



## Renovation and Reuse of Historic Structures

BNYDC maintains the character of more than forty buildings, which were built at various stages during the Yard's long history. Approximately one quarter of the Yard's buildings were built in the 19<sup>th</sup> Century; a majority of the others were built in the years leading up to World War II.

### Stabilization of NYC Landmarks

Three structures in the Yard are designated as New York City landmarks:

**Dry Dock 1.** The granite graving dry dock was constructed between 1841 and 1851 as the first permanent dry dock in the New York area. It is currently leased to GMD to repair small vessels.

**Naval Hospital.** Constructed in 1838, the two-story Greek Revival marble hospital was designed by Martin B. Thompson, a prominent architect of other New York City military buildings. During the Civil War, the Hospital's Naval laboratory prepared most of the medicines used by the Union Navy. It is estimated that during the Civil War, the Hospital accommodated roughly 25 percent of the total patient load of all naval hospitals.

**Chief Surgeon's House.** Situated next to the Hospital, the 1846 Chief Surgeon's House was constructed of brick with a concave mansard roof, and is a fine example of the French Second Empire style, popular in the U.S. from 1855 to 1875.

### Ongoing Reuse of Structures

Nearly all of the buildings in the Yard were built by the Navy for industrial use; BNYDC and its tenants continue to utilize these buildings for industrial purposes. For example:

**Bldg 10.** Originally a Construction and Repair store and electric plant, the granite building was converted into a forge shop and storage in 1880. One of the first steam engines to drive wood- and metalworking machinery was constructed here. In 1936, it was converted into a one-story structure for housing material awaiting installation on ships under construction. Today it is occupied by Steigelbauer Associates who do set construction for television, theater and trade shows.

**Bldg 12.** Used to assemble piping for plumbing aboard ships as well as pattern designs for ship construction. The building was converted in 1943 to pipe and copper shops. Today it is occupied by IceStone who manufacture eco-friendly durable surface materials for countertops and flooring.

### Upcoming Renovations

There are current plans underway to renovate/reuse the following structures:

**(1) Bldg 128, Machine Shop & erecting wing, Machinery Division, Substation 9.** Built in 1899, the steel structure was used to assemble large boiler engines and fabricated sections of naval vessels. It contained an annealing furnace, which remains today. In the 1940s the space was converted into a machine shop for the fabrication of impellers and shafts. BNYDC will adaptively reuse the building's foundation and steel and develop a Food Complex.

**(2) Bldg 121, Paymaster's Building.** Built in 1905 and originally located on First Street, Building 121 was moved to its current location prior to WWII. The Paymaster's house served as the bank for both the civilian and naval personnel on the Yard. Prior to this, the Disbursing Office was located in the Lyceum Building which was razed by the Navy 1917.

**(3) Bldg 92, United States Marine Corps Commandant's Residence.** Building 92 was designed in 1857 by Philadelphia architect Thomas U. Walter, the fourth Architect of the Capitol, and one of the founders and second president of the American Institute of Architects. His most famous construction is the cast-iron dome of the United States Capitol. The complex included USMC Officers Quarters in Building 93, USMC barracks and a gatehouse on Flushing Avenue. The buildings surrounded a parade ground that displayed a flagpole, along with cannons and cannonballs, spoils of war.

**(4) Bldg 200, Sands Street Gatehouse.** Completed in 1906, this was the main entrance to the Yard prior to WWII. BNYDC will begin construction in 2008 to restore the historic Sands Street gatehouses to as close to its turn-of-century look as possible.