

Building History on Staten Island's North Shore

Ethan Brown, MS in Historic Preservation
Nicholas Zvegintzov, Community Board 1 Member

1940s Tax Photos via Municipal Archives



“It is very rare to find anyone who knows anything about the origin of their own house in Staten Island.”

BARNETT SHEPHERD, STATEN ISLAND HISTORIAN
(in conversation with Nicholas Zvegintzov)





NYC Landmarks Preservation Commission

Interior Landmarks



Calendared Individual / Interior Landmarks



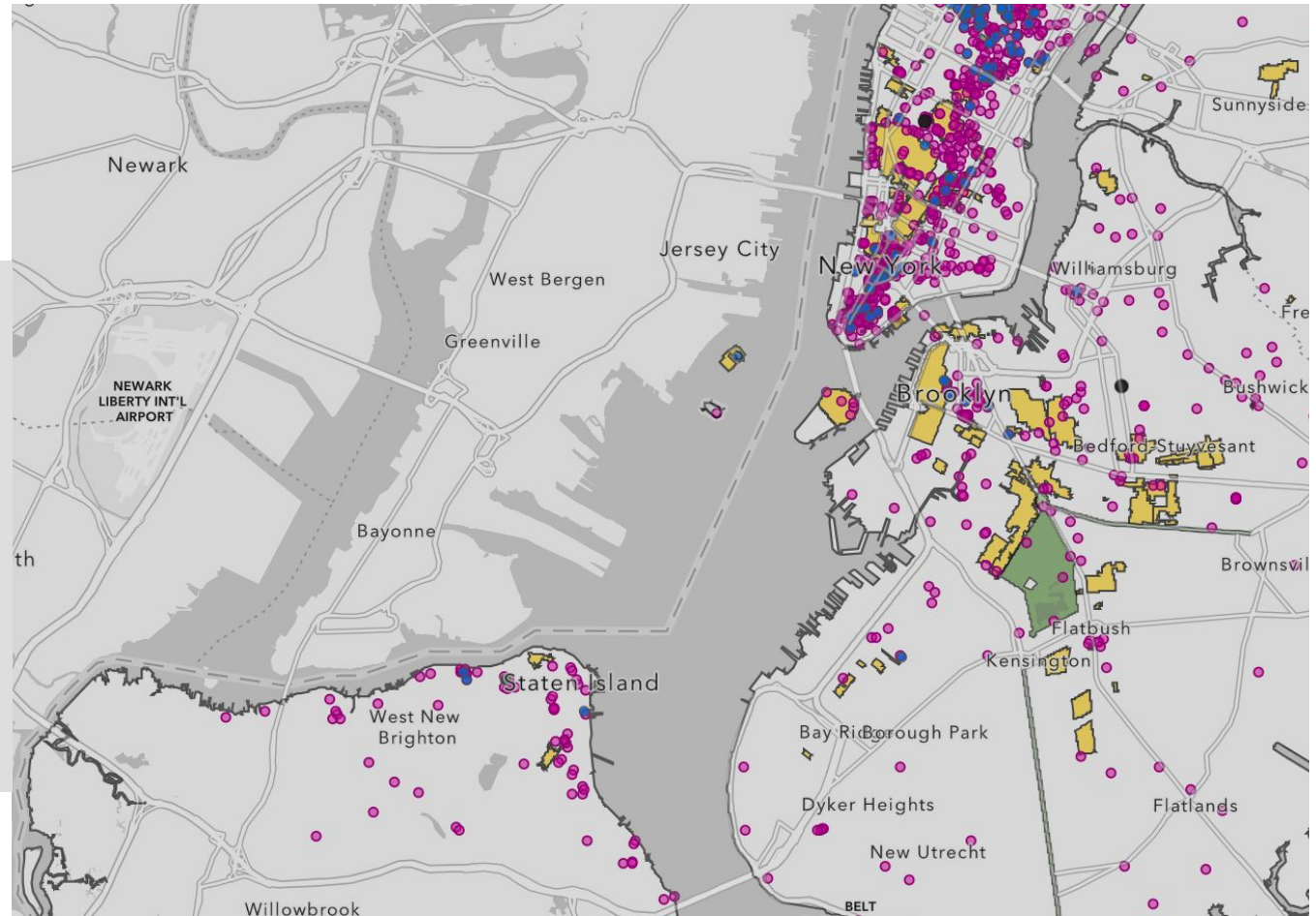
Individual Landmarks



Scenic Landmarks

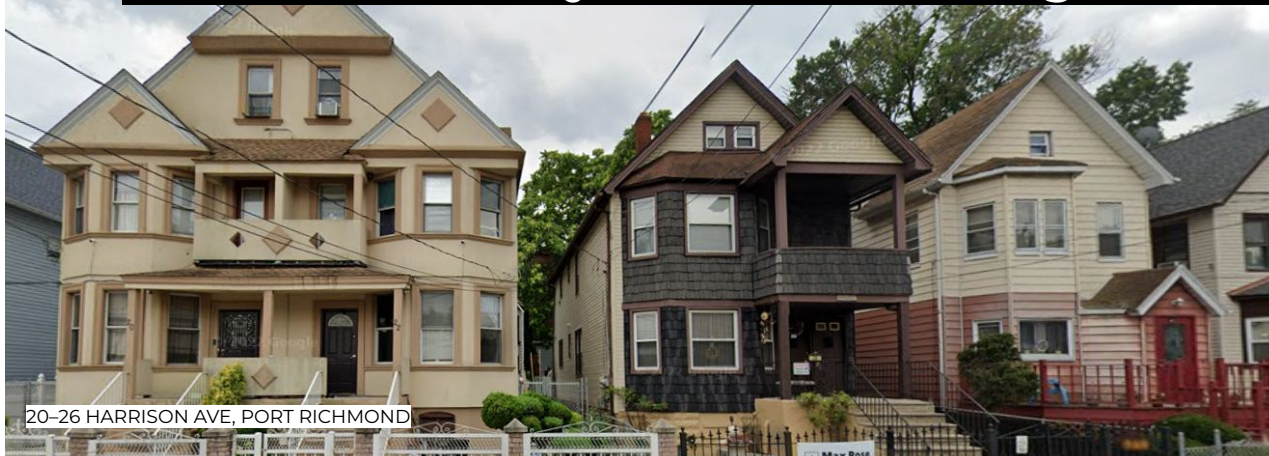


Historic Districts



[DISCOVER NYC LANDMARKS MAP.](#)
LANDMARKS PRESERVATION COMMISSION

Renovations may obscure buildings' historical significance



20-26 HARRISON AVE, PORT RICHMOND



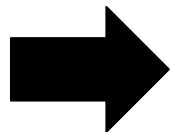
115-117 VAN PELT AVE, MARINERS HARBOR



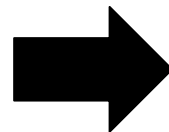
182 PARK AVE, PORT RICHMOND



58-62 TOMPKINS ST, CLIFTON

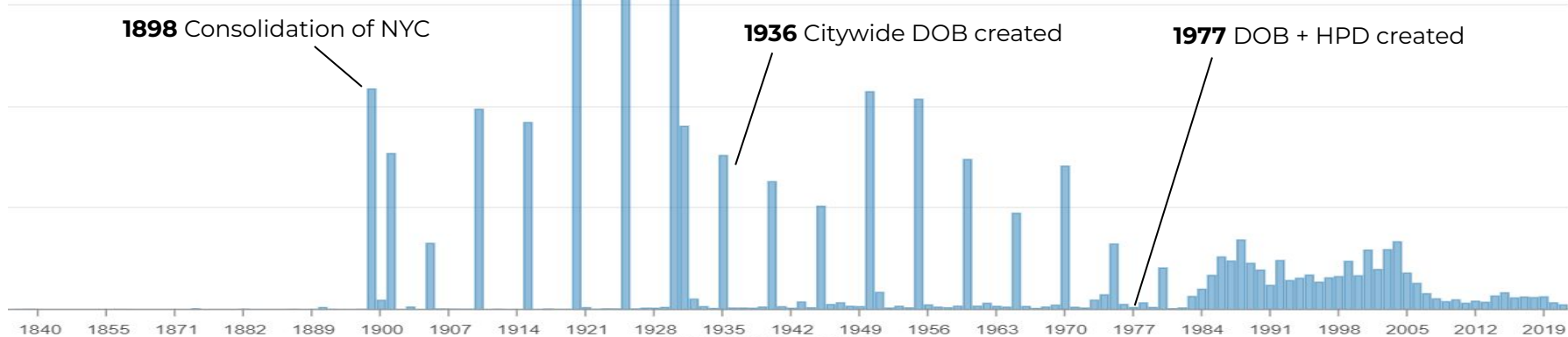


Inaccurate year-built data for 19th century structures, based on building permits



DISTRIBUTION OF BUILDING AGE IN STATEN ISLAND COMMUNITY DISTRICT 1, ACCORDING TO *DOB* DATA

Visualized by Ethan Brown



INTRODUCTION

METHODOLOGY

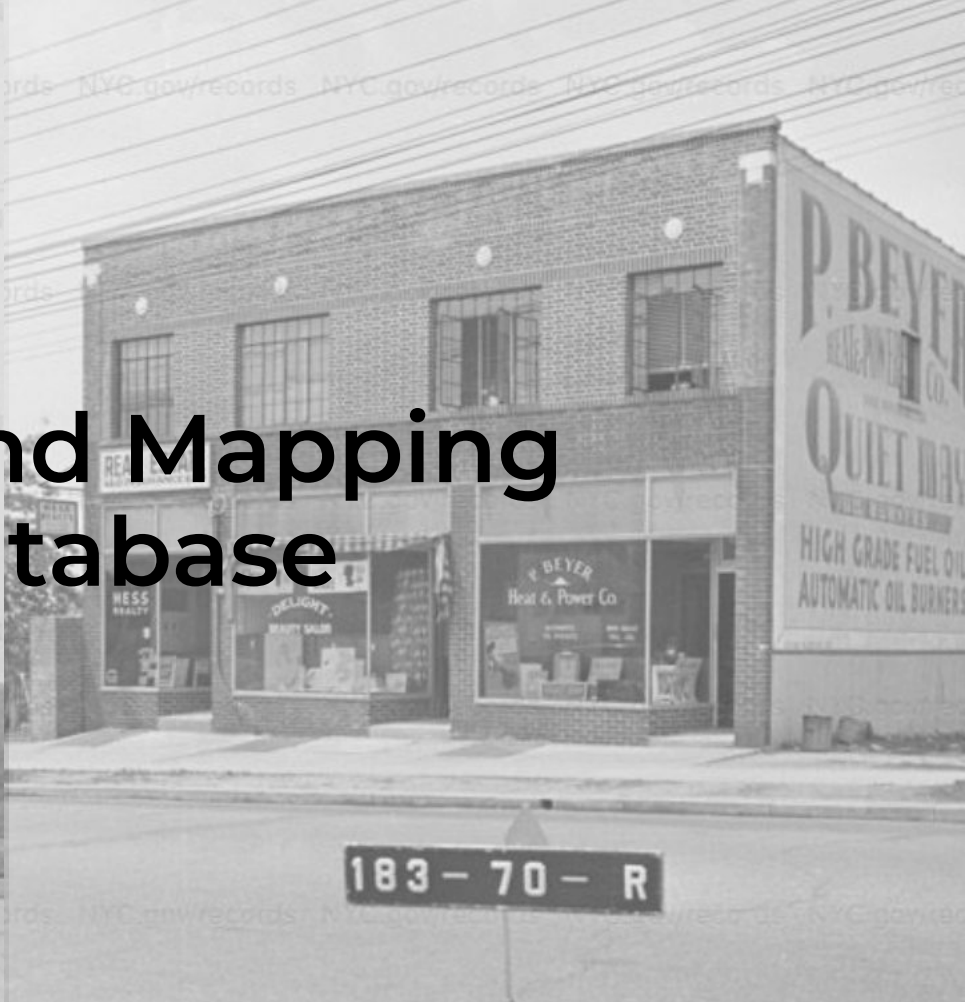
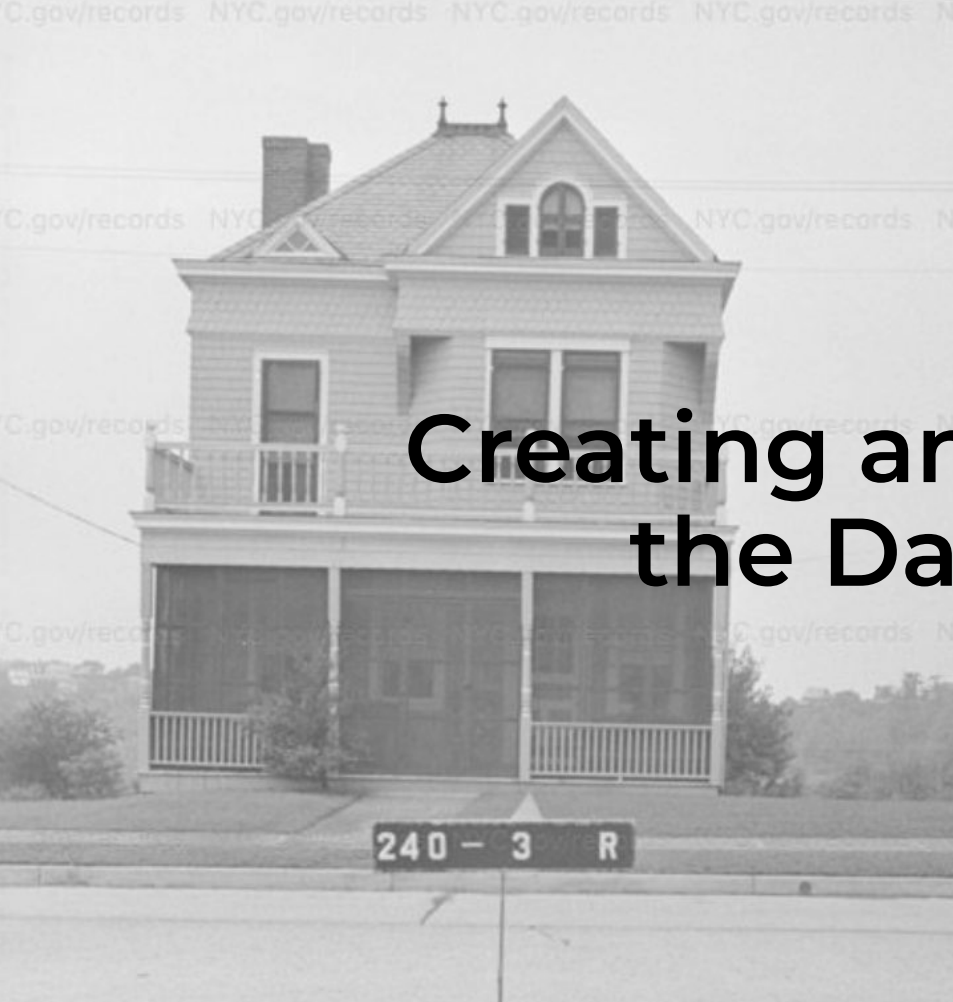
FINDINGS

CONCLUSION



Correct and map building dates for buildings in various sample areas of the North Shore to provide a better understanding of the historic fabric that should inform future planning decisions of the community board.





Creating and Mapping the Database







1

Download
MapPLUTO
data from
[NYC Open Data](#)
and add
columns

MapPLUTO

MapPLUTO merges PLUTO tax lot data with tax lot features from the Department of Finance's Digital Tax Map (DTM) and is available as shoreline clipped and water included. It contains extensive land use and geographic data at the tax lot level in ESRI shapefile and File Geodatabase formats.

For the previous MapPLUTO files, see the [BYTES of the BIG APPLE archive page](#).

Release 22v3.1	Download	REST	Metadata
MapPLUTO - Shoreline Clipped (FGDB)			
MapPLUTO - Water Included (FGDB)			
MapPLUTO - Shoreline Clipped (Shapefile)			
MapPLUTO - Water Included (Shapefile)			

Screenshot from NYC Planning. Source: on.nyc.gov/3JHcKYI.

2

Map data by 'Year Built' in ArcGIS Online



MapPLUTO Data Visualized by Ethan Brown

3

Link historic photos and street view

Corrected Building Age

New expression



1107 BAY STREET, 10305

Block: 2827, Lot: 20

Block: 2827 Lot: 20

[1940s Street View](#)

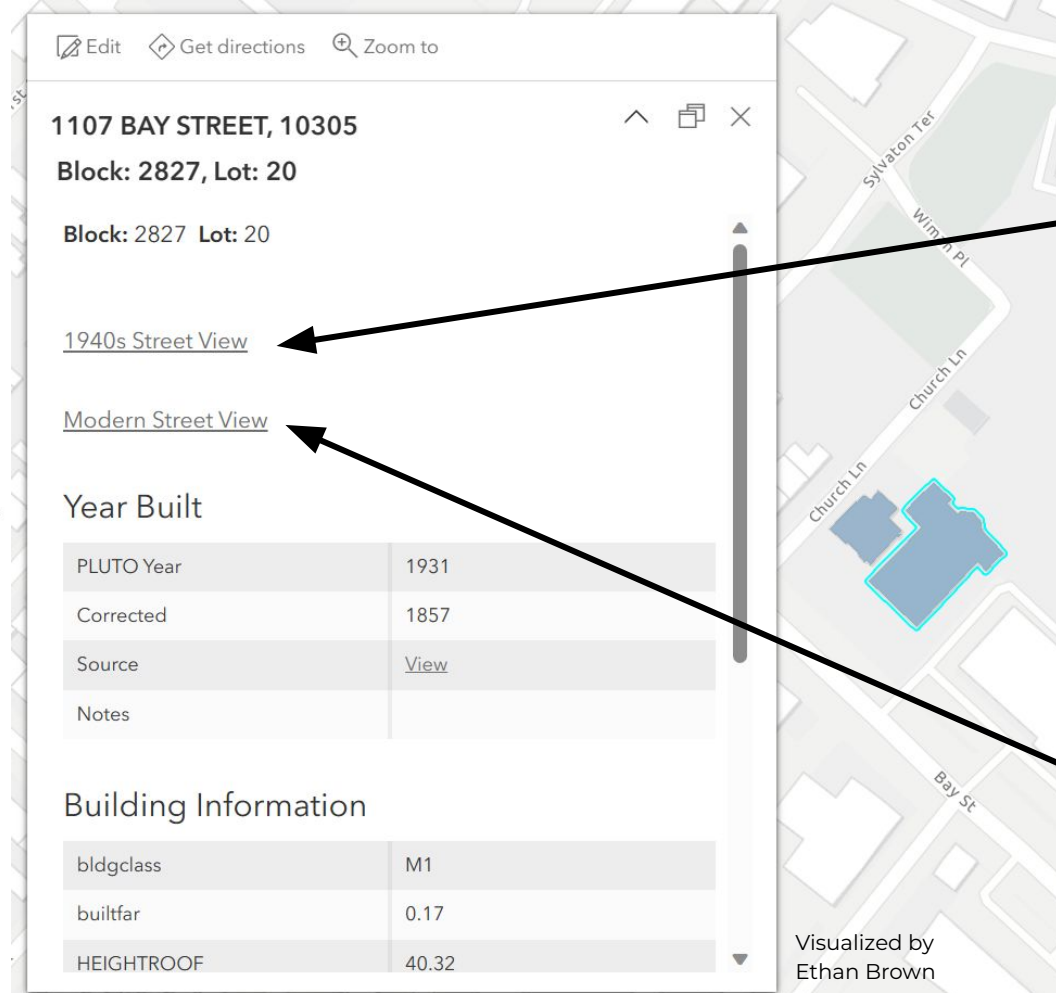
[Modern Street View](#)

Year Built

PLUTO Year	1931
Corrected	1857
Source	View
Notes	

Building Information

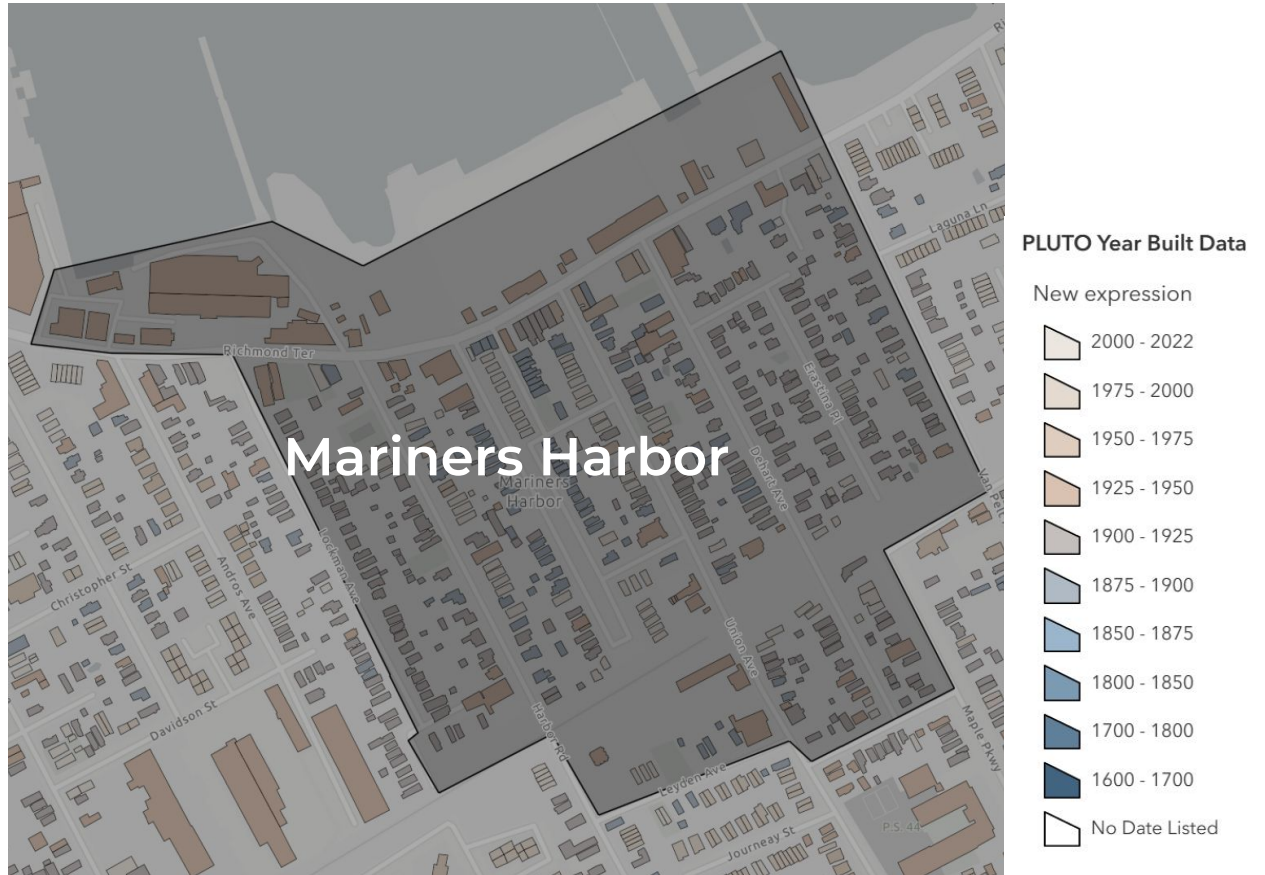
bldgclass	M1
builtfar	0.17
HEIGHTROOF	40.32



Visualized by
Ethan Brown

4

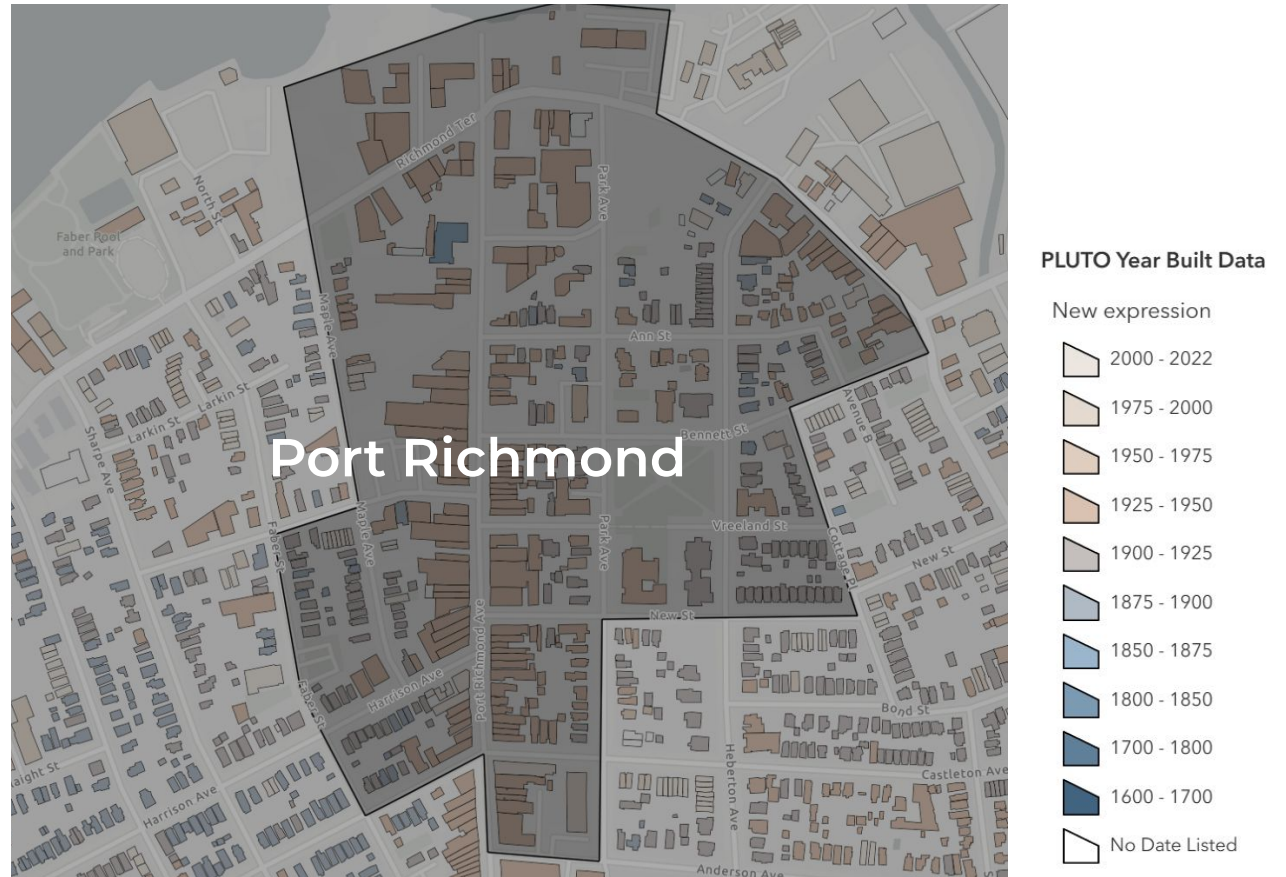
Select sample areas based on conversations & areas with high concentrations of a single date



MapPLUTO Data Visualized by Ethan Brown

4

Select sample areas based on conversations & areas with high concentrations of a single date



MapPLUTO Data Visualized by Ethan Brown

4

Select sample areas based on conversations & areas with high concentrations of a single date



MapPLUTO Data Visualized by Ethan Brown

5

Georeference and overlay historic atlases and fire insurance maps from [NYPL](#) and [LOC](#)

Available CBI Historical Maps

1874 J.B. Beers & Co. Atlas

- [Link](#)
- Plates 1-13

1885 Sanborn Fire Insurance Maps

- [Link](#)
- Plates 1-30

1898 Sanborn Fire Insurance Maps

- [Link](#)
- Plates 1-71

1907 E. Robinson Atlas

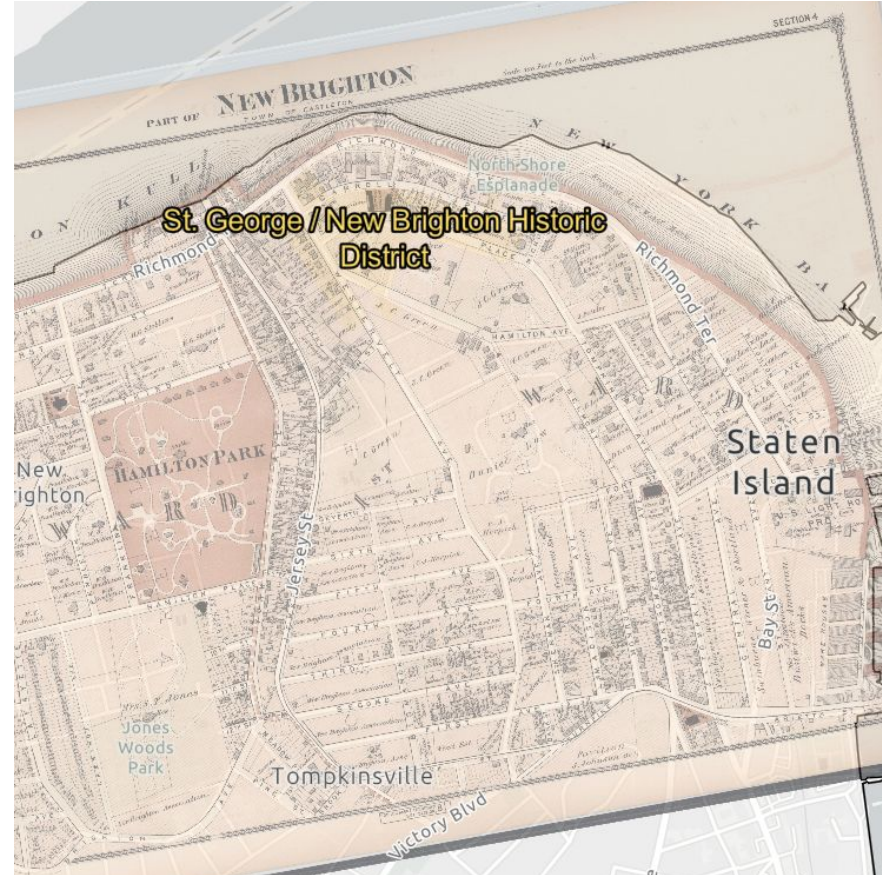
- [Link](#)
- Plates 1-12, 28-32

1917 Sanborn Fire Insurance Maps

- Volume 1
 - [Link](#)
 - Plates 111-147, 150-154
- Volume 2
 - [Link](#)
 - Plates 1-40

1937 Sanborn Fire Insurance Maps

- Volume 1
 - [Link](#)
 - Plates 1-89
- Volume 2
 - [Link](#)
 - Plates 201-262, 265, 269-270, 273
- Volume 3
 - [Link](#)
 - Plates 302, 306-312, 363-369, 371



1887 J.B. Beers & Co. Atlas of New Brighton, georeferenced by Ethan Brown.



Correcting the Data

1

Trace evolution
of building
footprints and
compare to
modern ones



1874

1885

1907

2023

2

Compare historic tax photos to the modern street view

1940



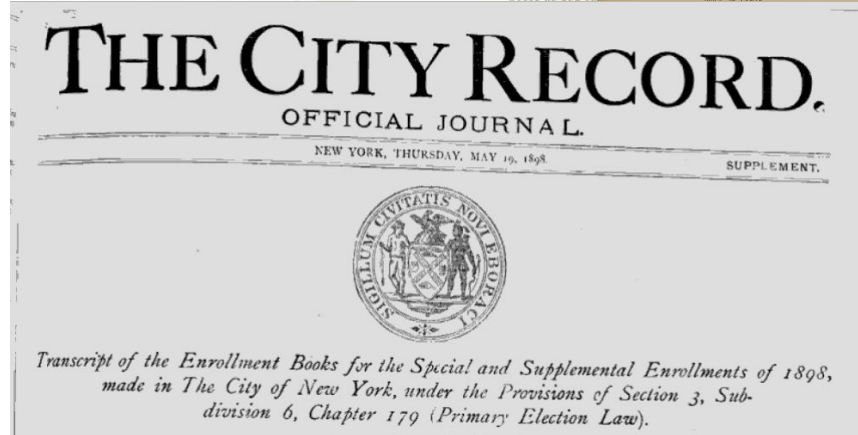
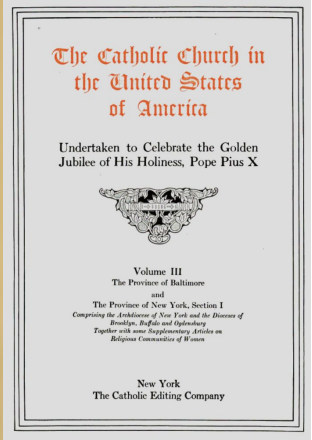
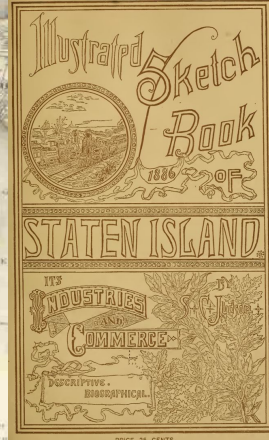
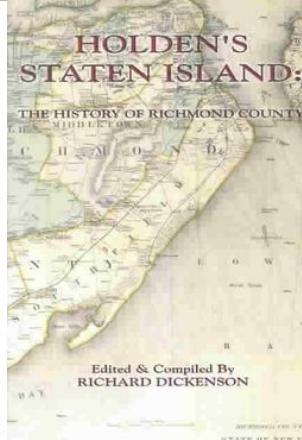
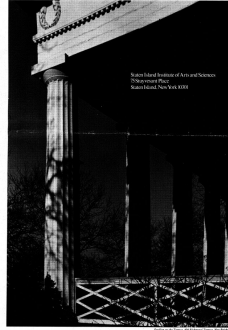
2022



3

Consult histories, newspapers, real estate records, and other written resources

Staten Island an architectural history



4

Correct date and link the relevant source

Corrected Building Age

New expression



[Edit](#) [Get directions](#) [Zoom to](#)

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[1940s Street View](#)

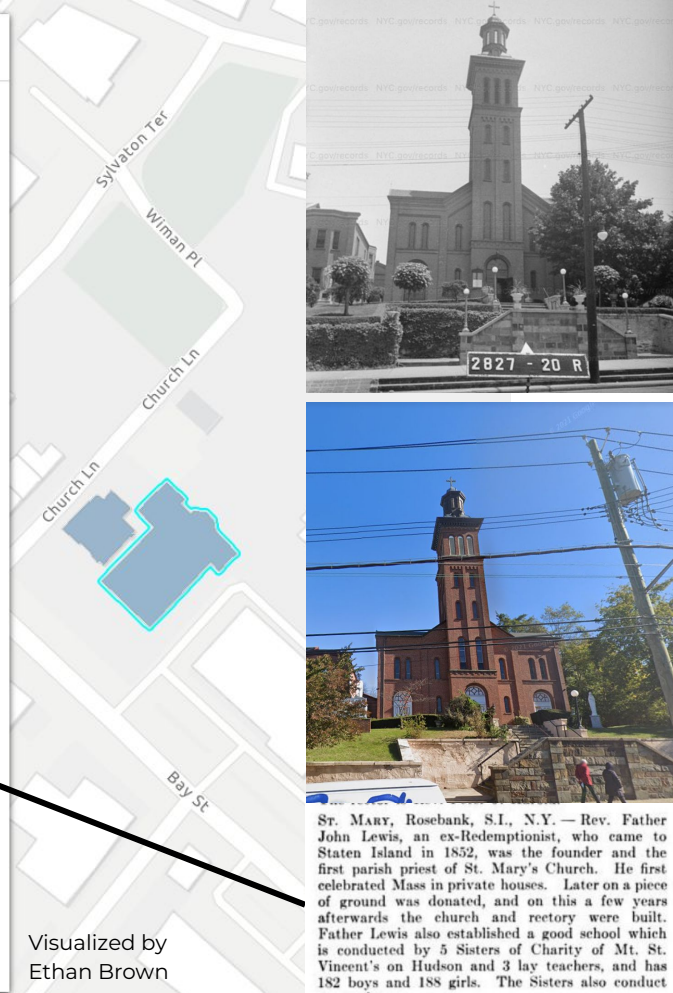
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Visualized by
Ethan Brown



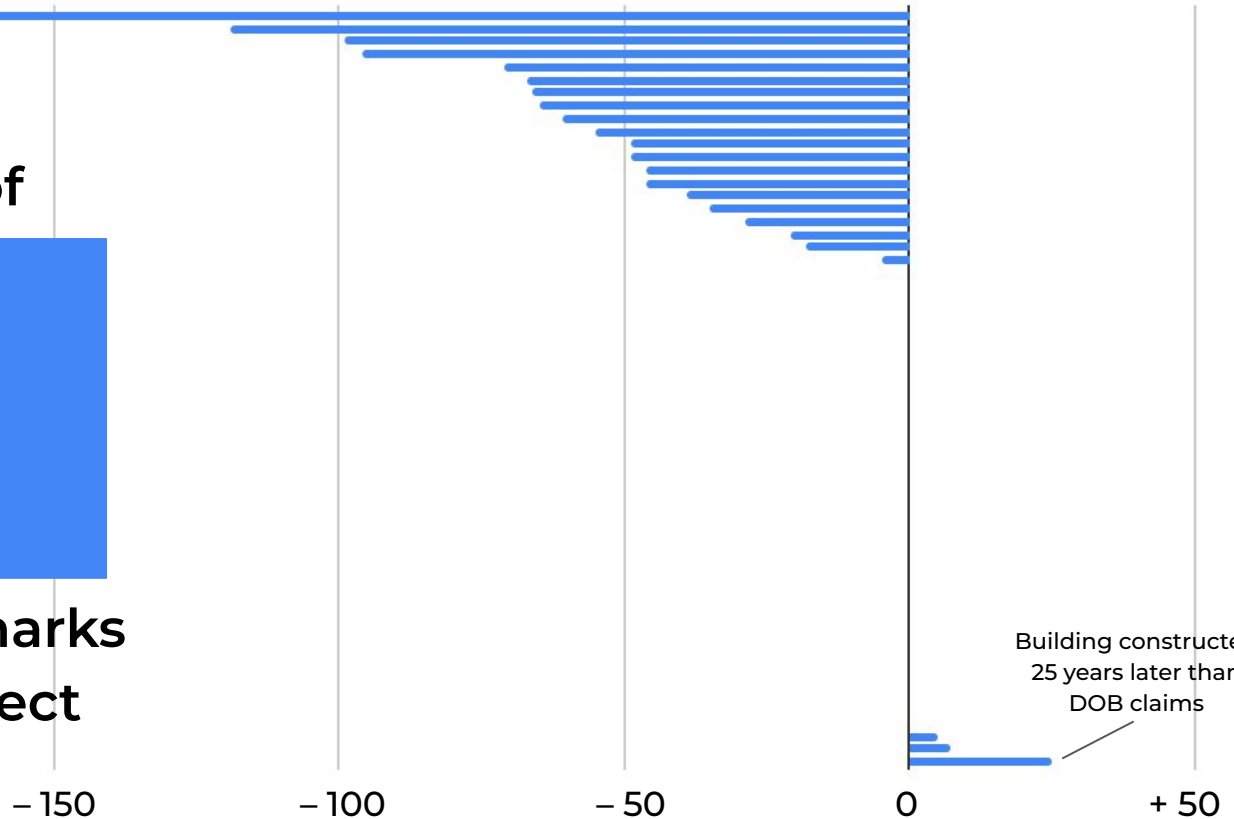
Findings

Building constructed
169 years earlier than
DOB claims

The DOB dates of

1/3

of designated landmarks
in SI CDI are incorrect



DIFFERENCE BETWEEN DOB + LPC YEAR-BUILT DATA

FOR LPC LANDMARKS IN CD1 (visualized by Ethan Brown)


The DOB dates of



$\frac{1}{3}$

of buildings surveyed in
sample areas are incorrect

The DOB dates range from



-91 → 0

years incorrect for buildings
surveyed in sample areas

Lots with more than one structure skew the reliability of the DOB data



>

According to DOB, all were built in 1931 and all are LPC designated landmarks

Lots with more than one structure skew the reliability of the DOB data



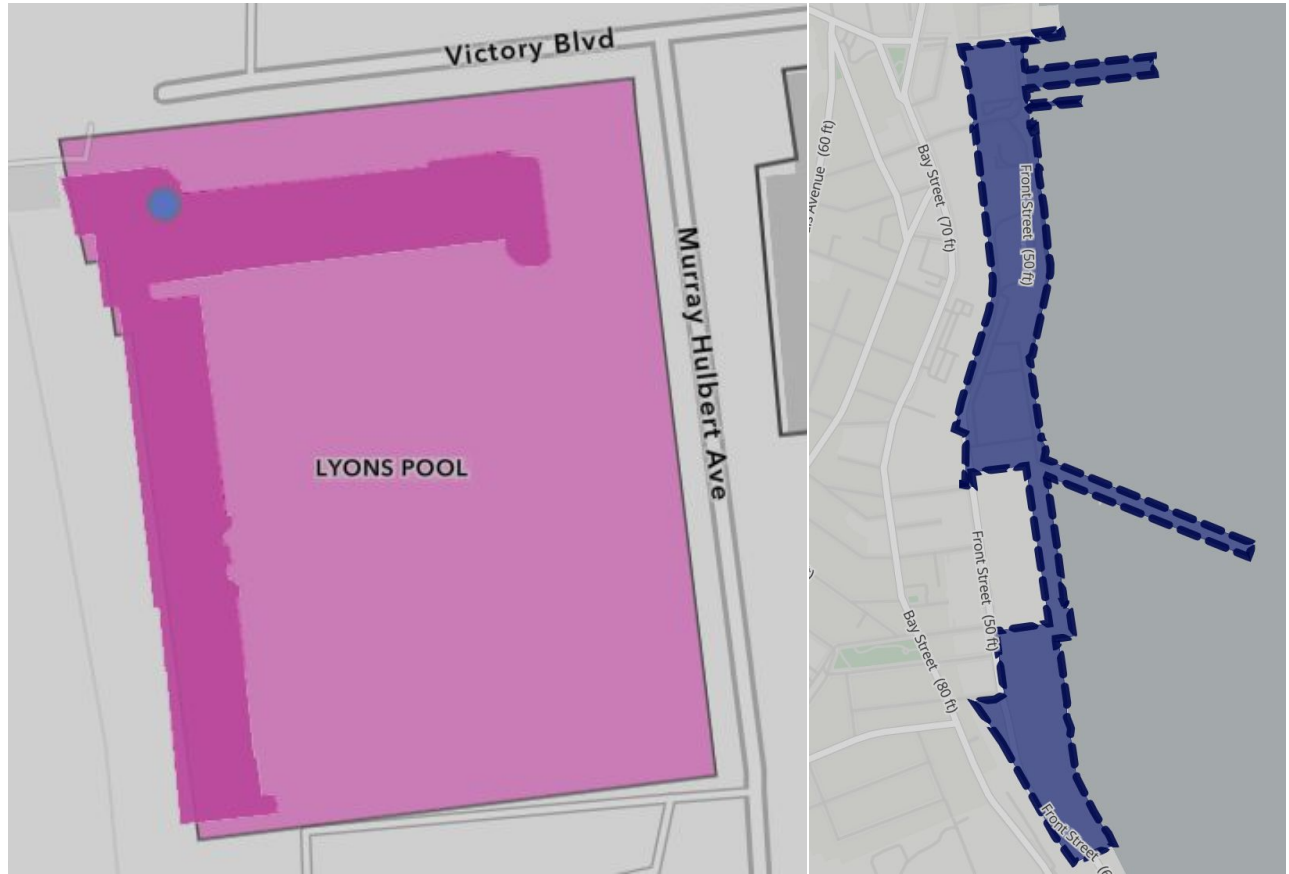
>

In actuality, only 2 are LPC designated landmarks and were built in 1892

Inconsistencies with addresses also skew the data reliability

1. Minthorne Street
2. 14 Victory Boulevard
3. Navy Pier Court
4. 355 Front Street

Only one with the correct date



Further Research

Determine other potential sample areas in Staten Island CD1 for historical research and data correction

Pursue research in other CDs; problem isn't confined to Staten Island

Limitations

Deeds are the most reliable resource, but...

1900-1920s SI deeds are not digitized

Pre-1900 SI deeds were lost (supposedly to a fire)

Historic maps can be limiting

1874 is the earliest available map *with* buildings

Street widths and building footprints aren't entirely accurate



Correct and map building dates for buildings in various sample areas of the North Shore to provide a better understanding of the historic fabric that should inform future planning decisions of the community board.





1211 - 66 R

492 - 6 R

524 - 48 R

1009 - 1 R

1213 - 131 R

525 - 16 R

1227 - 67 R

4 - 21 R

1213 - 28 R

2827 - 20 R

1224 - 6 R

521 - 21 R

1073 - 75 R

Thank you.

Pratt



FUND FOR THE CITY OF NEW YORK

NYC Staten Island 1
Community Board

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 [@ethnmbrwn](https://www.instagram.com/ethnmbrwn)

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[Fund for the City of New York](#)