



S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516-248-6905 516-741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631-761-9220 631-761-9221 (Fax)

REPURPOSE BUILDING LISTED ON NATIONAL REGISTER OF HISTORIC PLACES FOR AFFORDABLE VETERAN HOUSING



**GROUND LEASE WITH
COUNTY OF NASSAU**

**BUILDING LISTED ON
NATIONAL REGISTER
OF HISTORIC PLACES**

LOCATION

**BUILDING 113
DAVIS AVENUE**

**UNIONDALE/
EAST GARDEN CITY
NEW YORK, 11530**

**ZONING
RESIDENCE B**

- **Building 113 is a contributing building to the Mitchel Field Air Force Base and Flight Line Property.**
- **Listed on the National Register of Historic Places.**
- **This former NCO Club is approximately 23,000 square feet (including the basement) and was built in 1932.**
- **Situated at the southern most part of Section 44 Block F Lot 382, on a 5.63 acre lot owned by the County of Nassau.**
- **Per its contract with Nassau County, Smith & DeGroat Real Estate will be the managing agent and is entitled to a construction management fee, payable by the developer.**

CONTACT

MARTIN SCHACKNER 516-455-1110 or GINA COLETTI 631-926-5385

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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AERIAL VIEW



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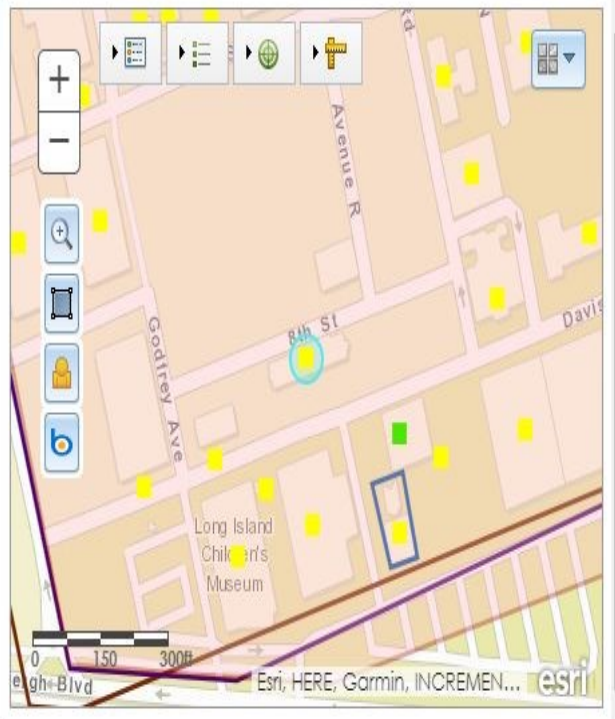
**CULTURAL RESOURCE INFORMATION SYSTEM PROVIDED BY THE
 NY STATE OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION**

USN Details

05901.003148: Building - Listed
 NCO Club (B-113)
 Davis Avenue, Garden City NY 11530 Close

- Overview
- Inventory Form
- NR Status (0)
- MCDs (1)
- Children (0)
- Determinations (0)
- Photos (1)
- Atts. (0)
- Agmts. (0)

Type: Building
Classification: Building
Parent USN: Mitchel Air Base and Flight Line (05901.001074)
Is True:
Contributing:
Demolished:
Is in a Certified District:

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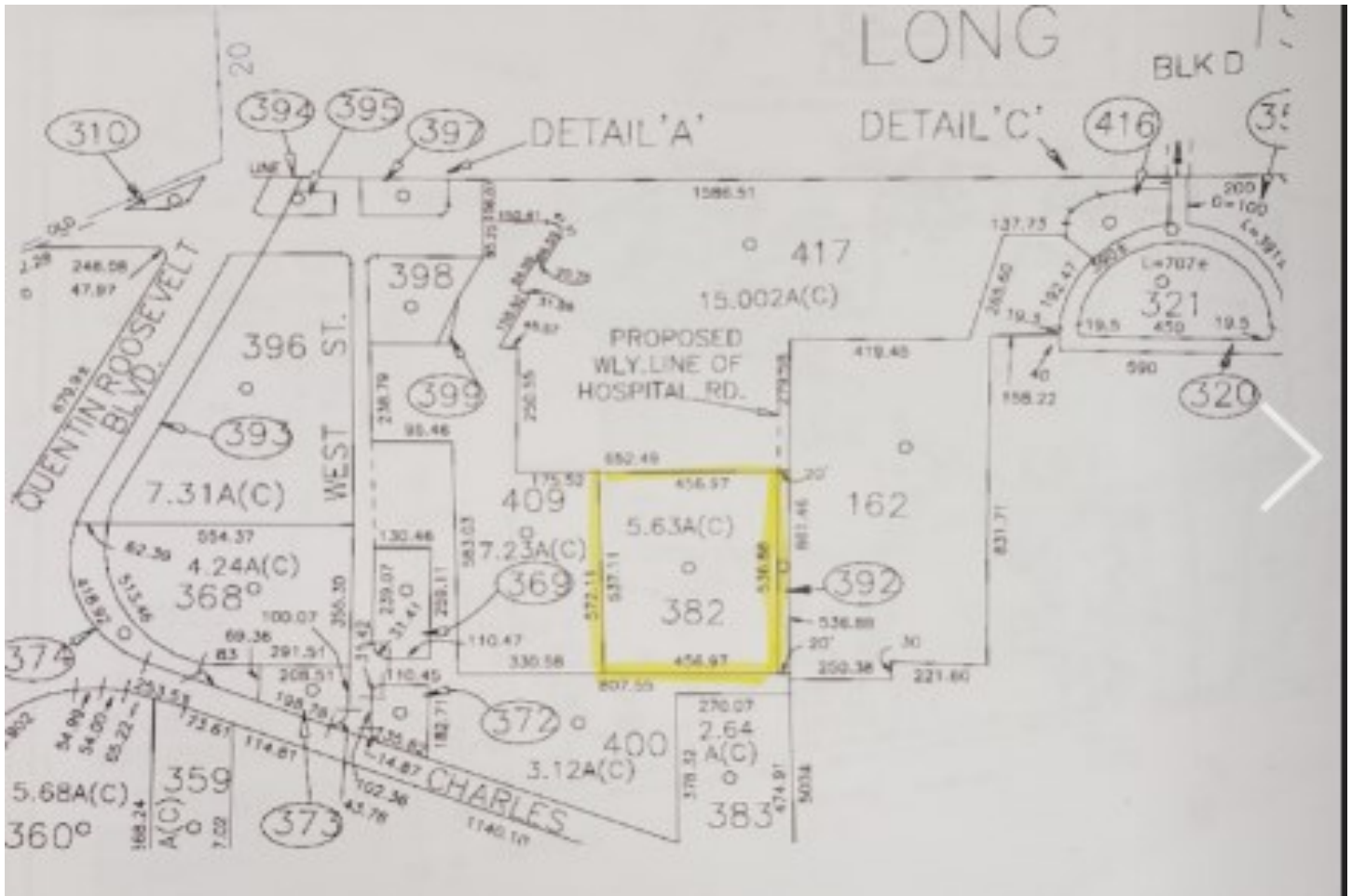
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TAX MAP



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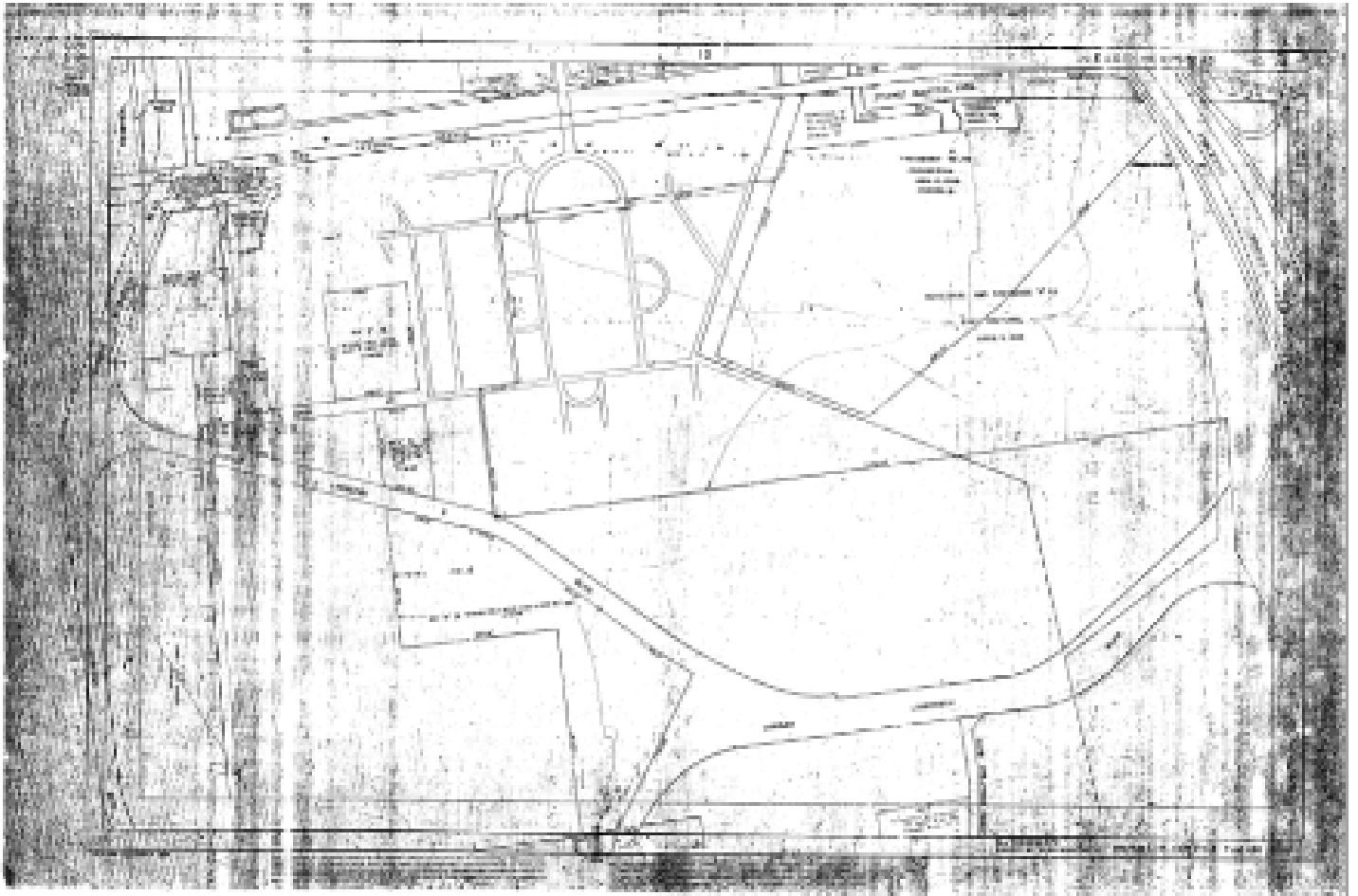
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ZONING MAP



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MITCHEL AIR BASE AND FLIGHT LINE

SOURCE: NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

The Mitchell Field Air Base and Flight Line is situated in the center of the hamlet of East Garden City within the Town of Hempstead in Nassau County. Encompassing most of the southern half of Nassau County, the Town of Hempstead incorporates communities inland and along the Atlantic Ocean. Located to the east of the village of Garden City, a historic planned community, and along the northern border of the Town of Hempstead, East Garden City is a predominantly commercial and industrial area surrounded by intensive residential development. The development of the land within the hamlet has been closely tied to its aviation history. The northern half of the hamlet was the location of Roosevelt Field (no longer extant), later the Roosevelt Raceway, and was developed into a commercial area during the late twentieth century. The southern half of the hamlet has been historically defined by the Central Railroad, which runs through its center, and Mitchell Field; both attracted industrial development to the area. While Mitchell Field's historic extent remains evident on the landscape, only its core 108 acres, the focus of this nomination, remains intact to its historic appearance. Historically, Mitchell Field's 1,117 acres were dominated by land used for flying fields, runways, and taxiways, located south of the air base. After the Army closed the field in 1961, much of that open area was used to construct new buildings and athletic fields for Nassau Community College. While remnants of the primary runway going northeast/southwest exist, largely due to its incorporation into parking lots, the flying fields no longer retain integrity to their historic appearance and have been excluded from the historic district boundary.

Mitchell Field was the most important Air Base on the east coast of the United States during the first half of the twentieth century. The Mitchell Air Base and Flight Line, the historic district being designated to honor this history, is roughly bounded to the south by Charles Lindbergh Boulevard and paved parking areas associated with the Cradle of Aviation Museum and Nassau Community College. These paved areas correspond with the northern extent of the historic flying fields. The eastern boundary runs northeast along East Rd (E Rd) from the flight line to the railroad to Ellington Avenue. The northern boundary incorporates two rows of officers housing on Ellington northeast of Selfridge Avenue, and follows the railroad to the west. West Road forms the western boundary of the district. This approximately 108-acre district encompasses Mitchell Field's remaining, and highly intact, historic core, its Air Base and Flight Line. These resources, which include the majority of the primary administrative, operational and residential buildings constructed at Mitchell, continue to illustrate its historic importance.

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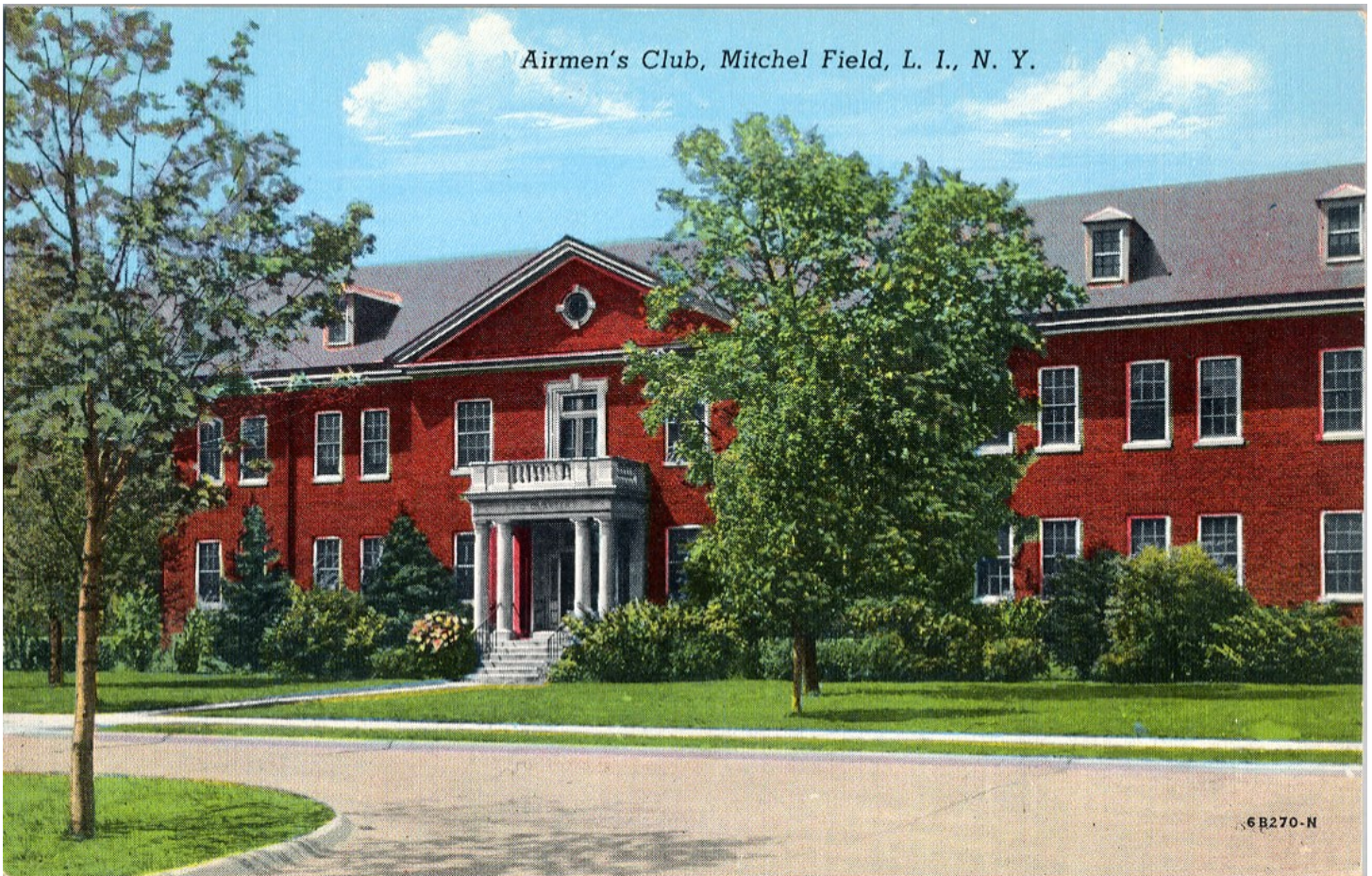
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NCO CLUB

SOURCE: NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

Building 113 – NCO Club, 1932 (1 contributing building)

Two-story, thirteen-bay by three-bay, flat-roofed 1:5 brick building. Central, three-bay slightly projecting entrance; central one-story entry porch, columns supporting entablature. On second story, cast stone eared surround with keystone. Windows boarded, but fenestration, concrete sills, and brick jack arches remain.



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