policy draft by the Office of Cultural Resources, WASO, titled "The Adaptive Use of Historic Buildings" states "Further, improvements and repairs to historic buildings by concessionaires are eligible for tax relief under provisions of the Tax Reform Act of 1976." This could be a valuable tool in rehabilitating a number of park structures with private funds.

E. Contract

Cooperative agreements as outlined in Public law 91-383, can be negotiated that provide for living exhibits, interpretive demonstrations, and park programs. Further, any products or services produced by such activities may be sold at fair market value. This procedure might be creatively applied at Gateway. The Public Buildings Cooperative Use Act of 1976 (Public law 94-541) directs the General Services Administration, when locating space for Federal agencies, to "acquire and utilize space

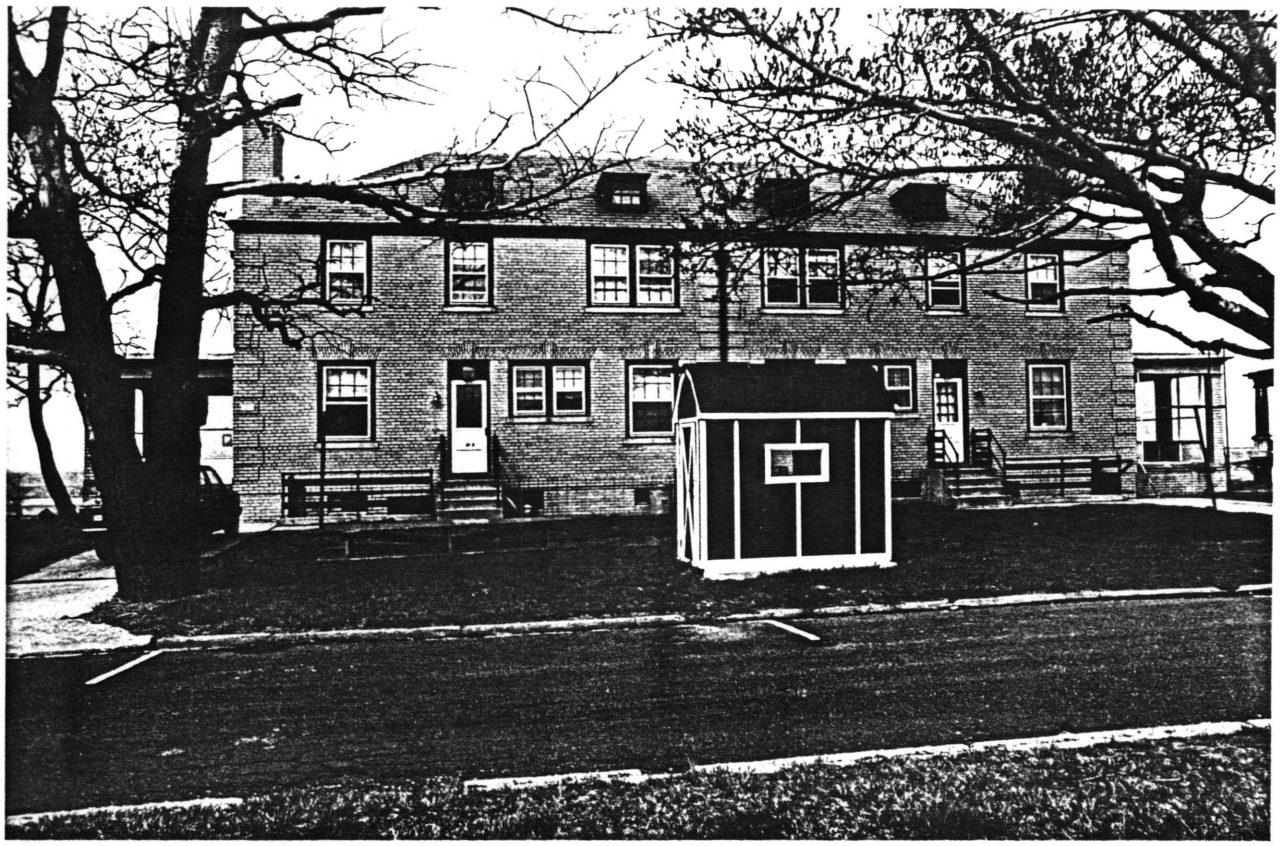
in suitable buildings of historic, architectural, or cultural significance" and to "encourage the location of commercial, cultural, educational, and recreational facilities and activities within public buildings."

DISCUSSION

The objective for management should be to bring all buildings back to sound and usable condition, preferably reflecting their appearance at some point in their history, as determined by cultural resource professionals or a building by building basis. Once the exteriors are restored, buildings would be maintained in that configuration indefinitely. No changes would be permitted without approval of the appropriate cultural resource professionals. In order to meet contemporary demands for safe and efficient space, certain alterations and improvements would be permitted (see the Secretary of Interior's Standards for Rehabilitation).

The first line of defense against damage to these historic resources (either damage or vandalism per se, or damage in the form of "improvements") is the park superintendent and his staff. We strongly recommend that training in cultural resource management and adaptive use procedures be provided to this group. In order to administer the park adaptive use program effectively, the superintendent should consider appointing a committee drawing members from the maintenance, ranger, and interpretive branches of his staff.

The key to a successful adaptive use program is to screen the tenants carefully, write a tight contract, to thoroughly inspect and evaluate conditions in the building prior to, during, and after the lease, and to be able to act with authority if the resource is endangered by the actions of tenants. As of now, there is no one designated person or group to monitor the adaptive



REAR OF BUILDING 21,
FROM THE NORTH PARADE GROUND,
APRIL, 1979 4/79 FH2

This Neo-Dutch Colonial garden shed, and another like it behind Building 145, were erected in 1978. They are an intrusion on the historic and aesthetic scene, and their removal is recommended. The Secretary of Interior's Standards of Rehabilitation would not allow such a structure to be added to a historic district. If the Park Service is not willing to honor the character of the district, why should any of their leasees or permitees? Since these quarters have full basements, the need for such an auxiliary structure is questionable.

2A2B

use program nor an established inspection procedure for recording damage or improvement to park buildings over the terms of the permit.

The park should provide positive leadership in the adaptive use program. As it stands, the park is a major user of park buildings, but the results from a preservation-oriented adaptive use point of view are mixed. On the one hand, various maintenance facilities such as Building 65, the Plumbing and Heating Shop, are utilized for purposes close to those originally intended and maintained in a neat, orderly, "military" manner. In Building 65 walls and woodwork have a fresh coat of paint, with the typical grey wainscot and white above. No modern wall or floor coverings have been added to spoil the historic feel of this building. On the other hand, park headquarters is very appropriately housed in Building 26, the original post headquarters; but the building has been "modernized" by particle board paneling, vinyl floor tile and carpet, suspended acoustic tile ceilings with fluorescent lighting. Very little of the original materials are visible and the "feel" of the building has been drastically changed. Since this type of remodeling is what we are trying to discourage, how can we have prospective tenants coming to headquarters being told they cannot improve their building in the same manner? We strongly recommend that consideration be given to removing this flimsy coverings and repairing the underlying plaster, wood, and metalwork which gave the building its character on the interior, in accordance with the Secretary of Interior's Standards for Rehabilitation (36 CFR 67).

The adaptive use of historic buildings is the best tool available for preserving the historic scene at Sandy Hook. To effectively restore

the over 200 buildings alone, the Park Service would need to spend millions each year. This money is not forthcoming. While waiting for decisions, the buildings have deteriorated at an alarming rate. The Park Service has an obligation to preserve and maintain these resources for future generations, but what has been lacking is strong direction from management to accomplish this goal by the most efficient yet sensitive means. This direction has been given and adaptive use is becoming a major thrust for government. Here at Sandy Hook, there is a tremendous opportunity to lead by example, in the forefront of this new movement.

BACKGROUND DATA

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OMB Circular No. A-45 as revised October 31, 1964.
OMB Circular No. A-25 as revised September 23, 1959.

Public law 90-401.

Federal Register, Vol. 42, No. 179, September 15, 1977, pp. 46,302-46,304.

Management Policies, National Park Service, pp. V-24.

Title 36 17.3.

Concession Management Act (Public law 89-249).

Public law 91-383.

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Special Use Permit Form 10-114 (Revised March 1971).

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Built to Last: A Handbook on Recycling Old Buildings. Massachusetts Department of Community Affairs Office of Local Assistance, Washington, D.C. The Preservation Press, 1977.

Cyclical Maintenance for Historic Buildings, Henry Chambers, National Park Service, Washington, D.C., 1976, Government Printing Office.

Historic Preservation Maintenance Procedures, U.S. Army Technical Manual TM 5-801-2, Department of the Army, Washington, D.C., 1977.

Remodeling Old Houses without Destroying Their Character. George Stephan, Knopf, New York, 1973.

W.C.
W.E.

DEMOLITION GUIDELINES

The National Park Service "Decisions Paper," April 1978 on Gateway National Recreation Area recommends "All structures that are sound, have architectural or historical merit, are adaptable for a prescribed function, and are located at a feasible site will be reused. Structures that are unsound or cannot be adaptively reused will be demolished." Left unattended, any building will eventually reach the economic point of no return and become a prime candidate for demolition on those grounds alone. However, no building is really too far gone for the Government to restore if it is perceived as important enough; witness City Tavern in Philadelphia or Fort Stanwix in New York, both structures which had vanished years ago but are now standing in better than new condition. Therefore, we can dismiss the argument that a building is "too far gone" to restore, and concentrate on making the value judgments necessary to plan for use of these buildings.

The Park Service Management Policies, 1978, allow:

> Although all cultural resources should ideally be preserved, the costs of preservation may occasionally outweigh the benefits to be derived therefrom . . . The resource shall be professionally investigated and the significant data it contains duly recorded in accordance with Executive Order 11593 and Service standards. The resource shall be permitted to deteriorate naturally, unless earlier demolition or removal is determined necessary for public safety or to eliminate unacceptable intrusion or dominant park values.

Demolition is not a reversible step. When a structure is demolished it is gone forever, notwithstanding the two examples cited earlier, which are really replicas, or full size models of the real thing. What may sound to one generation as a logical argument in favor of removing or altering a

structure may be cursed by the next for being short-sighted. Historic preservation, by definition, has focused on the survivors of past eras. The times we live in now, or have just gone through, are not perceived of as having any great interest historically, although they certainly shall to historians 50 years from now. Recent buildings are the most neglected, and it is a random process by which certain buildings survive until they acquire the mantle of historical respectibility. So it is with the many "temporary" support structures remaining at Fort Hancock, particularly at the south end of the Parade Ground, that care must be exercised in evaluating the pros and cons of demolition.

It may be argued that removal of certain buildings would open up views, eliminate eyesores, and even emphasize the historic scene by minimizing visual distractions and improving the quality of the environment in general. Certainly it is a confusing visual image that presents the first time visitor as he reaches the edge of the Fort grounds and sees the mixture of garages, barracks, quarters, and support buildings that exist now perceived in a way that was never intended because the rest of the "temporary" World War II construction has already been removed from this area.

Another consideration is that Gateway is a recreational park and that cultural/interpretive uses are secondary. Certainly structures exist all over Sandy Hook that are individually significant such as the Brick House, Proof Battery, and Light House. But it becomes difficult to assign any great significance to a wood frame garage build as part of the World War II expansion and possibly never intended to remain after demobilization. We

feel that certain structures of 1930s and 40s vintage are important (particularly the group consisting of SH 164, 165, 166, 167, 168, 169, 170, and 171). But others of this period are of little historical or architectural merit and the scene would benefit from their removal if no contemporary use can be found for them.

Park maintenance has found it impossible to keep pace with the simultaneous deterioration of all the structures at Sandy Hook with present levels of funding. Certain structures, namely those identified as most historic and those currently in use, are receiving the most attention. To maintain all structures at the same high level, while theoretically commendable from a preservation point of view, is not realistic. It would be a waste of taxpayer's money that could not be supported. Professional value judgments must be made of the relative significance of various structures to identify priorities for the stabilization and restoration monies that are forthcoming. In doing so, we will identify those structures which, in our opinion, are of little architectural significance and with consultation of historians, are of little historical significance. If no adaptive use can be found for these buildings, they will be recommended for demolition, thereby reducing the inventory of structures at Sandy Hook and allowing efforts to be concentrated on more important structures.

All structures have been given the same consideration in the survey portions of our work. It is very important that, if demolition is programmed for any structure, that money be programmed to properly record it, by measured drawings and photographs, prior to and during its removal for the benefit of future researchers. This is for the simple reason that that which seems terribly insignificant to us may be terribly significant to

future generations. Park Service Management Policies, 1978, provide that "No structure in the National Park System may be removed or significantly altered without professional evaluation of its historical, architectural, and archaeological value according to National Register criteria."

The Director, in Special Directive 78-3, "Removal, Major Alteration, or Neglect of Old Structures," specified the procedures to be followed for buildings proposed for action of this nature. Quoting from this document:

> No structures or structural remains over 50 years old shall be removed, importantly altered, or consciously left to deteriorate without the approval of the Regional Director and the concurrence of the Associate Director, Management and Operations. Proposals submitted for concurrence shall be forwarded with supporting documentation and justification to the attention of the Chief, Cultural Resources and Management Division, Washington Office.

Structures surveyed for this document and recommended for demolition are listed below:

Number	Name (Historic/Current)	Date	Condition	Remarks

NONE IN THIS GROUP

EXCERPTS, BUILDING CHRONOLOGY
SOURCE: EDWIN C. BEARSS, Historic Resource Study, Fort Hancock, 1895-1948

P. 193-195	Feb. 15, 1898	Men were detailed at Ft. Hancock due to the Spanish American War.
P. 195-196		Mortar Battery No. 1 Granger 10-inch and guns conditions and gun details discussed.
P. 197-198		Battery Halleck 10-inch battery operations; gun details; storing submaring mines and caules. (Corp of Engineers)
P. 199-201		General troop maneuvers routine at Sandy Hook - training and reorganization of the Army.
P. 202-205		Redesignation of companies to batteries and other. Testing, practicing, and inspecting guns.
P. 205	July 23, 1902	Accident damaged several post and proving ground structures. Seriously damaged were chimney of C. O. Qtrs., sentry box at corner of stable, Qtr. Masters stables and smoke stack at gun lift battery.
P. 206-208		Target practice w/15-pounder guns, and sub-caliber drill. Committee from Taft Board reviews the Endicott System.
P. 209-210		Examining and qualifying gunners. Inspectine all seacoast batteries, towers, minis casemate, 36" and 60" searchlight.
P. 210-212		16-inch gun, the powerful and largest rifl in the world, weight - 130 tons, shell weight 2,450 lbs. was seen by the society. Touring and representing guns, ships, etc. guns operation and its functions, practice firing were exhibited/discussed.
P. 213	March 26, 1907	Site Selection - Southern Artillery Distri Wireless Distress Signal Station was recommended to be placed at SW Bastion of th old masonry fort - level terreplein 35' above ground; 500 yds. from fire control system.
P. 214-215		Misc. duty and detailing of companies.
P. 215	Oct. 1907	Disarmed Battery Potter. (District Engineer marshall
P. 216		Camping between Batteries Arrowsmith and Secondary Stations; and between Ft. Hancoc and Batteries Potter and Granger. Troops posted and patrolled in other sites.

P. 217-219, 221		Further discussions on maneuvers/details, firing, parading and assigning qualified persnl.
P. 220		List of company's permanent sta. and detail dates.
P. 222-223	1906	Battery Richardson disarmament.
P. 223-236		Expanded Training Mission; Lists of units' Locations and dates of permanent Station and detail.
P. 236	Aug. 1914	Global War.
P. 239-242	1900-1914	•Structural History of the Post. •Landscaping the grounds - sodding the parade and areas surrounding the barracks, Adm. Bldg., and Staff N.C.O. Qtrs. •Complications: Tons of drift sand blown 100-500 yds. covering macadamized rds., brick walks and obstructed the barrack's entrances (Dunes were level w/tops of lamp post along front walkways). •Funds alloted for construction activities re: grading, seeding and soiling. Amounts specified. (Edward Dunne)
P. 244-245		Stabilizing drifting sand by covering the batteries slopes w/3" or 4" of wet cinders and ash; and by sodding questionable areas w/clay and soil.
P. 245		Corp. of Engrs. gave similar treatment to Batteries Engle, Reynolds, Granger and Halle
P. 246		Landscaping accomplished. Corp. of Engrs. removed bluestone flagging from terreplein of Battery Potter and replaced w/concrete. Additional walkways improved and constructed. The salvage flagging was position as walkways in rear of the barracks, bakehouse and quartermaster and commissary stores.
P. 247		Proposals for walks from rear to front of 6 Captain's Qtrs. Gravel walks replaced w/flagstone rear of 11 Lieuts. Qtrs. and Staff N.C.O. Qtrs. paving and colors specified.

P. 248		•Constructed concrete walks N. of Lieuts. Qtrs. No. 7 leading to the Guardhouse and passing in front of Bachelor Officers' Qtrs. and Admin. Bldg., other bisected the parade ground from E. to W. •Construction of macadamized roadway - 2,740' X 15' w/wooden curbs, rear rd. between barracks #25 and YMCA to Battery Potter.
P. 249	1898	•Plank alignment passing in rear of Batteries Reynolds and Granger deteriorated. Important rd. is from Barracks to all batteries, except the rapid-fire guns. •Constructed 12' X 19,000' macadam rd. from Ft. Hancock to trestle guardhouse; connects w/hospital, pumping sta., camp tow, life saving station No. 2 and guardhouse. Completed new 5,000' railroad trestle which connects w/N. J. Rds. coastal resorts.
P. 251	1906	•Built and graveled roadway, south from Ft. Hancock and crossed "S" of hospital, paralleled "E" as the Horse Shoe. •Spur roads were graveled and branched to pumping plant and camp low; verred "SE" to ordance Railroad, turned "S" and paralleled the railway to "S" end of reservation.
	1907	•Graveled roads from South of Battery Gunnison to secondary station, and built rd. crossing from secondary stations to the N-S rd.
	1904	•Completion and repairation of macadam roads at the hospital annex and from stables to Battery Potter.
P. 252		In Front of Storehouses, Post roads had curbs and elevated above their surfaces and roads was sloped. Pockets were filled w/gravel, broken stone and screered.
P. 253	July 25, 1912	Awarded for construction for an extension to the spur and for concrete sidewalks.
	1914	150' X 60' clear area for campsites, at each of Batteries Urmston, Morris, Peck, Richardson, Gunnison and Arrow Smith, were topsoiled. (John H. Ahearn)
P. 254	1937	•20-inch rodman was transferred and mounted on concrete base in triangular plot at Hartshorn Drive and Kearney Rd.

P. 255	Dec. 5, 1901	Installed an electric plant to service the Sandy Hook Defences and Ft. Hancock; placed fixture and wired 36 structures. Completed - Midsummer of 1902.
P. 256		Installation of 34 - 8' lamp posts with Globles placed on top of the posts. 50 candlepower lamps were installed prior to lamp post. (Tucker Electrical Constr. Co.)
P. 257		Corps. of Engrs. extended lighting system; installed in the powerhouse w/1-80 KW and 1-25 KW Rotary transformers which converted 125V direct current into 2,200V alternatig current. Duplex lead-covered cables were drawn through underground vitrified clay conduct. Positioned step-down transformers behind the officer's Qtrs. in underground manhole w/current of 100-116V.
P. 258		•Street lamps was fed from transformers transmitting current through armored-lead cables and cables were conserved by grouping the qtrs. by threes.
	Spring 1903	•A brick 40' X 20' coal shed was built against N. Elv. w/galvanized roof ans replaced powerhouse N window with doors. (Archibald McIntyre)
P. 259	July 1, 1905	•The brick wall's central powerhouse #62 w/stone foundations, concrete flooring and slate roof, lighted by electricity and heated by boilers, was transferred to the post quartermaster. (Corp of Engrs.)
P. 259-262		Constructed 12-ward addition to the hospital at "N" Elv. of structure. Foundations - stone; Brick - piers; Plaster - walls; structure completed June 22, 1902. (Michael O'Sullivan of Brooklyn)
P. 263	June 9, 1902	Hospital Annex and Deadhouse was built; installed electrical wiring and plumbing.
P. 264		Annex Description - two story; 33' X 50' attic; corridor connected to post hospital; Height - one story; stone foundations, red brick buff brick superstructure; slate roof; heated by hot water; 4 toilet rooms, kitchens, sends, etc. wired throughout; and supplied w/necessary fixtures. Second floor - beams; (steel ceilings pg. 271) (Archibald McIntyre of Engineers) Deadhouse Description: 20' X 32' one-story, built similar as the annex; sends. hot water heater, wired for electricity.

P. 265		Construction items cost list.
P. 266-267		Difficulties encountered such as main post sewer, ran across the annex site and had to be relocated to Sandy area. (James E. Saupe + Co.)
P. 268-270		Evidences of shoddy workmanship. Descriptions are given in these pages.
P. 271	Dec. 19, 1913	Fire broke out 2nd floor bldg. #20.
P. 272		Constructed post school, housing in separate rooms and enter classrooms from opposite sides of the 40' X 30' X 10' structure. Requisition made for post chapel, library, and reading room.
P. 273		Classes held in Barracks No. 25 dayroom and torpedo shed. Second floor of the school would be utilized as a social hall.
P. 274, 276, 277	April 3, 1901	Site selection for YMCA was proposed and approved to be built between barracks No. 25 and guardhouse dimension - 40' X 80';
P. 276		Construction for 3 more barracks toward the SW, where water and sewage lines had already been laid.
P. 279	1903-1904	Architectural Style of the "Y" is similar to the other buildings facing the parade ground
	Nov. 20, 1901	Bldg. #53 Post Exchange's roof caught fire and gutted the bldg. Repaired in Dec.
P. 280 - 281	6-18-1904	Plans and Construction for new Exchange Barracks which were used as post Exchange, at the Proving Grounds, was occupied by the condemned structures.
P. 282-283		Removal of Old and erecting a new brick structure w/installation of heating and plumbing systems was approved. Site staked out 60' E of YMCA; two E Elv. doorways widened; door and window screens were provided; altered interior by enlarging salesroom, storeroom, office, by partitioning off the E 10' of the lecture room, closed doorway "W" Elv. of the office, cut new doorway in the office's "S" wall, the enlarged office - converted into sales area, and reduced lecture area became reading room. (John Milnes Co.)

P. 283	1909-10	Construction addition - doubling the size of Post Exchange - adding wing (same type and style) to "S" Elv.
P. 284		List of extensive repairs required. (George W. Wines)
P. 285		Post Exchange added 10'-6" X 8'-6" X 8'-4" butcher shop in basement and divide space - meat one side and other - vegetables; addition had - brick walls, stone foundations, concrete footings and slate roof. Further specification discussed regarding basement dimensions.
286-289	5-1908	No. 222 Plans and specification for bldg. gym and bowling alley and installing utilities. Excavated areas substituted radiators; recommended relocation of scuttle other noted misc. changes approved. (John M[illegible] Co.)
290	1899-1900	Constructed a frame ordance shed.
291	12-12-1899	Constructed frame outhouse 15' x 20', positioned 75' NE of Post Guardhouse, relocated in 1910 to new site - 100 yds E of Bathhouse
	1913	13' x 15' addition constructed to the frame outhouse.
	1925	Bldg. demolished
292	1899	Brief discussion of inadequate space usage a qtrmaster - subsistence storehouse. Recommendation for a 6,6000 sq. ft floor construction, sited between ordnance storehouse and staff NCO. qtrs conforming in arch. style w/post bldg; buff facing brick
294	1909	No 48 sawmill condemned and new sawmill erected E of Bldg. #35 and N of Bldg #44. Constructed - tar and travel roof; supported by 8 trusses, 5'-6" interval spaced, divided into kindling and mill room and power room; N and S elvs had sliding doors.

4-295		Construction of guardhouse, positioned 200 feet ± in rear of Battery Halleck. Constructed 21'x42' frame shed over manure pit, NE 100' - stables, demolished 1932
		Constructed standard frame ordance storehouse in accordance w/Plan No. 128, sheathed w/galvanized iron pressed to resemble brickwork. Siding - painted buff; tin roof & brick foundations (as high as the sills of the framing, sited E side of railroad spur and 30' E of brick ordnance storehouse. (George Wines)
6-7	Feb. 1902	Constructed Fire Station in accordance w/Plan #98 Authority given to construct 3rd set of double N.C.O. qtrs : in accordance w/Plan #82A, bldgs #29 and 30; however, (John Milnes Co.)
98		List of changes incorporated; project not allotted.
99		Added another story to each of the barracks. Roofs supported by heavy trusses.
00		Barracks room dimensions by accomodations (Nelson A. Miles)
1 302	1903-04	Construction of detached kitchen, 7 buildings and others, and installation of utilities change orders regarding wrought iron strips and other misc. changes. (Joseph M. Rawing)
3		
4	6-1905	Above structure, completed requested door and window screen (E.J. Burrows Co.)
5	9-27-04	Sited and constructed greenhouse 500' North of Sandy Hook light tower.
	1909	17x49 and 17x34 hothouse built
	1925	Hothouse demolished by salvage material
06	10-1904	Constructed ice house #60 behind building 47. (Captain Bickham
	2-20-35	Demolished.
06 307		Details of building #63 construction
	8-5-09	Demolished.
08 309	8-30-04	Details of Battalion bathouse construction.
	6-30-04	Constructed boathouse. (Samuel Johnson)
	Spring 1909	Boathouse 6', addition constructed. (Robert J. Walsh)
0 312	1905-14	Water and sewer systems improved and expanded by drilling new wells, providing for filtering the water, etc. (P.H. & J. Conlon)
2		Fire destroyed shops.
3-315		Construction proposals - reservoir, pumphouse, air

316		Details of water system problems
6-317		Filtration plant recommended, prepared & awarded. (Hungerford + Terry)
318		Main line repaired and secondary line extended.
		Details of water usage at the Fort
20		Details of water supply improvements
1		Estimates of improvements.
2-323		Positioning of structure #81 standpipe construction details of new pumphouse #82 and other additional work. (Gaw Mfg. Co)
4	1906-14	Permanent structures #74, 73, 75, 68, several trestle guardhouse #67, 69, 64, etc. were erected during this period. (Bldg 82 - Edward Fay + Son.-pumphouse + chimney; Boilers A.D. Granger Co.
4-325-326	1908	Construction for a fireman's cottage approved & erected between NCO qtrs 25 and guardhouse. (George W. Wires)
6-327		Dimension, material & utilities specified for ordnance storehouse 65 erected. Plans revised; location selected, materials specified in accordance w/Plan #128-C (George W. Wires)
8 329	1907	Dimensions specified; utilities installed site selected and constructed duplex building #66, completion date 1-12-08; materials specified.
29-330	10-29-03	Plans for enlarging Bldg. 67 - trestle guardhouse stopped.- (George Wires)
3	5-14-07	In accordance w/Plan #3-776, new guardhouse was constructed w/installation of necessary utilities.
3 -332	Summer 1908	Rooms dimensioned specified. Quarantine stables #68 specification and construction discussed. Materials specified. (Constructed by quartermaster day labor
33		Enlarged structure #69 - new cremator; specified dimensions and materials of site.
3 -334		Construction of Bldgs. 71 and 72 - Fireman's qtrs. and N.C.O. qtrs #73 (Robert J. Walsh) Lsting of civilians occupancy in gov. housing Specified location, construction plan & utility installation in accordance with Plans No. 230A and 87K.

3		Materials specified. (S. Edward Eaton & Co.)
3[illegible]- 337		Enlarging the garrison from 4 to 6 companies by adding 2-story annex in rear was constructed. (Ed. O. Hamilton of Omaha, Nebraska)
38		Change orders
3[illegible]-340		Paint schemes discussed; repointing in areas specified.
4[illegible]-341		Findings of bulging and fractures and causes discussed, measures taken.
4[illegible]-342		Troops moved in to 2-company barracks. Construction materials and dimensions discussed. (Hamilton & Hamilton)
4[illegible]	9-19-09	Constructed new fire station, location specified Erection for another double set of NCO qtrs and firemen's qtrs determined and sited. (Edward Fay & Son) (Hines & Hamm[illegible] plumbing; George Dillon brick & plumbing; A.D. Granger C[illegible] electrical & H. & E. E. Lowell.
4		Cost estimates
6	1-1-1911	Improvements made to building 75,76,32
7		Dimensions and materials specified and other improvements made (Erected by Enlisted men)
8		Three frame dwellings erected, location noted.
9	5-24-09	Constructed oil and paint storehouse; materials specified site and dimensions specified.
9-352	Dec. 1908	Constructed civilian barracks #80 monies and material specified demensions specified along with types of materials (Robert J. Walsh, Brick & Hines & Hammer plumbing)
2-353-354		Fire destroyed laundry building and construction for laundry and ice plant erected but such funds were used for constructing a stream laundry building. Construction materials and dimensions specified and location sited. Laundry equipment listed. (Equip. bought - American Laundry machinery Co.)
5	1907	Post structures enlarged and increased the garrison.
6		Design improvement needed for building #90 1897-1898 cremator and improvements specified.
6 357-358		Discussed specification for waxing and polishing barrachs floors and results. Installation of additional lockers and provided storm windows and doors for barrachs #22-25. List given of quantities required, etc.
8		Lockers specification.
9	9-22-07	No. 25 barrack's basement converted into recreation room.
9-362	1908	No's. 22-25 barracks plumbing repaired, and other misc. items, radiators, doors, flooring and flashing

2		Specifications of materials and installation instruction specified.
3-364		Brief detial of risers, treads, wall string, iron thresholds, etc replaced and or inserted specifications of reflooring barracks #22-25 with specific materials discussed. (George Wire - toe plates; american Co-treads; Marbleoid - floors
5-366	1897-99	Rehabilitated the latrines, barracks 22-25 by installing new pipes, fixtures. Specified types of work. (George W. Wine of East Orange, New York; Johns
6	1901	Improvements, maintenance and repairs done for officers qtrs, barracks, N. C. O. Qtrs.
7		Specified cost list and specific work required
8	1905	Indicated specific interior improvements]-3 floors wallpaper removal and replacement.
9	1908-13	Improvements by installing new boilers in Lieut's. quarters 1-4 and 16-18, captains quarters #12. Requisitioned for furniture. Other misc. installation and repairs done.
0	2-22-1912	Removed 4" partition - bachelors officers quarters recommendations made for construction of 8 bedrooms, living room, etc quarters for the Garrison's need for sheltering unmarried men and low level pay grade was a problem.
1 372		Altered building 33- bakehouse by constructing steel shed and opening for facilitating entering or exiting and storing.
3		Ovens-baking capacities proposed for installing another oven with accessories.
4		Specified list of future needed requirements and improvements
5		Specified oven No. 1 operation and installation and or position direction. (Marshall oven) (Robert C. Emmons)
6		In accordance to plan #91, addition of second story to building 32- quartermaster storehouse, which provided additional storage space, was constructed. (Edward Fay + S
7		Dimensions and completion date noted.
8 379		Enlarged the guardhouse. Brief details on general court martials and incarcerations.
9		Temporary storage, for electrical and engineer supplies, sited 100'NE of building 44
0	1912	Protest of overcrowded workshop and being a fire trap. Plans for alterating 1st story

80		Floor plan of the quartermaster storehouse approved.
81-383		Strike at Ft. Hancock raised the pay of their laborers. Civilian blacksmith hired to alleviate problems and carpenter's position was established.
83-386		Detail work and reinforcing civilian teamsters.
86-387	1911	Assigned an additional quartermaster - sergeant steamers limits round trips
88 391	Mid Apr.1908	Mass burial of the Douglas-Haleyburton party rediscovered and N. Y. Daily Tribune carried the story. Further discussions of disposition of the remains.
92	1908	Due to error, rearrangements, were made in reopening the graves and reinterred in grave No. 36.
93 94	1915	Ft. Hancock takes vital part to W. W. I. building #7 9 paint and oilhouse burned down.
95 396		Daily routine maneuvered at the Fort.
97		Stated incidents occurred by soldiers which led to hospitalization and reprimending, etc.
98	1915	Pres. Wilson threatened due to the sinking of Lisitania.
99		Garrison duties continues.
00	3-9-1915	Francisco (Pancho) Villa cross the border and raided Columbus, N. M. and Ft. Hancock was alerted.
01 402		Process of abolishing blue uniforms.
02		List of units being redesignated during gun drilling - second half of 1916.
03-404	1916	Complications led to W. W. I. and Ft. Hancock troops continued their usual training schedule.
0	Apr. 6	Congress declared war on Germany.
07-407		Sandy Hook defenses reinforced.
08-409		Poor construction of one building canonment of ten sets of two rooms were erected on 6-30-1916 and orders for construction of suitable canonments were proposed and awarded. Specified dimensions, location, utilities, equipment, etc. (Turner Construction Co.)
10-411		Barracks completed and constructed road, utility lines and other facilities.

6 (A)

13-414		List of new units providing quarters.
	Mid April	4,043 officers and men stationed at Ft. Hancock additional cantonment structure and additional hospital facilities were urgently needed. Site selected and construction completed. (Amsterdam Bldg. Co.)
		Troops guarding government area. Constructed a 4 room 1 story 58'-8" x 14' building and replace the burned fireproof oil and paint storehouse 29'-10" x 49'-8" (Turner Construction (Amsterdam Bldg. Co.)
	1918	Constructed 30x48 mine boathouse and 7-20x25' incinerators at camp low, (+ Pigeon Coop-21-(Amsterdam Bldg.)
	1917-1918	Designation of companies.
		Trench mortar battery organized.
		Organizing and training 57th regiment and designating personnell.
		List - breakdown of men being detailed to companies/bands etc.
		Mump and measles epidemic
		Conducted a school in gunney, etc.
27		Assigned he recruits, casuals, regiments, battalions to various duties.
		Inspected troops, battalion and determined if they were properly supplied. New orders given out.
	Oct. 7	Five antiaircraft batteries organized.
	June 1917	Warning given to troops - charges would be brought against solders who attend and participate peace or anti-conscription meetings/demonstrations.
-432		"Whiskey flows down at the Ft. like water, and problems began.
	Mid summer 1917	Authorization given to construct or addition to the YMCA - 74'x38' extension. Frame structure amusement hall, seating capacity of 1,000 was constructed.
-437	8-25-17	Troops were endangered from the ordance proof battery's 3 inch antiaircraft guns and other firing.
	11-1917	Fire broke out and troops saved the handsome old brick house.
-9		raised $155,000 and was a greater per capita sum than at any other army post in the nation (liberty Loan campaigns)

9	524-1918	The nation's allies honored and ceremony held at battery potter
0-441		Training routine, proof firing were conducted. German zepplin bombing England tigered to make daily reports on any airplance overflying Sandy Hook. List of daily reports.
2-444		Spanish influenza stroke Sandy Hook, breakdown of strength of force details of medical care given and tragedy occurred.
5-447	1-28-1918	Depot constructed, details given of dimensions, location, installations, material, etc. (amsterdam Co.)
7		Change order increased the dimensions of magazine (from 26x42 to 32x50) specified construction details materials, dimensions, etc.
3		Temporary structures erected and remodeled as guardhouses, stables, and garage. Installed water, sewer and electrical lines. (Amsterdam Co.)
3-49	1919	Built addition to the proving ground, quarters for ordnance troops, contonment, and other structures.
		Sewage system constructed - discharge directly into bay; treated water obtained from 360' -8" well. Quartermaster wharf enlarged 150' and several repairs were made.
9		Completed depot and cantonment, and magazines, used for powder storage.
0- 51		Constructed magazines for storaging fulminate of mercury. Details specified.
1	6-19-1918	Cruiser San Diego sunked by a mine laid by U-]56. Fear that Kaiser's submarine might shell the nation's 22 general ordanance depots - Sandy Hook.
2-456	Nov. 11,1918	Armistice with Germany demobilized Sandy Hook. List of breakdown into units. Orders cancelled, men transferr
7		List of battery assignments.
3		general conditions of the quarters and barracks very good. Constant firing from the proof battery made it impossible to keep all the glass in the windows. Certain contonment messhalls - poor, details of poor construction. Small-arm range - poor locations
9- 61		Units disbanded; list of units at the poast; breakdown of assignments, etc.
1	June 7	Only units posted at Ft. Hancock - 1 and 2, 5 and 6 companies. Erected two balloon bed and wind shields.

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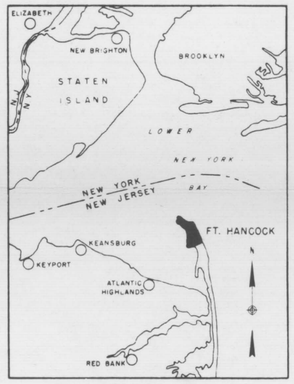
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A T L A N T I C O C E A N



LOCALITY MAP

FORMER BATTERY

1. URMSTON
2. MORRIS
3. ENGLE
4. PECK
5. ALEXANDER
6. HALLECK
7. BLOOMFIELD
8. RICHARDSON
9. POTTER
10. GRANGER
11. MC COOK & REYNOLDS
12. GUNNISON
13. MINE CASEMENT

FIRST U.S. ARMY BEACH AREA

PICNIC AREA

FUEL OIL STORAGE TANK

COAST GUARD FOG HORN

COAST GUARD AREA

TOWERS

LIGHT

LIGHT HOUSE

FLAG POLE

POST CHAPEL

ST. GEORGE'S CHAPEL

COAST GUARD DOCKS

PROVOST MARSHAL BLDG NO. 470

TRAILER CAMP

PARKING AREA

NORTH BRAGG DRIVE

SOUTH BRAGG DRIVE

ATLANTIC DRIVE

HUDSON DRIVE

HARTSHORNE DRIVE

KEARNEY ROAD

KNOX ROAD

KILPATRICK ROAD

FORD ROAD

CANFIELD ROAD

JACKSON ST.

MERCER ROAD

McCLAIR ROAD

KESSLER ROAD

LAWSON LANE

GRAVEL RD.

GUNNISON ROAD

HAGRULER ROAD

WINNINGTON ROAD

CRISPIN STREET

SITE PLAN OF

FORT HANCOCK

HIGHLANDS, NEW JERSEY

SCALE

200 100 0 200 400 600 800 1000 1200 1400 1600 1800 2000 FEET

BUILDING NO. 1 = 353
BUILDING NO. 2 = 352

646/63039