



- Gross Square Feet: 32,272 gsf
- Number of Floors Above Ground: 3
- Building Height: 30 feet
- Status: Units B,D, and E Occupied, Units C and F Vacant
- Current Use: Unit B – Office, Unit C- Transiting to Housing, Units D and E Housing

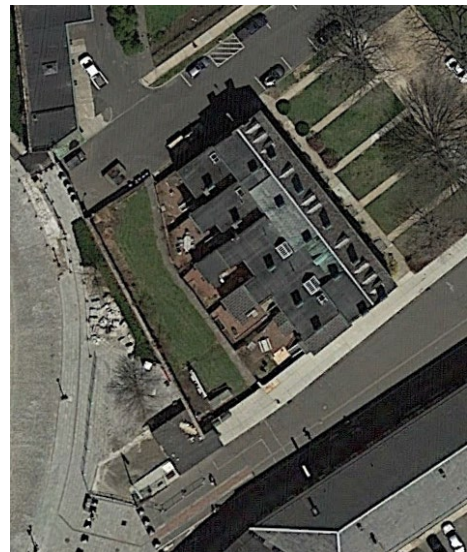
Significance: Building 265 is a series of five rowhouses dating from 1833 that presents a remarkably coherent frontage facing into the park along its western boundary. Many internal rooms and millwork elements of the original houses remain. Starting in the 1870s and continuing through WW I, the houses expanded with brick and wooden additions for kitchens at their rear, west elevation

Building Description

The 1828 master plan for the Navy Yard identified a site (Site 7) near the western boundary of the yard south of the Main (Second) Avenue for the construction of a five-unit rowhouse for the yard's pay officer, porter, boatswain, gunner, and carpenter. Based on this recommendation, Commandant Charles Morris in November 1831 submitted a funding request to build the first three units of this structure. These funds were included in the FY 1832 Naval Appropriations Act, approved on March 3, 1832.

Work started almost immediately, and the three houses were nearly ready for occupancy by April 1833. By that time, Congress had provided funding for both cost overruns on the original units and the construction of two additional ones.

The structure was constructed of brick, with two floors (called the parlor floor and chamber floor in mid-19th century floor plans) and an attic over a raised basement which held the kitchens. The exposed portion of the basement increased from north to south due to the slope of the ground on which the structure had been built. The overall dimensions of the structure were 125 ft. x 32 ft. Each unit was three bays wide, with the



entrance in the northernmost bay. There were two rooms on each floor. Two chimneys centered on the south wall of each of the rooms on the parlor floor rose on the south side of each house, with the brick wall connecting them at the level of the peak of the slate gabled roof. For symmetry, false chimneys were constructed on the north wall of the structure. A single dormer was located at the center of each house on each slope of the roof.

While the houses were generally associated with a particular officer billet, there was some variation over time. The number 265 was assigned to the overall building during FY 1959.

The use of what was called the Upper Quarters by warrant officers continued until the late 1860s or early 1870s. They were then taken over as officer's housing. This use of the quarters for officers would continue until the closure of the Navy Yard in 1974. By that point the structure was often referred to as Captains Row because of the rank of most occupants.

Building Analysis

Character-defining Elements

Exterior

- Repeated brick façades with brownstone lintels, sills, and a band course at first floor level
- Double chimney configuration at end walls and party walls
- Repeated Georgian entrance door surrounds in painted millwork with granite steps and painted 20th century iron railings
- Slate roof with profiled copper gutter edge and dormers (3 at B, 3 at F, and 1 each at C, D, and E)
- Raised porches, now enclosed, at C, D, and E
- 6/6 double hung sliding sash windows, with variations on the north façade and dormers

Interior

- Original entrance vestibules and stairs to upper floors, including balustrades
- Portal with wood trim between front and rear first floor rooms
- Moldings at door surrounds, windows, and baseboards
- Original fireplaces

Integrity/Intactness

The houses incorporate successive periods of change and increasing deterioration of finishes within. Exterior masonry elevations are intact, including brick window arches and chimneys. Entrance steps and railings are intact. Wooden rear additions are in fair condition although steps and siding vary. Some siding is replacement aluminum clapboard. Wooden rear extensions are generally consistent with their historic origins.

Building Envelope Condition

Generally, the building's masonry elevations are in good condition, including brick, brownstone, and pointing. Window sashes appear to require replacement although frames seem to be sound. The building is without insulation. Slate roof planes terminate at copper gutters that appear to be sound. Entry surrounds appear sound. Wooden rear additions are in fair condition although steps and siding vary. Condition of the wooden extensions into the rear yards beyond the 1870s kitchens is often poor, while the porches above appear to have less rot.

Some siding is replacement aluminum clapboard

Building Interior Condition

Interior finishes in the houses worsen from front to back and at basement level. The original west rooms are now without windows to the exterior because of the brick kitchen extensions.

Structural Assessment

- The structure is likely supported by timber piles with a slab on grade.
- The wooden stairs are in good condition
- The roof construction consists of wood flooring sized and positioned at 2"x4" at 12" on center in good condition.
- Exterior walls are constructed with brick and stud walls and are in good condition, but there are several diagonal cracks at door openings and one crack full wall height.

Mechanical System:

Heating Systems

- The building is served by five residential-grade gas-fired heating hot water boilers, manufactured by Slant-Fin; each boiler is dedicated to one of the five apartments and has a dedicated gas meter. The boilers, pumps, gas main and meters, located in a basement beneath apartment "B," are in poor condition.
- Radiators, with architectural enclosures, serve almost all first and second floor spaces with exterior exposures. They are in poor condition.

Cooling Systems

- There only cooling systems observed in any of the apartments were window air conditioning units..

Controls/HVAC/Piping Systems

- Each apartment has a two-pipe hot water system controlled by an electric thermostat. The heating hot water system for each apartment is served by the boiler and pump dedicated to that apartment.
- 4-inch hot water supply and return mains extend from the basement beneath Apartment B through the basements of apartments C, D, E and F. The piping from each of the dedicated boilers/pumps ties into these headers. The piping mains appeared to be in good condition; the piping from the mains up into the apartments is in poor condition.
- Each of the five inline centrifugal pumps located in the basement beneath Apartment B is dedicated to one

Electrical Systems

- The below information is a typical condition assessment from one of the townhouses at Building 265. Walkthrough was conducted in Unit F.
- The building is served by a distribution system using 150 amp 30 circuit panel. They are in good condition.
- The interior lighting fixtures consist of two chandeliers, eight sconces, and other miscellaneous lighting fixtures, all in good condition.
- The exterior canopy-mounted lighting at the entrance is in good condition.
- The building does not have an emergency generator.
- The building does not have an uninterrupted power supply.

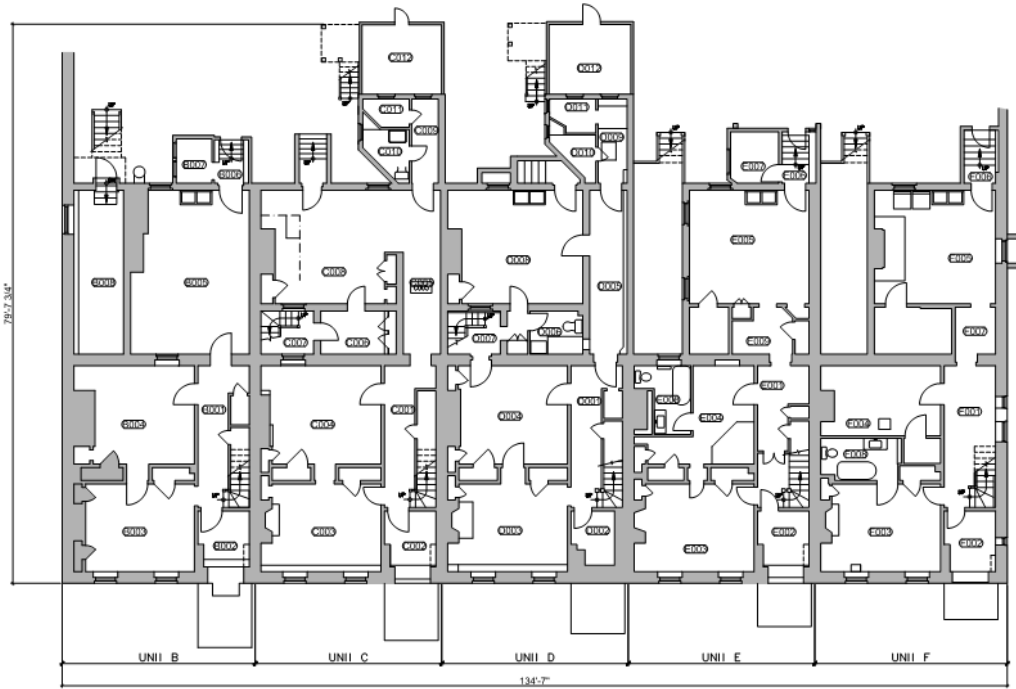
Fire Protection Systems

- The building has a fire alarm system and lacks sprinklers.

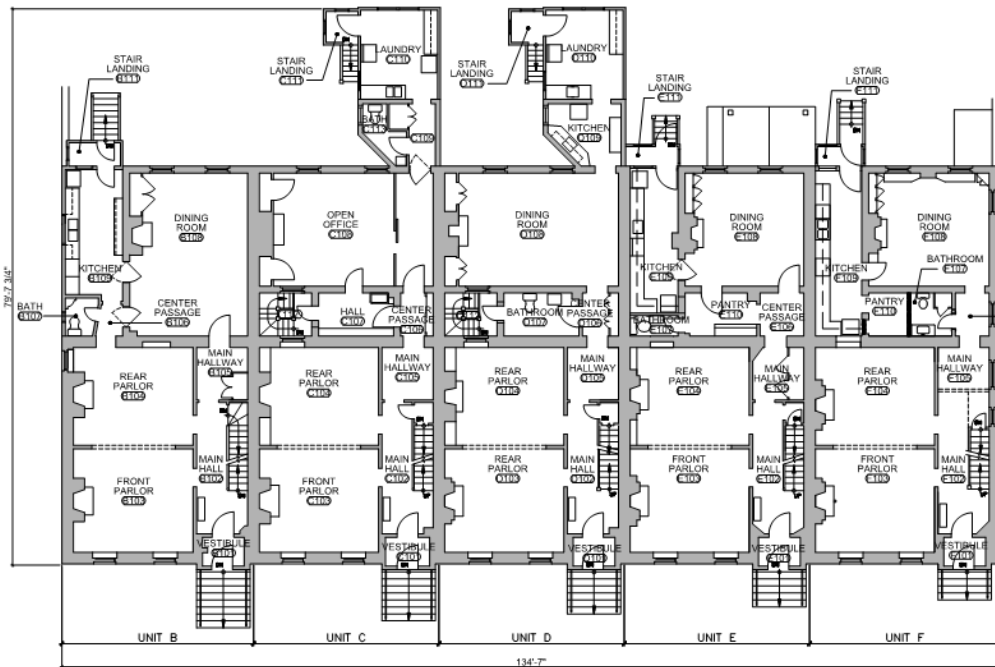
Plumbing Systems

- Incoming water service enters in mechanical space at end of the building below unit B. No water meter was observed on this building water service.
 - Each unit is three stories with an occupied basement.
 - Each unit varies in the total number of bathrooms and fixture layouts.
- Units D, E & F have a full bath in the basement. Unit C has a half bath in the basement and Unit B has no bath in the basement
- Units B, D, E & F have a half bath and kitchen on the first floor. Unit C has no bathroom on the first floor.
- All units have a full bath and a $\frac{3}{4}$ bath with shower stall on the second floor.
- Units C, E & F have a full bath in the attic. Units B & D have a half bath in the attic.
- Existing fixtures observed were not low flow fixtures.
 - The existing water heater was noted as being installed in 2018.
 - Sanitary and storm are tied to a combined sanitary/storm sewer system. Thee roof is sloped with exterior gutters and downspouts.
 - The building presently is served by an existing gas service feeding the boilers.

Building Floor Plans

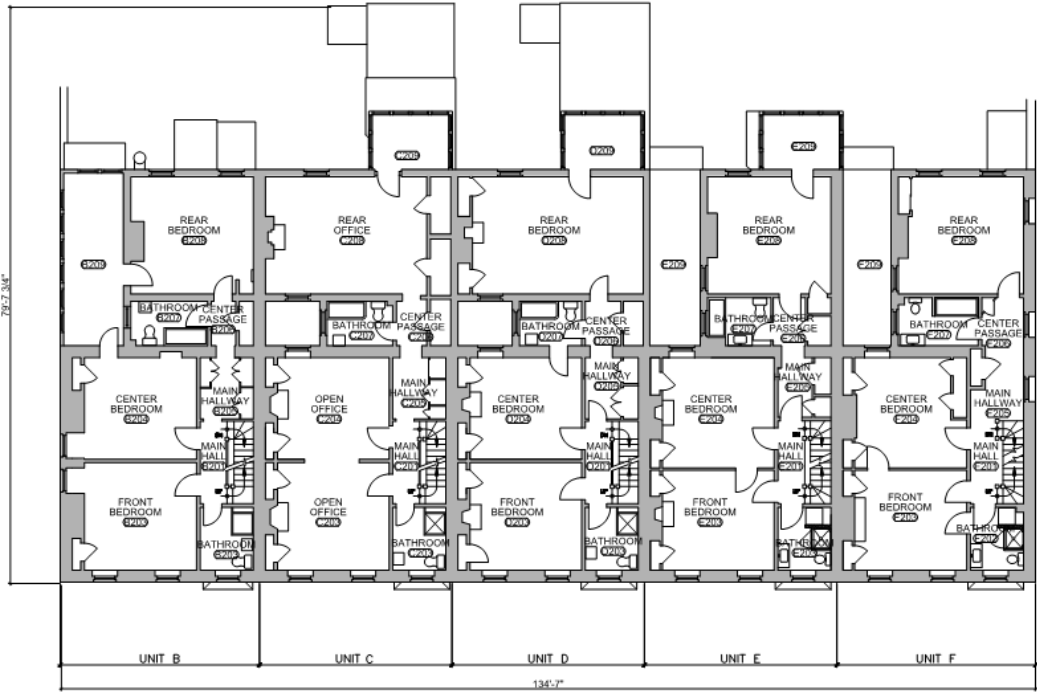


BUILDING 265/BASEMENT

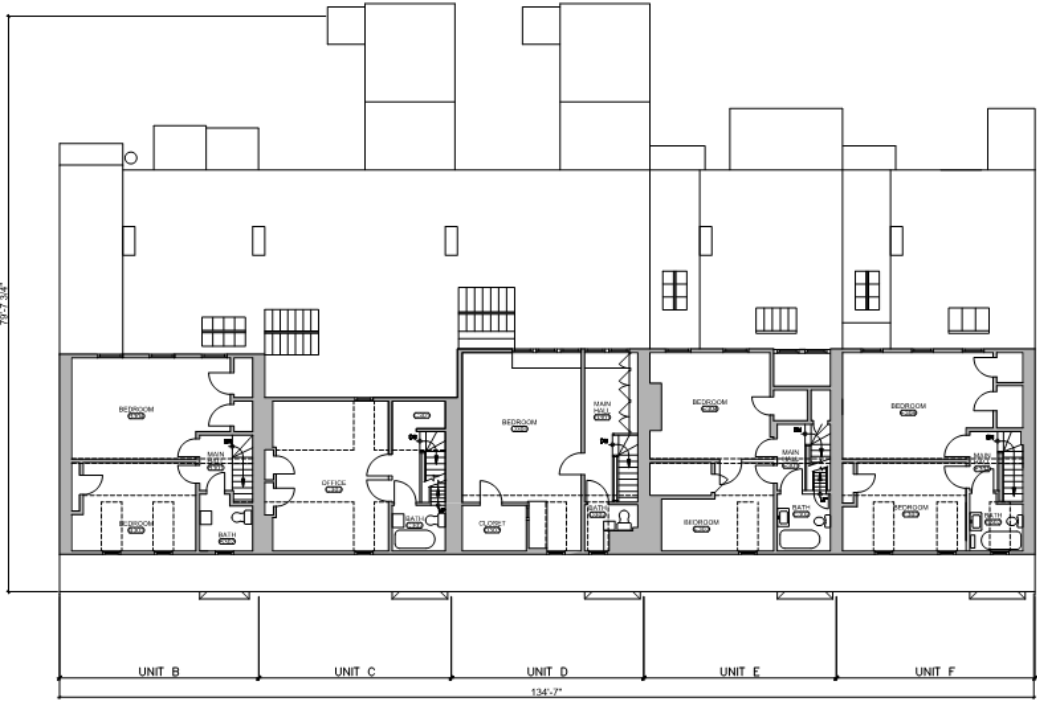


BUILDING 265/FIRST FLOOR





BUILDING 265/ SECOND FLOOR



BUILDING 265/ ATTIC FLOOR



