The copyright law of the United States (Title 17, United States Code) governs the making of photocopies or other reproductions of copyrighted material. Under certain conditions specified in the law, libraries and archives are authorized to furnish a photocopy or other reproduction, which is not to be used for any purpose other than private study, scholarship, or research. If a user makes a request for, or later uses a photocopy or reproduction for or purposes in excess of "fair use", that user may be liable for copyright infringement.
THE ADMINISTRATION BUILDING
(THE RYAN CENTER)

Gateway National Recreation Area
Floyd Bennett Field Unit
Brooklyn, New York

©U.S. Dept of Inter, 2000
CONTENTS

I. INTRODUCTION ........................................................................................................... 1

EXECUTIVE SUMMARY .......................................................................................... 3

ADMINISTRATIVE DATA ......................................................................................... 4

STATEMENT OF SIGNIFICANCE ........................................................................... 6

II. ARCHITECTURAL DESCRIPTION OF THE ADMINISTRATION BUILDING ............................... 7

EXTERIOR ELEMENTS ............................................................................................. 9

INTERIOR ELEMENTS .......................................................................................... 13

CURRENT PHOTOGRAPHS .................................................................................. 21

III. INTRODUCTORY HISTORY OF THE SITE .................................................................. 41

IV. ARCHITECTURAL HISTORY OF THE ADMINISTRATION BUILDING ................................. 49

BRIEF CONSTRUCTION CHRONOLOGY OF THE SITE .................................................. 51

INITIAL CONSTRUCTION ....................................................................................... 55

CHANGES AND ALTERATIONS .............................................................................. 65

Works Progress Administration .............................................................................. 65

Passenger-Loading Tunnel ..................................................................................... 67

Landscaping .......................................................................................................... 77

Decorative Program ............................................................................................... 78

Radio Transmitter and Receiver ............................................................................ 78

Ticket Counter and Restaurant ............................................................................. 79

Miscellaneous WPA Projects ................................................................................. 79
Changes 1931-1946 ........................................... 82
Changes 1946-1969 ........................................... 93

National Park Service Alterations ........................................... 97
Changes 1972-1994 ........................................... 97

DECORATIVE PROGRAM ........................................... 100
Overview ......................................................... 100
Materials ......................................................... 106
  Imitation Caen Stone ........................................... 106
  Stenciling ......................................................... 112
  Polychrome and Ornamental Plaster ........................................... 113
  "Development of Transportation" Canvases ........................................... 115
  "History of Aviation" Murals ........................................... 115
  Floyd Bennett Portrait ........................................... 122

V. USE AND FUNCTION OF THE ADMINISTRATION BUILDING ............... 123

ORIGINAL ROOM DESIGNATIONS ........................................... 125

TENANTS AND ACTIVITIES, 1931 - 1941 ........................................... 127

ROOM-USE CHARTS, 1930 - 1946 ........................................... 141

VI. HISTORIC DRAWINGS OF THE ADMINISTRATION BUILDING ............... 151

VII. HISTORIC PHOTOGRAPHS OF THE ADMINISTRATION BUILDING ........... 229

VIII. CHARACTER-DEFINING FEATURES OF THE ADMINISTRATION BUILDING AND RECOMMENDATIONS ........................................... 275

INTRODUCTION ......................................................... 277
APPENDIX D.  Survey of Existing Conditions, May 1941 ........................................... 393
APPENDIX E.  WPA Job Index ......................................................................................... 403
LIST OF FIGURES AND CREDITS
(Unless otherwise noted, all photographs are by the author, 1994.)

ARCHITECTURAL SCHEDULES

Figure 1. Window and doorway schedule, east and west elevations. Original
(Annotated and updated by Judith Quinn, September 1994) ........................................... 15

Figure 2. Window and doorway schedule, south and north elevations. Original
(Annotated and updated by Judith Quinn, September 1994) ........................................... 16

Figure 3. Room and doorway schedule, basement plan. Original plans by the
Division of Planning and Professional Services, Gateway NRA, September
1993. (Annotated and updated by Judith Quinn, September 1994) ................................... 17

Figure 4. Room and doorway schedule, first-floor plan. Original plans by the
Division of Planning and Professional Services, Gateway NRA, September
1993. (Annotated and updated by Judith Quinn, September 1994) ................................... 18

Figure 5. Room and doorway schedule, second-floor plan. Original plans by the
Division of Planning and Professional Services, Gateway NRA, September
1993. (Annotated and updated by Judith Quinn, September 1994) ................................... 19

Figure 6. Room and doorway schedule, third- and fourth-floor plans (tower). Original
plans by the Division of Planning and Professional Services, Gateway NRA,
September 1993. (Annotated and updated by Judith Quinn, September 1994) ....................... 20

CURRENT PHOTOGRAPHS

Figure 7. The Administration Building, west and south sides............................................. 23

Figure 8. The Administration Building, detail of west (front) side, projecting center
pavilion with entrance portico................................................................. 23

Figure 9. West side of building, detail of first-floor window W 1-4........................................ 24

Figure 10. West side of building, detail of parapet ornament above main entry....................... 24

Figure 11. South end of building and part of east side with terrace stairway at right.............. 25

Figure 12. North end of building, showing ghost of former addition in brickwork
around doorway.................................................................................. 25

Figure 13. East (field) side of Administration Building, south terrace................................. 26
HISTORIC DRAWINGS

Note: The following 17 figures were prepared November 17, 1930, for Contract 2000, Department of Docks, City of New York. Gateway National Recreation Area (NRA), Floyd Bennett Field Unit, Archives.

Figure 51. East and west elevations (sheet 1 of 17) ................................................................. 153
Figure 52. North-end elevation and cross-section through wings (sheet 2 of 17) ...................... 154
Figure 53. Cross-section through center pavilion (sheet 3 of 17) ........................................... 155
Figure 54. Longitudinal section through corridors and lobby (sheet 4 of 17) ......................... 156
Figure 55. Basement plan (sheet 5 of 17) ............................................................................... 157
Figure 56. First-floor plan (sheet 6 of 17) ............................................................................... 158
Figure 57. Second-floor plan (sheet 7 of 17) ........................................................................... 159
Figure 58. Roof plan and plan of control room (sheet 8 of 17) ................................................ 160
Figure 59. Details of doorways and windows (sheet 9 of 17) .................................................... 161
Figure 60. Sections through double-hung windows (sheet 10 of 17) ........................................ 162
Figure 61. Door schedule (sheet 11 of 17) ............................................................................... 163
Figure 62. Details of marquee over doorways D 1-24 and D 1-31, and plan, elevation, and section of Stairway #5 (sheet 12 of 17) ................................................................. 164
Figure 63. Foundation plan and footing schedules (sheet 13 of 17) .......................................... 165
Figure 64. First-floor steel framing plan (sheet 14 of 17) ......................................................... 166
Figure 65. Second-floor framing plan (sheet 15 of 17) ............................................................. 167
Figure 66. Roof and third-floor framing plan (sheet 16 of 17) ................................................ 168
Figure 67. Column schedule (sheet 17 of 17) ......................................................................... 169
HISTORIC PHOTOGRAPHS (Exterior)

Figure 127. The Administration Building under construction, north and west sides of building, May 19, 1931. Courtesy the Kingsborough Historical Society, Brooklyn, NY

Figure 128. The Administration Building newly constructed, south and east sides of building, ca. 1932. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 78-17664

Figure 129. An air show at Floyd Bennett Field, spring 1932. Administration Building and surrounds, looking south. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 78-17661

Figure 130. The Administration Building, looking north, ca. 1933. National Air and Space Museum, Smithsonian Institution, Photograph No. 94-4468

Figure 131. The Administration Building, looking southwest, ca. 1933. National Air and Space Museum, Smithsonian Institution, Photograph No. 94-4469

Figure 132. Third and fourth levels of the control tower, west and south sides, ca. 1935. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 78-17671

Figure 133. Southeast corner of Administration Building roof, looking south, ca. 1935. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 78-17669

Figure 134. Northwest corner of the Administration Building roof, looking west, ca. 1935. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 78-17659

Figure 135. Control tower of the Administration Building, looking north, ca. 1935. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 78-17662

Figure 136. East side of the Administration Building with WPA projects underway, including construction of the passenger-loading tunnel, July 1935. National Archives, Still Pictures Branch, Washington D.C. (#69-N-7708D)

Figure 137. The Administration Building, south and east sides, August 1935. Gateway NRA, Floyd Bennett Field Unit, Archives

Figure 138. West, center front doorway, with aviatrix Beryl Markham and crowd, September 6, 1936. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 86-32-931
Figure 152. Mrs. Floyd Bennett unveiling photographic portrait of Floyd Bennett on east wall of lobby, October 25, 1935. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 2587. 

Figure 153. View of the airport manager's office, looking north, second floor of the control tower (manager Ken Behr at left), September 5, 1936. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 3634. 

Figure 154. View of lobby, looking east, showing interior finishes, original lighting fixtures, and baggage-check counter, 1937. Art Commission of the City of New York, NY (Exhibit File #11361). 

Figure 155. View of lobby, looking northeast, showing interior finishes, stairway down to passenger-loading tunnel, and baggage-check counter, 1937. Art Commission of the City of New York, NY (Exhibit File #11361). 

Figure 156. View of lobby, looking southeast, showing interior finishes, stairway down to passenger-loading tunnel, and baggage-check counter (view into restaurant at right), 1937. Art Commission of the City of New York, NY (Exhibit File #11361). 

Figure 157. View of lobby, looking east, showing interior finishes and baggage-check counter, 1937. Art Commission of the City of New York, NY (Exhibit File #11361). 

Figure 158. Sketch of lobby showing proposed installation of WPA murals, March 1937. Art Commission of the City of New York, NY (Exhibit File #11361). 

Figure 159. Sketch of lobby showing proposed installation of WPA murals, March 1937. Art Commission of the City of New York, NY (Exhibit File #11361). 

Figure 160. View of airport manager's office, second floor of the control tower, showing south side of room, August 13, 1938. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 86-32,874. 

Figure 161. View of pilots examining a flight plan in the restaurant (Room 117), showing west side of room, wall treatment, furnishings, and floor, May 18, 1938. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 2236. 

Figure 162. WPA artist Charles Polowetski, in his studio with the oil portrait of Floyd Bennett to replace photographic portrait in lobby, June 24, 1939. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 86-32,785.
Figure 163. View of Mrs. Floyd Bennett unveiling Polowetski’s oil portrait of Floyd Bennett on east face of lobby balcony, showing new Art Deco light fixtures, October 25, 1939. Photograph by Rudy Arnold. National Air and Space Museum, Smithsonian Institution, Photograph No. 86-32,786.................267

Figure 164. Two of the murals by Eugene Chodorow and August Henkel, July 1940: “Aviation in Peace” (top), “First Practical Beginnings” (bottom). Brooklyn Daily Eagle Collection. Courtesy the Brooklyn Public Library–Brooklyn Collection........................................268

Figure 165. “Mythology of Flight” mural being removed from east face of lobby balcony, July 8, 1940. Brooklyn Daily Eagle Collection. Courtesy the Brooklyn Public Library–Brooklyn Collection........................................269

Figure 166. Detail of figure 164, showing decorative finishes in northeast corner of second floor of lobby.................................................................270

Figure 167. Removal of “Mythology in Flight” mural nearly complete, July 8, 1940. Brooklyn Daily Eagle Collection. Courtesy the Brooklyn Public Library–Brooklyn Collection........................................271

Figure 168. Detail of figure 167, showing elaborate metal gate at top of stairway down to passenger-loading tunnel, July 8, 1940........................................272

Figure 169. View from lobby balcony looking down and northwest as the “Aviation in War” mural is rolled up, showing star design in linoleum floor, July 8, 1940. Brooklyn Daily Eagle Collection. Courtesy the Brooklyn Public Library–Brooklyn Collection........................................273

Figure 170. Oil portrait of Floyd Bennett being rehung on east face of lobby balcony after removal of the “History of Aviation” murals, July 8, 1940. Brooklyn Daily Eagle Collection. Courtesy the Brooklyn Public Library–Brooklyn Collection........................................274

PHOTOGRAPHS OF CHARACTER-DEFINING FEATURES

Figure 171. Exterior of building, north and west sides........................................288

Figure 172. Exterior of building, east and north sides........................................288

Figure 173. View of the roof and roof parapet wall looking northwest ....................289

Figure 174. Exterior of building, south end, east side........................................289

Figure 175. Window W 1-5, west side of building.................................................290

Figure 176. Doorway D 1-24, east side of building, showing scar from former marquee and decorative brickwork.................................................290
Executive Summary

[Editor's note: When this report was written, the author was an employee of the Building Conservation Branch (BCB) of the Cultural Resources Center (CRC), part of the North Atlantic Region (NAR), National Park Service (NPS). The North Atlantic Region was later incorporated into a new Northeast Region (NER), and the name of the CRC was changed to the Northeast Cultural Resources Center (NCRC). The terminology in this report has been updated to reflect current organizational conditions.]

This historic structure report (HSR) was intended to function as an addendum to the 1981 historic structure report for Floyd Bennett Field, part of Gateway National Recreation Area (NRA), Northeast Region, NPS. The 1981 report was written for the entire Floyd Bennett Field Unit, so the Administration Building is just one of many elements of the field discussed in it. In light of the upcoming preservation projects at the Ryan Center, a more specific examination of the construction history and evolution of the building was thought to be necessary.

As per the task directive, research for revising the extant HSR was guided by the sources identified by Denver Service Center (DSC) of the NPS in 1981. Existing reports, documents, and sources were reviewed, and new sources of documentation were pursued and exhaustively investigated. A more detailed understanding of the construction and evolution of the Administration Building was developed. A nondestructive investigation of the building was carried out during a number of site visits to assess current architectural conditions, and to examine the building’s structural evolution.

The task directive likewise called for a careful examination of the areas of the interior of the building with original decorative painting. An examination was made and the areas documented with photographs, sketches, and tracings of designs where possible. Extensive paint samples were removed from painted surfaces throughout the building for a future in-depth analysis of both the decorative program and the finishes applied room-by-room. Sample locations were carefully noted on floor plans and in many cases individual site sketches of exact locations were made for future reference.

Also according to the task directive, character-defining features of the building were determined and included in order to guide recommendations for the restoration and adaptive use of the structure. Character-defining features (CDFs) are those elements or treatments that give a structure its distinction and character, and without which the architectural or historical integrity would be diminished or lost. CDFs can date to original construction or to later alterations. Preservation and rehabilitation efforts should minimize any adverse effects to the CDFs of the building.

The report resulting from the above-described investigations is more than an addendum or revision of the original HSR, so it will remain a separate document entitled The Administration Building, Floyd Bennett Field: Historic Structure Report. This new HSR will incorporate findings and documentation included in the 1981 report that relate to (a) the general history of the site, and (b) events and features specific to the Administration Building.

The recommended treatment for the Administration Building is the preservation of the exterior and the rehabilitation of all interior spaces. (Restoration of the lobby and main north/south corridors is currently under consideration by park management.)
The 1993 draft of the *NPS-28: Cultural Resource Management Guideline* defines the selected treatments as follows:

Preservation maintains the existing integrity and character of a historic structure by arresting or retarding deterioration caused by natural forces and normal use. It includes both maintenance and stabilization.

Rehabilitation improves the utility or function of a historic structure, through repair or alteration, to make possible a compatible contemporary use while preserving those portions or features that are important in defining its significance.\(^1\)

The recommended use for the Administration Building is adaptive use as a visitors' center, and as space for exhibits, staff offices, and training services. Use of the building for these functions is compatible with the structure.

Maintenance conditions will be determined and included in the upcoming design package to be developed by an architectural and engineering firm and the Division of Cultural Resources, Gateway NRA. Recommendations related to maintenance concerns will evolve from this assessment.

**Administrative Data**

The Ryan Center/Administration Building (*LCS # JB-001*) is located at Floyd Bennett Field in South Brooklyn on Jamaica Bay. One of the primary buildings included in the Floyd Bennett Field Historic District, it was constructed in 1931 as the airport terminal building for Floyd Bennett Field, New York City's first municipal airport.

The Administration Building was the focal point of the Floyd Bennett Field airport. Located just north of the main runway, it is sited about 250 feet east of Flatbush Avenue. It is oriented on a north/south axis, with the official front of the building facing west toward Flatbush Avenue, and the control tower facing the airfield behind.

Floyd Bennett Field (including the Administration Building) was never a large commercial success. It transferred from the city to the Department of the Navy in 1941, which modified and enlarged it for use as a major naval air station. The Navy made continuous use of the field until the site was transferred from the Defense Department to the Department of the Interior on October 27, 1972.

Construction drawings outlining repairs and partial restoration of the Administration Building were first prepared in 1978. As described previously, a historic structure report for Floyd Bennett Field, including the Administration Building, was completed by the Denver Service Center in May 1981. The HSR included a historical data volume and an architectural data volume. Formal recommendations for rehabilitation of the building were again proposed in 1982. A conditions survey and assessment of the building was conducted in 1984. Preservation of the control tower was

---

carried out in 1992 by park staff and the Building Conservation Branch of the Northeast Cultural Resources Center.

A National Register nomination for the Floyd Bennett Field Unit was prepared and submitted in 1978. The nomination was accepted, and the unit—original runways, Administration Building, eight original hangars, and several dependant buildings—was designated as a historic district.

The proposed treatment of the Ryan Center is exterior preservation and interior rehabilitation, with the possible restoration of several interior features (e.g., the lobby). As explained previously, the proposed use of the building is adaptive use as a visitors’ center, and for staff offices, exhibit spaces, and training services operations.

The proposed treatment and use of the Ryan Center are in agreement with available planning documents regarding the management of the cultural resources of the Floyd Bennett Field Unit of Gateway NRA. The General Management Plan of 1979 identifies the Administration Building as one of the most significant cultural resources of the unit, and identifies the following management objectives for Floyd Bennett Field:

The proposed historic district, which will include the site of the historic central runway system, the administration building/control tower, and six hangars that date from the 1929-1931 period, will be planned to maintain the historic ambience....interior space in the hangars and attendant buildings as well as adjacent open space on and near the runways will be adaptively reused [sic] and rehabilitated as part of the larger design.

The intent was to emphasize "preservation and adaptive reuse of historic resources...." The proposed use of the building, according to the GMP, was "Interpretation and Administration - small auditorium, exhibit room, interpretive use of control tower, environmental, education, administrative offices." Some of these uses are still planned for the building.

The proposed treatment and use are also compatible with the information in the List of Classified Structures (LCS). The LCS identifies the Ryan Center/Administration Building as a historic structure in the "Should Be Preserved" management category, with adaptive restoration proposed for its ultimate treatment.

Related studies that examine the Administration Building include the following:

Porter R. Blakemore and Dana C. Linck, Historic Structure Report, Historical Data Section, Archeological Data Section, Floyd Bennett Field, Gateway National Recreation Area, Volume I (National Park Service: Denver Service Center, Mid-Atlantic/North Atlantic Team, Branch of Historic Preservation), May 1981.


---


The materials generated by this report will be copied and distributed to park and regional personnel for review. Original photographs, drawings, and text will remain at the NCRC until a final draft of the report is completed and accepted. Original materials will then be delivered to the archives of the Floyd Bennett Field Unit, Gateway NRA for cataloging and storage. A final draft of the report will be maintained at the NCRC, the Boston System Support Office of the NPS, and the DSC’s Technical and Informational Center.

**Statement of Significance**

The significance of the Administration Building according to the 1978 National Register nomination is threefold. The significance of the Floyd Bennett Field Unit (including the Administration Building) was determined to be:

- its role in the evolution of aviation history and municipal airport construction;
- its association with individuals significant in early aviation (i.e. Wiley Post, Howard Hughes, Jackie Cochran); and
- the remaining integrity of its original structures and setting, which tell the story of the early years of aviation.

The National Register nomination does not specifically identify a period of significance, although the above-listed determinations of significance roughly bracket the period from construction in 1931 to the establishment of a Naval Air Station in 1941.

In addition, however, Floyd Bennett Field played a major role throughout World War II as a naval air station. The field provided invaluable services as the East Coast terminal of the Military Air Transport Service, serving as the main receiving point of all air traffic and supplies heading for Europe, and as the primary communications link with ships in the Atlantic. It also served as a base for anti-submarine squadrons and as a center for training air cadets. Therefore, a broader period of significance reflecting an extended continuum of occupation, function, and changes to the site is currently under consideration.
EXTERIOR CHARACTER-DEFINING FEATURES

Style

CDFs

- Eclectic combination of the Renaissance Revival, Colonial Revival, Neoclassical, and Art Deco styles. The eclectic mix represents a type of municipal hybrid employed frequently in the design of municipal buildings from 1900 to 1940.
- Large-scale treatment of architectural styles (due to size of building).
- Symmetry and classic proportionality of features on all elevations.
- Spare, clean lines and flat geometric treatment of architectural features.
- Simple materials and details reflecting underlying functionalism of building.

Recommendations

- Preserve the elements (original and later) that contribute to the Renaissance Revival, Colonial Revival, Neoclassical, and Art Deco styles of the building.
- Preserve the symmetrical arrangement of architectural features on each elevation.
- Maintain, and replace where necessary, original materials used.

Shape

CDFs

- Overall rectangular mass with sharp squared edges and flat roof.
- Projecting full-height pavilion at center of west side.
- Recessed entry portico in central pavilion on west side.
- Control tower at center of east side.

Recommendations

- Preserve rectangular shape of the main building.
- Retain recessed portico in current configuration. (Do not introduce handicap access at this main entrance.)

- Preserve the geometric volumes of both the central pavilion and entry portico on the west side, and the control tower on the east side, of the building.

**Roof and Roof Features**

**CDFs**

- Flat roofline and surface of main roof.

- Continuous brick parapet wall with concrete coping.

- Stepped/raised portion of parapet wall at center of west wall above main entry, embellished with decorative winged globe.

- Raised portions of east parapet wall flanking control tower.

- Third and fourth levels of the control tower projecting above flat roof line and creating distinctive silhouette reflecting original function of building.

- Antennas rising from control tower roof.

**Recommendations**

- Maintain flat roofline and roof surface.

- Repair, repoint, and reflash parapet wall. Replace concrete coping in kind if necessary.

- Clean and rehabilitate concrete and bronze of decorative winged globe in center of west parapet wall.

- Maintain antennas on the roof of the control tower.

**Walls**

**CDFs**

- Flemish bond brick pattern.

- Contrasting white stucco surface of recessed entry portico on west side.

- Cast-stone entablature, including a molded cornice with dentil course, plain frieze, and molded architrave.
• Bronze lettering on entablature frieze along east side - NAVAL AIR STATION - FLOYD BENNETT FIELD.

• Cast-stone quoins at all corners of building.

• Contrasting patterns of flush white cast-stone insets in selected areas of brick walls, including diamonds, squares, triangles, and keystones.

• Cast-stone, three-course, ashlar-block water table with molded cap.

Recommendations

• All recommendations concerning materials used in the construction of exterior walls are included in the subsequent CDF #9 (“Materials.”)

• Remove, clean, and rehabilitate bronze lettering. Reinstall on east entablature.

Windows and Doorways

CDFs

• Symmetrical placement of windows and doorways to create a very regular and balanced appearance.

• Pattern of window openings emphasizing each story, i.e., arched openings on first floor and squared openings on second floor.

• Decorative treatment of window openings emphasizing each story:
  - basement level - plain rectangular openings cut in water table.
  - first floor - header-brick arches, cast-stone semicircular panels, springer blocks and keystones.
  - second floor - straight soldier-brick headers with cast-stone keystones.

• Original cast-stone sills.

• Distinctive size and treatment of window openings in the control tower, distinguishing these windows from all others: oversize rectangles with plain soldier-brick headers and continuous cast-stone bands at sills.

• Flat treatment of all window openings; opening and treatment flush (or nearly so) with plane of wall.

• Original cast-stone doorway architraves on north and south sides of building.

• Original cast-stone doorway architraves and arched pediments at west-entry doorways.
• Original header-brick arches and cast-stone panels above former doorways opening to terraces.

• Wooden sash windows in wooden frames (no longer extant - removed 1954; see below).

• Wooden doors in wooden frames (no longer extant - removed 1954; see below).

**Recommendations**

• Maintain the existing configuration of openings, excluding W 1-11, W 1-12, and W 1-22.

• Clean all cast-stone sills (remove rust stains) and make repairs where necessary.

• Recreate doorway openings at original doorway locations on the east side of building (i.e., W 1-11, W 1-12, and W 1-22).

• Repair and repoint masonry at window and doorway openings where necessary.

**Control Tower**

*(Entire tower is a CDF of the building.)*

**CDFs**

• Shape: three-story, five-sided projecting bay capped with the distinctive profile of the metal and glass control room.

• Height: rises two stories above main block of building.

• Windows: banks of two, three, and four windows wrap around each floor facing the field, forming a nearly continuous band of windows.

• Continuous cast-stone bands around tower walls at first-, second-, and third-level window sills.

• Decorative brickwork below each window of first and second floors of tower: header-brick rectangles with contrasting cast-stone insets at corners.

• Steel and glass control room at top of tower (restored by the BCB 1991-1993.)

• Original decorative aluminum railing and metal cornice of control room.

**Recommendations**

• Preserve shape of tower.

• Preserve height of tower.
• Maintain existing configuration of window openings, but reinstall replicas of original wood-sash windows (first through third stories).

• Strip deteriorated fabric-reinforced bituminous coating and metal at the base of the tower and deck. Apply waterproof membrane to lower section of walls, and reinstall metal cladding to match the original.

• Restore original aluminum railing and replace missing sections.

• Continue to monitor metal, steel, and glass of control-room elements for signs of deterioration caused by weathering and water infiltration.

• Restore copper-clad stairway bulkheads and skylights.

Porches, Stairways, and Ramps

CDFs

• West entry portico: recessed two-story space, stuccoed white to contrast with brick, two full-height Tuscan columns supporting portico roof, red-colored concrete floors scored to look like tile pavers.

• Main stairway leading to portico: 30 feet wide, consisting of granite steps with cast-stone cheek walls and stanchions.

• North and south stairways: simple, short, straight runs accessing building through doorways D 1-15 and D 1-38, with granite steps and cast-concrete cheek walls.

• East terraces: rectangular area enclosed by balustrade of cast stone between brick piers, with floors of red-colored concrete scored to look like tile pavers (now covered with asphalt).

• Ramps: descending from grade into basement; two on west side, three on east side of building (at doorways D 0-1, D 0-2, D 0-3, D 0-4 and D 0-5); concrete walkway with walls faced with cast stone.

Recommendations

• Examine stucco walls of west entry portico for structural cracks and damaged surfaces. Restucco and patch where necessary.

• Remove deteriorated cast-stone facing blocks from cheek walls and stanchions of west-entry stairway. Replace in kind.

• Remove deteriorated cast-stone facing blocks from north and south stairway walls where necessary. Replace in kind.
- Remove bituminous coating; improve pitch for drainage and replace the red scored concrete floors of both terraces along the east side of building.

- Repair any cracked or broken pieces of cast-stone balustrades on the east terraces.

- Replace badly spalled, cracked, or damaged bricks of east-terrace balustrade piers and repair where necessary.

- Remove and rebuild steps and cheek walls of both east-terrace stairways leading from the terrace to the apron.

- Reinstall 2 ½-inch pipe railings at north, south, and east-terrace stairways. (See original drawings.)

- Replace deteriorated pipe railings in kind where necessary at ramps leading from grade into basement on the east and west sides of building.

\[\text{Materials}\]

\textbf{CDFs}

- Red Harvard brick walls, parapet, and terraces.

- Cast stone: parapet coping, entablature, decorative insets, quoins, window sills, semicircular panels and keystones, doorway surrounds, water table, west portico columns, east terrace balustrades and railing, and access-stairway cheek walls.

- Granite: all exterior stairways.

- Metal: control tower above the second level, and railings at north, south, and east stairways, as well as at access ramps into basement.

- Concrete: floors of west entry portico and east terraces of building, colored red and scored to resemble tile pavers; also ramps to basement, curbing, and sidewalks.

\textbf{Recommendations}

- Historic materials, identified as CDFs, should not be substituted; repair in kind.

- Determine a matching mix for cast-stone replacement work.

- Monitor, evaluate, and repair brick deterioration caused by moisture penetration and weathering.

- Monitor, evaluate, and repair mortar joint deterioration caused by moisture penetration and weathering.
• Monitor, evaluate, and repair structural cracks in masonry walls.

• Monitor, evaluate, and replace or repair deteriorated cast stone.

• Monitor, evaluate, and replace or repair deteriorated concrete.

• Replace in kind the following: broken, mechanically damaged, or spalled brick and cast stone.

• Closely monitor the newly restored metal-and-glass control tower for signs of deterioration caused by moisture penetration and weathering.

Landscape

CDFs

• Paved expanse of the airfield along east side of building.

• Green zone of grass and shrubs around building.

• Parking area in front of building.

• Front lawn stretching north to south in front of center parking area.

• Sidewalk around front and sides of building.

• Drives radiating from west (front) entrance and angling straight to Flatbush Avenue.

• Sidewalks running parallel to driveways leading to Flatbush Avenue.

• Concrete sidewalk leading to and around flagpole on west/front side.

• Curbing.

• Trees flanking sidewalk to flagpole and planted around flagpole circle.

• Flagpole.

• Light standards flanking walk in front of flagpole.

Recommendations

• Maintain green apron around building.

• Maintain front lawn.
• Maintain current configuration of drives (WPA design).

• Reopen access to the building from Flatbush Avenue by way of historic drives.

• Maintain current configuration of sidewalks (WPA design).

• Where necessary, replace sidewalks with concrete matching the original.

• Preserve all curbing around building and bordering sidewalks; replace in kind where necessary.

• Preserve flagpole and surrounding trees and sidewalks.

• Restore two cast-iron light standards still extant between flagpole and Flatbush Avenue.

• Reinstall a site sign in front of flagpole. (Foundation of original 1935 sign still extant.)