

Landmarks Preservation Commission
January 30, 2001, Designation List 323
LP-2057

STATEN ISLAND FAMILY COURTHOUSE (originally Staten Island Children's Courthouse), 100 Richmond Terrace, Borough of Staten Island. Designed 1929; built 1930-31; Sibley & Fetherston, architects.

Landmark Site: Borough of Staten Island Tax Map Block 9, Lot 22, in part excluding the portion of the lot between the western elevation and the western lot line.

On February 8, 2000, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Staten Island Family Courthouse, and the proposed designation of the related Landmark Site (Item No. 4). The hearing was duly advertised in accordance with the provisions of law. Two witnesses spoke in favor of designation, including representatives of the Preservation League of Staten Island and the Historic Districts Council. The Commission received a letter of support from Preserve & Protect, Inc. and a letter in opposition from State Assemblyman Connolly.

Summary

The Staten Island Family Courthouse, an integral part of Staten Island's civic center in St. George, is an impressive neo-Classical building set on Richmond Terrace. In 1898, Richmond County was consolidated into the City of New York, and the first Borough President of Staten Island, George Cromwell, moved the old county center from Richmondtown to St. George. Influenced by the City Beautiful movement, Cromwell and architect and Staten Island resident, John Carrère created a grand scheme for a series of government buildings at St. George. Each building was to be freestanding, but to employ classical revival forms and be set back to a common sight line behind a landscaped lawn to create a harmonious ensemble. Between 1898 and 1919, the firm of Carrère & Hastings designed the first four buildings for the civic center. Sibley & Fetherston followed Carrère's design precedents, siting the family court building in line with other municipal buildings on Richmond Terrace. The neo-Classical building was clad in terra cotta treated to look like limestone to harmonize with Carrere & Hastings' neighboring Richmond County Courthouse. Notable features include the rusticated walls, pedimented Ionic portico, and pedimented window surrounds. The majority of New York City courthouses were built in the 1920s and 1930s and the 1930 Staten Island Family Courthouse exemplifies this "boom" in courthouse construction. It is the city's only extant family (children's) courthouse still in use as a court and is largely architectural intact. It is an excellent example of the work of Sibley & Fetherston, a significant Staten Island architectural firm and one of the most prolific firms designing courthouses in New York City.



DESCRIPTION AND ANALYSIS

St. George¹

In 1898, Richmond County and the counties of the Bronx, Kings, New York, and Queens consolidated to become the five boroughs of the City of New York. The first Borough President of Staten Island, George Cromwell, who held office from 1898 to 1913, determined that the island's former county center at Richmondtown was too far from Manhattan and moved the municipal civic and judicial center to St. George, the island's transportation terminus. In 1905 the city took over the former privately-run ferry system and constructed a new terminal. After the 1906 completion of Borough Hall, many new municipal and commercial buildings were erected in St. George. By 1907, several hotels and restaurants as well as the St. George Branch of the New York Public Library had opened in the civic center area. More government buildings followed, including the Richmond County Courthouse (1913-19, Carrère & Hastings, a designated New York City Landmark) and the 120th (formerly 66th) Police Precinct and Headquarters Building (1920-23, James Whitford, Sr., a designated New York City Landmark). In the period immediately after World War I, so many apartment houses and office buildings were under construction in St. George that one observer noted that Stuyvesant Place had "come to look like a ravine."²

Consolidation into Greater New York brought Staten Island improved schools, water supply, roads, police and fire service, and dependable utilities. These amenities, coupled with an improved transportation system and increased manufacturing which brought many new jobs to the island created a strong demand for moderately priced dwellings. Thousands of new homes were erected in developments throughout the island, bringing significant population increases to areas that previously had been sparsely populated. Between 1900 and 1920 the population increased from 67,021 to 116,531,³ creating a demand for increased municipal services.

The St. George Civic Center and the City Beautiful Movement

At the turn-of-the-twentieth-century, American architects and city planners promoted the ideals of The City Beautiful movement.⁴ Their main goal was to create coherent urban ensembles using classical revival forms. The most influential realization of City Beautiful ideals was the Court of Honor at the 1893 World's Columbian Exposition in Chicago with buildings designed by different architects following the same design guidelines. The Court of Honor inspired

countless city plans throughout the United States, including the plans for Washington, D. C., Chicago and Denver. While many of the architects associated with the Court of Honor lived and practiced in New York City, the high price of real estate and small amount of vacant land made City Beautiful ideals difficult to achieve in Manhattan. The newly consolidated outer boroughs offered greater possibilities for the creation of civic and cultural ensembles.

The Staten Island Family Courthouse was the seventh building completed for Staten Island's civic center.⁵ Borough President Cromwell led the transformation of this area into a grand governmental center. He was "determined to make the approach to it [Staten Island] as notable in its architectural features as it is already in its natural surroundings."⁶ He planned to buy all of the land along present-day Richmond Terrace (then Jay Street) between Park Square and Borough Place and build a series of public buildings "each harmonizing with the other and each standing in a garden of its own. By this means he would create overlooking the Bay a noble row of municipal and governmental offices which would add dignity to this end of Staten Island."⁷ John M. Carrère of the architectural firm of Carrère & Hastings chose the site for the new civic buildings and created the general layout of the area. Cromwell and Carrère oversaw the construction of the Staten Island Borough Hall on Richmond Terrace (1903-06, Carrère & Hastings, a designated New York City Landmark), the Staten Island Ferry Terminal (1904, Carrère & Hastings, burned), the Richmond County Courthouse and the St. George Branch of the New York Public Library at 5 Central Avenue (1907, Carrère & Hastings). They were also responsible for the construction of a viaduct spanning the railroad tracks at the St. George ferry terminal and for building the great stone retaining wall that screened the railroad freight yards from Richmond Terrace (1907-08).

Although Carrère's plans were never fully realized, public buildings continued to be added to the civic center. These included Robert G. Gardner's neo-Georgian museum building for the Staten Island Institute of Arts and Sciences at 75 Stuyvesant Place (1917-18), the 120th Police Precinct (former 66th) Police Precinct and Headquarters Building (1920-23) at 78 Richmond Terrace, Sibley & Fetherston's neo-Classical Staten Island Family (originally Children's) Courthouse, 100 Richmond Terrace (1930-31), the Modern Classic style St. George Post Office, 45 Bay Street (1932), and Henry C. Pelton's New York City

Department of Health Building, 51 Stuyvesant Place (1935). Although Carrère had died in 1911 and Cromwell had ceased to be involved in the civic center, the museum building and the two Richmond Terrace buildings followed the design guidelines set forth by Cromwell and Carrère in their use of classical styles, selection of materials, and setback siting. Sibley & Fetherston's family courthouse was particularly close to the models set by Carrère & Hastings, contributing to and continuing the City Beautiful goals of creating a harmonious urban ensemble.

Courts in Staten Island and the Family Court

Prior to the twentieth century, court sessions in New York were held primarily in multi-purpose buildings.⁸ The first building dedicated solely to court use was the 1835-37 Third County Courthouse in Richmondtown.⁹ The second was the 1861-80 New York County Courthouse in Manhattan, better known as the Tweed Courthouse. The majority of New York City courthouses were built in the 1920s and 1930s and the Staten Island Family Courthouse exemplifies this "boom" in courthouse construction.

Between 1913 and 1936—a golden age of construction of civic architecture on Staten Island—four purpose-built courthouses were constructed in the borough. The first was the 1913-16 Richmond County Courthouse by Carrère & Hastings, followed by Sibley & Fetherston's 1929 Staten Island Civil Courthouse, West Brighton (also known as the West Brighton Courthouse), the 1930 Staten Island Criminal Courthouse, Stapleton (also known as the Stapleton Courthouse) and the 1930-31 Staten Island Children's Courthouse (today known as the Staten Island Family Courthouse).¹⁰

During the nineteenth century and the first decade of the twentieth, cases involving women and children were tried in the magistrates' court (a city court). In 1910, a municipal legislative commission criticized the treatment of women and children in these courts and recommended a change in decorum and facilities.¹¹ Legislation was passed in 1910 and 1915 requiring better administration and facilities. In 1915, the children's court became a separate division with its own probation department, and in 1924, it became independent of the magistrates' court, with jurisdiction over cases involving juvenile criminals and delinquents and child neglect.

In 1918, the family court was established as a division of the magistrates' court to handle spousal and child support cases. In 1933, the family court and children's court merged to become the domestic relations court with jurisdiction over family and

juvenile matters. By the late 1930s each borough had its own family court. In 1962, this city court division was taken over by the New York State Family Court.

In Staten Island until 1931, the children's court convened first in the Corn Exchange Bank Building¹² and then in Borough Hall. The first children's courthouse in New York City was built in Manhattan in 1912 (137-143 E. 22nd Street, now part of Baruch College), next in Brooklyn in 1916-22 (demolished), then in the Bronx in 1929-30 (demolished). By 1928, Staten Island needed a new children's courthouse. At this time, it held its sessions in rooms in Borough Hall. Borough President John Lynch (serving 1922-33) wrote, "This will obviate the necessity of having the children pass through the Borough Hall to the present court rooms and will also furnish additional space in the Borough Hall for offices of this department which is made necessary by the expansion of our activities."¹³ The cornerstone of the new courthouse was laid in 1930.

The Staten Island courthouse was followed by one in Queens built in 1932 (demolished), and the new city-wide headquarters for the children's court was built in Manhattan in 1938 (135 E. 22nd Street, now part of Baruch College).¹⁴ Built in the middle of the citywide children's courthouse construction campaign, the structure in Staten Island is the only one still standing and used for its original purpose.

Sibley & Fetherston

Very little is known about Joseph T. Sibley (? - 1957),¹⁵ while Charles E. Fetherston's life (1886-1955) is somewhat better documented.¹⁶ Fetherston was educated at the Beaux Arts Institute of Design in Manhattan and then trained under and later worked for the architect H. Van Buren Magonigle. Fetherston subsequently worked for York and Sawyer, a firm specializing in banks and hospitals.¹⁷

In 1920,¹⁸ Joseph Sibley and Charles Fetherston formed the architectural firm Sibley & Fetherston, active until at least 1940.¹⁹ While Sibley & Fetherston was in business, it had offices at various locations in Manhattan.²⁰ In 1922, the firm won first prize in a design competition for a model tenement sponsored by the Chamber of Commerce, the Merchants Association, the Real Estate Board of New York, and the Trustees of the Phelps-Stokes Fund.²¹ Sibley & Fetherston designed St. Mark's Methodist Episcopal Church on West 137th Street at St. Nicholas Avenue; the Gramatan Apartments in Mount Vernon, New York; the Nurses' Home at the Kingston Avenue Hospital in Brooklyn; and "numerous private residences" in Westchester and Richmond Counties.²²

The firm designed many buildings, public and private, on Staten Island, including St. Paul's Church, New Brighton; St. Joseph's Hill Academy, 850 Hylan Boulevard; the 1929 Staten Island Civil Courthouse, 927 Castleton Avenue, West New Brighton; the 1930 Staten Island Criminal Court, 67 Targee Street, Stapleton; the State Island Children's Courthouse (today known as the Family Court), St. George; the Isolation Hospital, Sea View; the Faber Pool, 1932, 2175 Richmond Terrace.

Between 1928 and 1930, Sibley & Fetherston designed three new courthouses in neo-Classical styles for Staten Island, towards the end of the first generation of civic structure construction in the new greater City of New York. Thus, the firm was one of the most prolific designers of courthouses in New York City.²³ Sibley & Fetherston's courthouse commissions were typical architectural practice in New York City.²⁴ It was common for "local" architects--that is, architects with deep ties to a given borough--to design major monuments in their own community. Staten Island resident John Carrère's firm Carrère & Hastings had previously received numerous commissions for Staten Island buildings. Fetherston, like Carrère, was a Staten Island native. Fetherston lived most of his life in West New Brighton.²⁵

Design of the Staten Island Family Court

Sibley & Fetherston's design transforms the traditional notion of scale in courthouses. Most courthouses are grand and imposing, embodying the full power of the law and the strength of the system. In contrast, the Staten Island Family Courthouse is approachable and intimate, qualities Sibley & Fetherston probably thought were appropriate for the building's primary audience of women and children. The building's ornamentation is in keeping with the restrained qualities of 1920s neo-Classicism. The apt description of it in the *AIA Guide to New York City* reads, "Finely glazed Ionic columns and a delicately ornamented facade (all in softly glazed terra-cotta) look pleasantly remote from the heavy problems that are pondered within."²⁶

The design reflects the influence of John Carrère and English eighteenth century architecture. Sibley & Fetherston followed John Carrère's design precedents for the civic center, lining up the Staten Island Family Courthouse with the other civic center buildings and cladding it in terra cotta made to look like the limestone used on the earlier buildings. Sibley & Featherston skillfully echoed certain aspects of Carrère & Hasting's Richmond County Courthouse, especially the Richmond Terrace facade, in order to contribute to the civic center

ensemble. The building's neo-Classical style, projecting pedimented and porticoed central section, rusticated walls with projecting rusticated piers framing the corners of the facade all relate to the style of the Richmond County Courthouse. The Staten Island Family Courthouse is also modelled after eighteenth century English Georgian architecture, particularly Sir William Chambers' Somerset House, a government office building located in London. The rusticated base, porticoed central section concluding in a pediment and pedimented windows of the Staten Island Family Courthouse form a scaled down and more austere version of Chambers' earlier building. Somerset House additionally provided a model for expressing the function and layout of the building on the exterior. Chambers emphasized the major reception rooms on upper levels of Somerset House through the use of the portico and pedimented windows. Sibley & Fetherston used the same device to emphasize the second floor courtrooms of the Staten Island Family Courthouse.

Description of the Staten Island Family Courthouse

The Staten Island Family Courthouse is a detached building perched atop a steep grassy knoll on the south side of Richmond Terrace, at the intersection of Hamilton Avenue, overlooking the harbor.

The building is approached from the sidewalk by three flights of stairs and two landings consisting of: a flight of twelve non-historic cast-stone steps, a landing of red brick laid in parallel rows, a flight of eleven non-historic cast-stone steps, a landing of red brick laid in a zig-zag pattern, a flight of five stone stairs leading to a landing of red brick laid out in a zig-zag pattern that leads to the door. This final landing is as wide as the front bay of the building. The first two flights of stairs were replaced in 1996.²⁷ The final five stairs appear to be historic, as they are deeper than those in the first two flights. The bricks that comprise all of the landings were laid in 1996, replacing the original concrete landings. There is a parking lot on the Hamilton Avenue (northwest) side of the building. Handicapped access (added in 1996) extends from the parking lot to the second landing and up a ramp to the front door. The front and side yards are simply landscaped with grass and low shrubbery. An historic wooden flagpole stands on the southeastern corner of the lawn at the edge of the far side of the wide landing.

The neo-Classical style building is two stories high above a full basement. Its facade is white glazed terra cotta. The courthouse is laid out in a cruciform pattern, with symmetrical wings projecting on either side. The entrance is at the center of the building. The nonhistoric wood door has a historic leaded clear-glass

fanlight. A non-historic painted metal sign, "Family Court," covers the original "Children's Court" incised in the lintel over the fanlight. Two original black-painted metal lamps flank the door, one on each side. Rusticated quoins frame the entrance and occur at every corner of this story. On either side of the door is a window with a sill. The remaining windows on the first floor also have sills and no lintels.

The second story is the most richly decorated part of the building. The projecting central portion has by four fluted Ionic columns that support an unadorned pediment and align with the rusticated quoins below. The three windows, which correspond to the door and windows on the first floor, are articulated with a pediment above, a sill below and a rectangular border around; this greater degree of ornamentation is carried out on all of the second floor windows all the way around the building. Engaged pilasters frame the side walls of the second story of the entrance extension.

On the front of each side wing, there are two windows on the first floor and one on the second. On the rear of each side of the wings, there is a single window on the first floor and none on the second. The westernmost bay of the first floor, south elevation contains an entrance with a nonhistoric, utilitarian

covered walkway extending out from it. The rear of the building extends out one bay from the wings and is decorated in a manner related to that of the entrance. The rear facade is five bays wide, with an engaged fluted Ionic pilaster between each window. Rusticated quoins mark the corners. There are five concrete window wells with original iron grilles letting light into the basement.

All of the windows of the building were replaced in 1981 with non-historic dark brown metal sash units.²⁸ The original windows were six over six sashes. All of the ground-floor windows have non-historic metal grating on the front and sides, and in the rear, the historic grating is a heavy ornamental ironwork. Almost all of the window grates have had holes cut in them to accommodate window air conditioning units. The building was upgraded in 1988 and 1996, with improvements to the heating, plumbing and electrical systems.²⁹

Report prepared by
Joseph Ruzicka
Consultant

NOTES

1. This section on the development of St. George after consolidation is drawn from the Staten Island Institute St. George Exhibition File; Charles W. Leng and William T. Davis, *Staten Island and Its People* (New York: Lewis Historical Publishing Company, 1929-30), vol. 1, pp. 337, 354-59; vol. 2, pp. 752-53, vol.5, p. 40; and the Landmarks Preservation Commission, *120th Police Precinct Station House (Former 66th Police Precinct Station House and Headquarters) Designation Report (LP-2058)*, prepared by Gale Harris and Mary Beth Betts, with Marianne Percival and Loretta Lorance (New York: City of New York, 2000).
2. Leng and Davis, vol. 2, p. 753.
3. Leng and Davis, vol. 2, p. 1018.
4. For the impact of the World's Columbian Exposition and the City Beautiful movement see: *The American Renaissance, 1876-1917* (New York: Brooklyn Museum, 1979), pp. 21, 101-09; Robert A.M. Stern, Gregory Gilmartin and John Massengale, *New York 1900* (New York: Rizzoli, 1983), pp. 17-23; Henry Van Brunt, "The Columbian Exposition and American Civilization" in *Architecture and Society: Selected Essays of Henry Van Brunt* (Cambridge, Mass.: Belknap Press of Harvard Univ. Press, 1969).
5. Information in this paragraph is based on Landmarks Preservation Commission, *Richmond County Courthouse Designation Report (LP-1206)*, prepared by Andrew S. Dolkart (New York: City of New York, 1982); Leng and Davis, vol. 1, pp.355-65, vol. 3, p. 5; Stern, *New York 1900*, p. 69; Robert A.M. Stern, Gregory Gilmartin, Thomas Mellins, *New York 1930* (New York: Rizzoli, 1987), pp. 102-03; Board of Education of New York City, *Staten Island: A Resource Manual for School and Community* (New York: Board of Education, 1964), pp.149-150.
6. *The New York Times*, March 31, 1912, part 5, p. 9.

7. *Ibid.*
8. In Staten Island there is the 1848 County Clerk's Office and Surrogate's Court in Richmondtown, the 1889 Edgewater Town Hall, which included the municipal court and the city magistrate's court, and the 1868 New Brighton Village Hall, which included a courtroom. Even Staten Island Borough Hall has a courtroom on the second floor. See Mary B. Dierickx, *The Architecture of Public Justice* (New York: Department of General Services, 1993), pp. 116-21, 127.
9. *Ibid.*, pp. 136-37.
10. *Ibid.*, pp. 130-35.
11. The section on the history of the children's/family/domestic relations court in New York City/State is derived from Kenneth Jackson (ed.), *The Encyclopedia of New York City* (New Haven and London: Yale University Press, and New York: New-York Historical Society, 1995), pp. 289-90, 292-93.
12. Dierickx, p. viii.
13. John A. Lynch, "Staten Island's Progress," in *Staten Island* (New York: Staten Island Chamber of Commerce, [1928]), p. 9. "And in 1931 a Domestic Relations Court opened at St. George to care for family and childhood maladjustments." Loring McMillen, *Staten Island. The Cosmopolitan Era* (New York: Staten Island Historical Society, 1952), p. 7.
14. *Ibid.*
15. *AIA Journal*, vol. 29, January 1958, p. 11.
16. "C.E. Fetherston, 69, Architect, is Dead," *The New York Times*, May 21, 1955, p. 17. The obituary reported that during World War II, Fetherston "was one of the designers of the atomic bomb plant at Oak Ridge, Tenn."
17. Leng and Davis, vol. 3, p. 158.
18. *Ibid.*
19. James Ward, *Architects in Practice, New York City, 1900-1940* (Union, New Jersey: J&D Associates, 1989), p. 71.
20. *Ibid.*
21. "The Prize-Winning Plans in New York's Model Tenements Competition," *Architecture*, vol. 45, no. 3, March 1922, p. 99; "Tenement House Planning. Some Notes on Conditions in New York as Indicated by the Recent Competition for Model Tenements," *The Architectural Forum*, vol. 36, no. 4, April 1922, pp. 157-58.
22. Leng and Davis, vol. 3, pp. 158-59.
23. Sibley & Fetherston were only surpassed by Max Hausle, who designed four courthouses in the Bronx., Dierickx, p. xix.
24. *Ibid.*, p. xx.
25. A further Fetherston tie to the Staten Island community was cemented by two of his brothers who were in public service. William T. Fetherston was a judge and the chairman of the Democratic Committee of Staten Island, and John Fetherston was the City Commissioner of Street Cleaning.
26. Eliot Willensky and Norval White, *AIA Guide to New York City* (New York: Harcourt Brace Jovanovich, 1988, third edition), p. 806.
27. Details of the 1996 renovation and repairs found in New York City Department of General Services, Facilities Management and Construction, Capital Project PW78503B, Drawings L1-9.

28. New York City Department of General Services, Facilities Management and Construction, Capital Project PW-290, Job #8003.
29. Dierickx, p. 135. The Building Department, Staten Island Borough Hall, has on microfiche plans and permits for replacing the old oil burner with a new gas-powered one. Records of electrical and plumbing work are not on file. For a current assessment of working conditions and the inadequacy of the utilities in the courthouse, see Dean Balsamini, "Report Assails Condition of Island's Courts," *Staten Island Advance*, November 25, 1998. For the possibility of a new family courthouse on Staten Island, see Dean Balsamini, "Family, Criminal Courts Will Get a New Facility," *Staten Island Advance*, May 13, 1999.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, architecture and other features of this building, the Landmarks Preservation Commission finds that the Staten Island Family Courthouse has a special character and a special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the Staten Island Family Court is an impressive neo-Classical building set on Richmond Terrace is Staten Island's civic center; that it is an integral part of Staten Island's civic center in St. George and contributes to the harmonious ensemble of classically-designed buildings in Staten Island's civic center; that influenced by the City Beautiful movement, the first Borough President of Staten Island, George Cromwell, and architect John Carrère created a grand scheme for a series of government buildings at St. George in which each building was to be freestanding and also form part of a harmonious ensemble through the use of similar classical revival forms and a uniform building line, and that this ensemble of buildings was highly visible from the approaching Staten Island Ferry; that Sibly & Fetherston followed Carrère's design precedents, siting the building in line with the other municipal buildings on Richmond Terrace, and designed the building as a neo-Classical Georgian public building clad in terra cotta treat to look like limestone to harmonize with Carrère & Hastings neighboring Richmond County Courthouse; that notable features include the rusticated walls, pedimented Ionic portico, and pedimented window surrounds; that the majority of New York City courthouses were built in the 1920s and 1930s and that the Staten Island Family Courthouse exemplifies this "boom" in courthouse construction; that it is the only extant family (children's) courthouse still in use as a court in the city; and that it is an excellent example of the work of the architectural firm of Sibley & Fetherston, one of the most prolific firms that design courthouses in New York City; and that the firm also designed numerous other significant buildings in Staten Island.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the Staten Island Family Courthouse, 100 Richmond Terrace, Staten Island and designates Borough of Staten Island Tax Map Block 9, Lot 22, in part, consisting of the land on which the described building is situated and the front and side yards, as its Landmark Site.

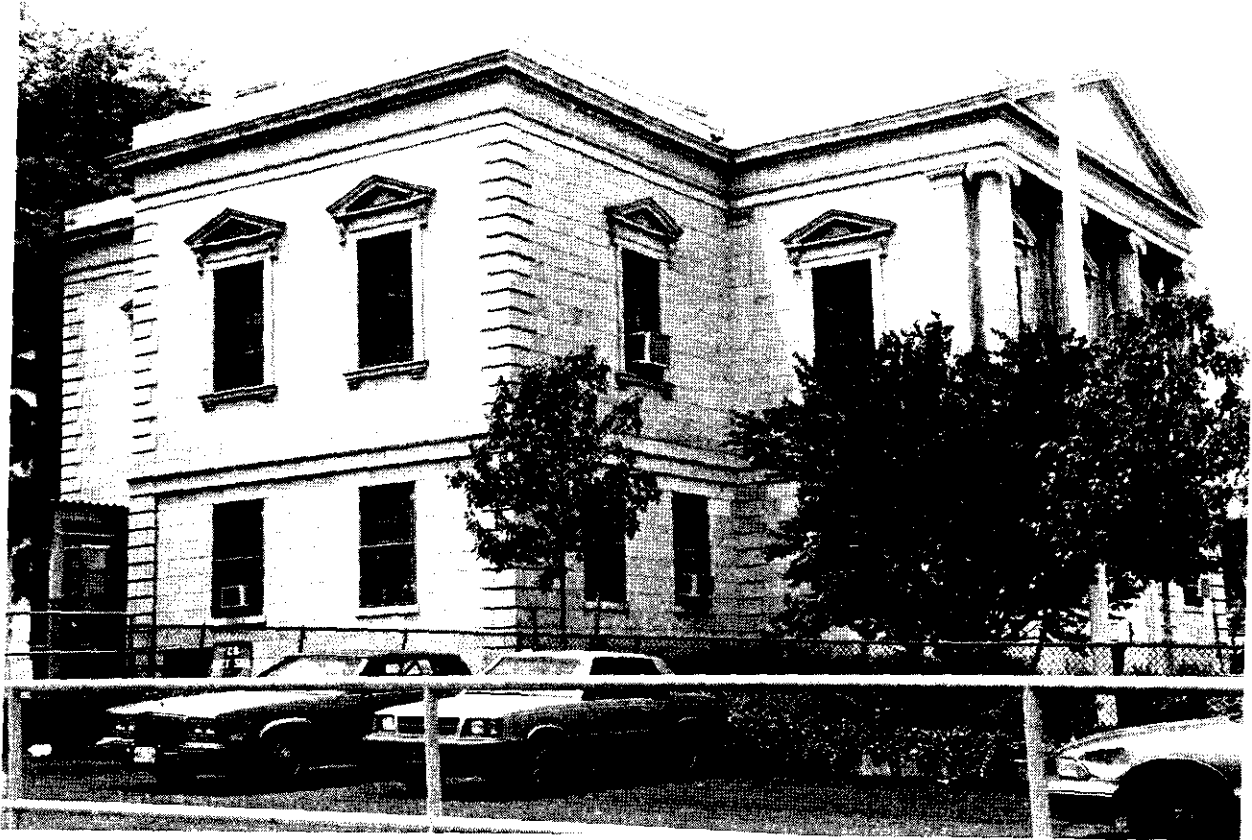


Staten Island Family Courthouse
100 Richmond Terrace, Staten Island
Photo: Carl Forster



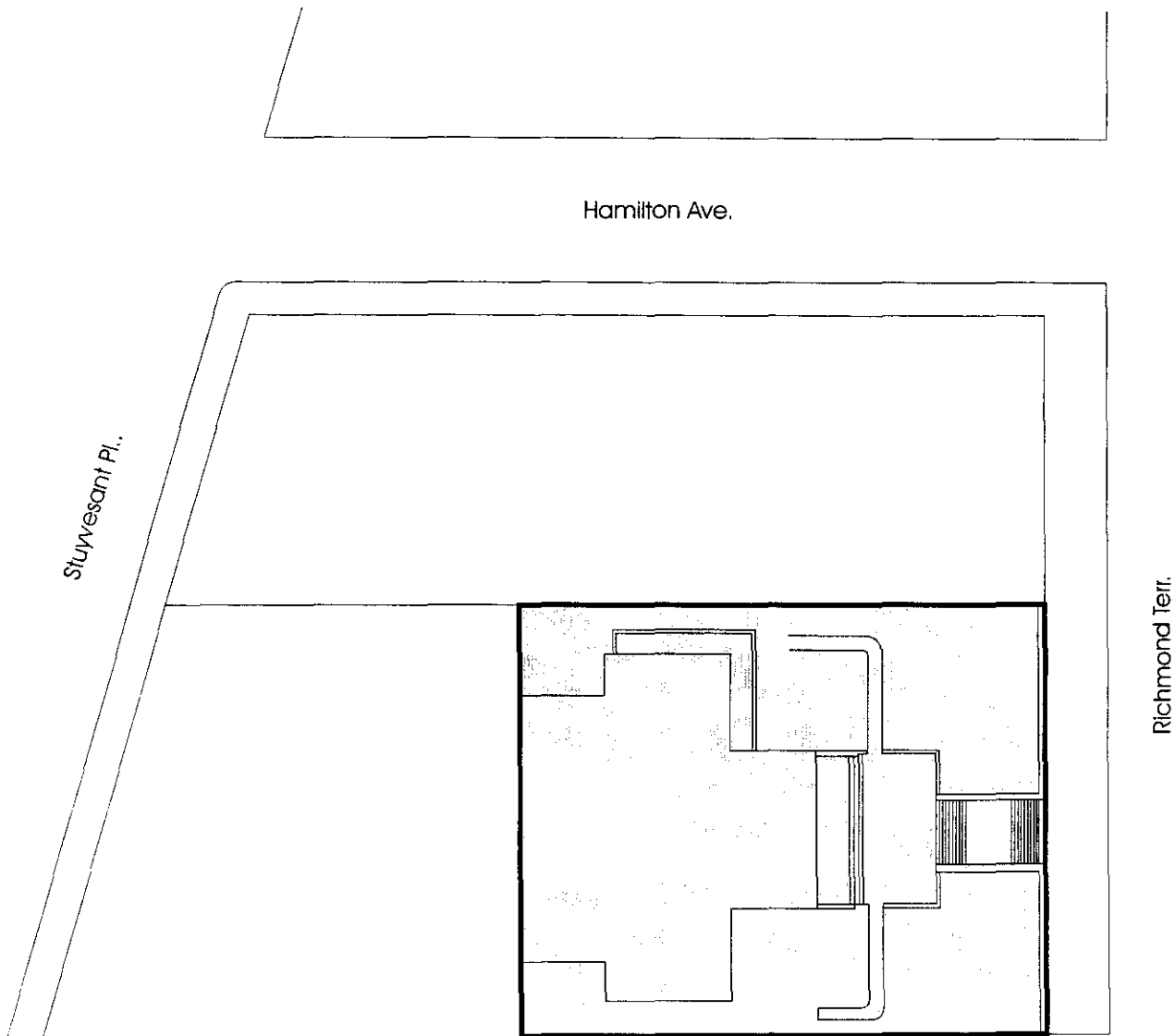
Staten Island Family Courthouse
Portico and Entrance Details
Photos: Carl Forster





Staten Island Family Courthouse
South and North Elevations
Photos: Carl Forster




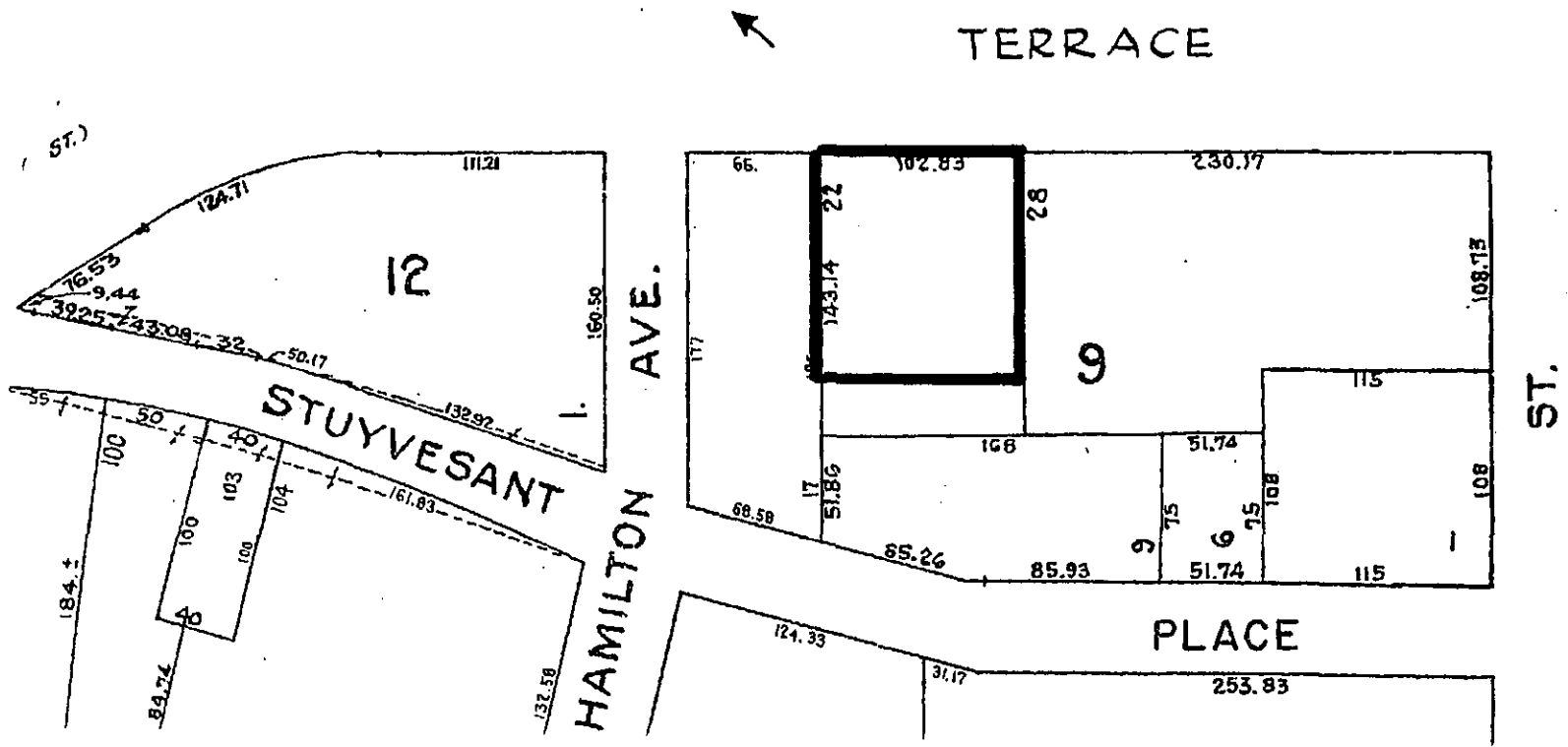


Staten Island Family Courthouse
100 Richmond Terrace
Staten Island, New York
Landmark Site: Block 9, Lot 22 in part

Designated January 30, 2001
Landmarks Preservation Commission

 Landmark Site Boundaries





Staten Island Family Courthouse
 100 Richmond Terrace, Staten Island
 Landmark Site: Borough of Staten Island Tax Map Block 9, Lot 22 in part
 Source: Dept. of Finance, City Surveyor, Tax Map

