

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name Wallace Building

other names/site number N/A

### 2. Location

street & number 56-58 Pine Street [ ] not for publication

city or town New York [ ] vicinity

state New York code NY county New York code 061 zip code 10005

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Michael Carter, SHPO  
Signature of certifying official/Title

6/20/03  
Date

New York State Office of Parks, Recreation & Historic Preservation

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] see continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register  
[ ] see continuation sheet  
[ ] determined eligible for the National Register  
[ ] see continuation sheet  
[ ] determined not eligible for the National Register

[ ] removed from the National Register

[ ] other (explain) \_\_\_\_\_

Edna H. Ball  
Signature of the Keeper

8/28/03  
date of action

Wallace Building  
Name of Property

New York County, New York  
County and State

### 5. Classification

**Ownership of Property**  
(check as many boxes as apply)

☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(Check only one box)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 1            | 0               | buildings    |
|              |                 | sites        |
|              |                 | structures   |
|              |                 | objects      |
| 1            | 0               | <b>TOTAL</b> |

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

0

### 6. Function or Use

**Historic Functions**

(enter categories from instructions)

COMMERCE/TRADE/business: office building

**Current Functions**

(Enter categories from instructions)

DOMESTIC/hotel

### 7. Description

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN/Romanesque Revival

**Materials**

(Enter categories from instructions)

foundation

walls granite, sandstone, brick, terra cotta

roof

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 1

Wallace Building  
Name of Property  
New York County, New York  
County and State

## 7. Narrative Description

The Wallace Building (1894) is located on a slightly irregular rectangular lot, with a 46'5" main frontage facing onto the north side of Pine Street between William and Pearl streets. The building extends 135'01/2" through the block, with the rear elevation, 51'9" wide, facing onto the south side of Cedar Street. The building is located in a densely built up section of New York City's Financial District. The surrounding buildings were all erected as commercial structures. Immediately to the west of the Wallace Building, on Pine Street, are the five-story former Sun Life Insurance Company Building at 54 Pine, the twelve-story former Caledonian Life Insurance Company Building at 50 Pine Street, and a mid-twentieth-century Roman Catholic Church at the corner of Pine and William streets. Immediately to the west, on Cedar street, is the eight-story former Germania Life Insurance Company Building which extends to the corner of Cedar and William streets. Immediately to the east, extending through the block, is the Downtown Association, a private club. To the east of the club is the former Cities Service Building, also known as the 60 Wall Tower Building, a sixty-seven story Art Deco style skyscraper. To the south of the Wallace Building, on the south side of Pine Street, is the fifty-story, Post-Modern Morgan Guaranty Trust Company Building. Immediately to the north of the Wallace Building, on the north side of Cedar Street, is a vacant lot at the corner of Cedar and William streets, the rear elevation of the twenty-four-story early twentieth-century Fire Companies Building, and the rear elevation of the former Roosevelt Building. The Wallace Building occupies its entire lot. The building retains its integrity, on its exterior, to a very high degree.

The Wallace Building was originally a twelve-story building with facades on both Pine and Cedar streets; a three-story addition was erected in 1919. On Pine Street, the original building is divided horizontally into four sections – a one-story base set on a granite water table, a two-story transitional section, a seven-story shaft; and a two-story cap. The first story of the building, clad in red sandstone with polished granite trim, is four bays wide with the main entrance set to the left. The entrance doors (not original) are deeply recessed within a round arch and are reached by three granite stairs. The arch is flanked by polished granite colonnettes and there is a smooth sandstone pier to the left. The clusters of colonnettes – three to the left and seven to the right (shared with the arched window to the east) have bases and modest capitals. They support heavy sandstone impost blocks carved with Byzantine style vines. Each impost is divided horizontally into two sections by a narrow, smooth stone band. From the impost spring two arches with Byzantine carving; the arches are separated by a band with bosses. The entire spandrel of the entrance arch is covered with a dense pattern of carved Byzantine style vines. Incorporated into the spandrel ornament are the address numbers 56-58. To either side of the entrance arch spandrel are colonnettes with twisting ornament. Each of these colonnettes rests on a corbel in the form of a head, located at the level of the upper impost block. The colonnette to the left extends down to the level of the capitals of the clustered colonnettes. The twisted columns support massive, rounded, projecting corbels that apparently once supported carved ornament. Above the entrance spandrel is a shallow projecting

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 2

Wallace Building  
**Name of Property**  
New York County, New York  
**County and State**

cornice that supports a balustrade, running in front of the westernmost second-story window. The balustrade is composed of twisted dwarf columns. The three round-arch windows to the right of the entrance are separated by clusters of polished granite colonnettes with ornate double imposts separated by a narrow stone band. Below the two easternmost arches are rows of dwarf columns. In the early 1990s, the windows of these arches were altered to accommodate a store and the westernmost arch had its dwarf columns removed and a stair inserted in order to create an entrance. The imposts of the windows support two-part compound arches with Byzantine carving. In the spandrels to either side of the central arch are three-dimensional carved fish with undulating tails and monstrous heads. A modest cornice runs above the ground floor. Below the cornice, above each fish, is a triangle of Byzantine carving. A larger carved triangle is located at the eastern end of the first-story facade.

The second and third stories are four bays wide, with each two-story window bay outlined by a tall narrow stone colonnette. Each bay consists of a pair of deeply-recessed rectangular windows separated, on the second floor, by a smooth colonnette that continues onto the third story as a twisted colonnette. The second- and third-story windows are separated by ornate cast-iron spandrel panels ornamented with intertwining vines and a central cartouche-like feature. Above each spandrel are dentils and below are bosses. The piers flanking the windows are clad in blocks of smooth red sandstone alternating with bands of narrower rock-faced stone. Above the third-story windows are horizontal moldings with twisting ornament. Above these are massive rock-faced stone lintels. Above each pier, the lintels are flanked by panels of ornate Byzantine carving, each of which has a human or animal face in the center. This section of the building is capped by a shallow decorative cornice with dentils, bosses, and stylized leaves.

On the fourth story, immediately above the third-story cornice, are blocks of pink textured terra cotta. The fourth through tenth stories are massed in a vertical manner focusing on a four-window-wide central bay with a single window bay to either side that is flanked by piers of pink brick. The three vertical window units are framed by terra-cotta moldings ornamented with vines and bosses. The windows on the fourth through ninth stories are separated by terra-cotta spandrels, similar in design to those between the second and third stories. Between the ninth and tenth stories are terra-cotta spandrels with a large central cartouche set within a Gothic-inspired hood capped by a pinnacle; there are stylized monsters at the base of each hood. The vertical bays within the central section of the facade are separated by clustered triple colonnettes, with the projecting central colonnette ornamented with interlaced vines. These clusters of colonnettes are crowned, at the tenth story, with ornate capitals. Above the tenth story, the windows are capped by lintels; a single lintel stretches across the entire central window grouping. The lintels are composed of bricks laid vertically, alternating with terra-cotta voussoirs with intertwining vines. The central voussoir is adorned with a large face. The lintels are flanked by large fish-like monsters set in front of paired fluted colonnettes. Narrow twisting colonnettes emanate from the mouths of these monsters and extend down to the base of the ninth story where they rest on corbels in the form of monster's heads. A modest cornice runs above the lintels.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 3

Wallace Building  
**Name of Property**  
New York County, New York  
**County and State**

The paired colonnettes that support the tenth-story monsters extend up through the eleventh and twelfth stories. On the eleventh story the colonnettes are fluted, while on the twelfth story they are ornamented with complex interlaced detail. These culminate in projecting ornament that once supported finials. The windows on the upper two stories are arranged in the same 1-4-1 massing as those below. The openings on the eleventh story all have round arches, while those on the twelfth story are rectangular. The eleventh-story arches have terra-cotta impostes, brick voussoirs, and between the central windows, spandrels with terra-cotta heads. On the twelfth story, the end window bays are divided into two openings separated by pairs of colonnettes with vines. Triplets of similar colonnettes separate the windows in the center. Above the colonnette are terra-cotta panels with heads. The building is capped by a modest cornice that apparently once supported a pediment, removed as part of the 1919 alteration. Recessed above the twelfth story is the three-story 1919 addition. In the center on each story of the addition are four rectangular windows, while the end windows are paired; those on the fifteenth story have segmental arches with shallow pediments above. A brick chimney rises along the eastern side of the building.

The Cedar Street facade is similar, but somewhat simpler than the Pine Street facade. The first three stories are framed by stone piers with alternating bands of smooth and rock-faced stone. On the first floor, the Cedar Street facade has a rectangular central entrance with deeply recessed doors (not original) and a frame with foliate and boss moldings. The entry has an ornate stone transom ornamented with a dense Byzantine-style pattern of vines, the address numbers 26-28, and two figures that are half human and half fish. The entry is flanked by ornate colonnettes. At the level of the entrance transom bar the colonnettes appear to be supported in the mouth's of carved heads. The colonnettes extend upward and are capped by heavy oval forms ornamented with Byzantine style vines and basket weaves. The ovals also serve as the end elements of a balustrade of dwarf columns that runs above the entrance. To either side of the entrance are modern storefronts. The fenestration on the second and third stories consists of a single window on each floor above the entrance and triple groups of windows to either side. The central single windows are flanked by stone piers. The windows of each story are separated by spandrels with rows of dwarf colonnettes. The windows of the triplet groups are separated by pairs of exceptionally narrow colonnette. The third story openings are capped by horizontal moldings with vines. Above these are smooth stone lintels separated by panels of Byzantine carving, each with a central face. A modest cornice with dentils and a vine molding crowns the third story.

The fourth through tenth stories on Cedar Street are massed in the same 3-1-3 arrangement of windows seen on the second and third stories. The window units are separated by brick piers and are outlined with terra-cotta moldings with vines. The individual windows of the triplets are separated by narrower brick piers. Each window has a stone sill with dentils and has a lintel with terra-cotta voussoirs. At the tenth story are large heads with snakes entwined around them. The tenth story is capped by a cornice. On the eleventh story, the single central window is flanked by clustered colonnette, while each of the four windows in the flanking groupings is separated by a

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 4

Wallace Building  
**Name of Property**  
New York County, New York  
**County and State**

single colonnette; all have ornate capitals. A cornice runs above the eleventh story. The twelfth story and the three stories of the addition are each articulated by nine rectangular windows.

The original interior features were altered at some point in the twentieth century. The only historic feature extant is a marble fireplace on the fifteenth floor, added in 1919. Between 1999 and 2000, the building was converted for use as an extended-stay hotel.



Wallace Building  
Name of Property

New York County, New York  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location
- ☐ **C** a birthplace or grave
- ☐ **D** a cemetery
- ☐ **E** a reconstructed building, object, or structure
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by historic American Building Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record  
# \_\_\_\_\_

### Areas of Significance:

(Enter categories from instructions)

Architecture

### Period of Significance:

1893-1919

### Significant Dates:

1893-94; 1919

### Significant Person:

N/A

### Cultural Affiliation:

N/A

### Architect/Builder:

Wirz, Oscar

Kaufman & Levine

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 1

Wallace Building  
Name of Property  
New York County, New York  
County and State

## 8. Narrative Statement of Significance

The Wallace Building is eligible for listing on the National Register of Historic Places under Criterion C as an architecturally-distinguished late nineteenth-century skyscraper. The building was erected by James G. Wallace, an important speculative builder of the late nineteenth century and was designed by his house architect Oswald Wirz. The building was designed in the Romanesque Revival style and is one of the best surviving examples of a skyscraper in this style. The facades are especially notable for their use of varied materials and for their exceptional Byzantine style carved stone and cast terra-cotta ornament. The Wallace Building was erected in the heart of the expanding fire insurance district, which increasingly centered on Pine Street, and was planned as a speculative office building that would be rented primarily to insurance-related businesses.

The Wallace Building is one of the finest, and one of the few surviving examples in the Lower Manhattan Financial District of a building from the first generation of steel-skeleton-framed skyscrapers. The building generally considered to be the first skyscraper is the Equitable Life Assurance Company Building, erected in 1868-70 on the corner of Broadway and Pine Street (demolished). Although only eight stories tall and built of traditional masonry bearing walled construction, the Equitable was the first office building that incorporated passenger elevators. This permitted the owner to rent floors higher up than in previous buildings and also reversed the hierarchy of stories, since now, for the first time, the upper floors, with their light and views, were more valuable than the lower floors. The Equitable was soon followed by other tall elevator office buildings with traditional construction, notably the Western Union Building (1872-75; demolished), located on Broadway and Dey Street, and the Tribune Building (1873-75; demolished), on Park Row. Dramatic change began to occur in New York's skyscrapers with the construction in 1888-89 of the Tower Building (demolished), the first New York City skyscraper (and possibly the first such skyscraper in the world) designed with a steel skeleton frame. With the advent of the steel skeleton frame, coupled with improved elevator technology, and new developments in foundation engineering and wind bracing, skyscrapers rose ever taller.

It was the advent of steel-skeleton construction that permitted developer James G. Wallace to erect a twelve-story building on the relatively narrow site at 56-58 Pine Street and 26-28 Cedar Street. Had he not employed a steel-skeleton frame, the walls of the lower stories would have had to be so thick, in order to support the weight of the upper stories, that the structure would have been uneconomical. At the time it was completed in 1894 the Wallace Building was the tallest building along this section of Pine and Cedar streets.

The Wallace Building was erected on Pine Street, in the heart of New York's rapidly expanding fire insurance district. By the middle of the nineteenth century, New York had become a major center for insurance firms, a type of business that grew along with the city's banks and brokerage houses.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 2

Wallace Building  
Name of Property  
New York County, New York  
County and State

Fire insurance was especially important in a city where so much was invested in real estate and where building housed valuable commodities. In the late nineteenth century many fire insurance firms and individual brokers had offices on Pine Street, and to a lesser extent on nearby Cedar Street and Liberty Street. On Pine Street, these businesses were located just north of Wall Street, the center for banking and finance. Many individual insurance companies erected buildings on Pine Street; those that built on sites near 56-58 Pine Street include the Sun Life Insurance Company at 54 Pine Street, the Caledonian Life Insurance Company at 52 Pine Street, the Germania Life Insurance Company at 62 William Street, and the Hanover Fire Insurance Company at 34 Pine Street. Smaller companies and individual brokers rented space in speculative office buildings erected in the area. Wallace successfully attracted insurance businesses to his buildings rental offices. An 1896 business directory of New York City records three fire insurance companies in the building (Associated Underwriters of New York, Norwich Union Fire Insurance Company, and Provincial Fire Lloyds), as well as over thirty insurance brokers, agents, and adjusters.<sup>1</sup>

The building at 56-58 Pine Street was erected by James G. Wallace, a developer, referred to in 1898 as "a New York builder of the better class."<sup>2</sup> Wallace was responsible for the construction of tenements, flats, apartment buildings, and loft buildings, as well as three important late nineteenth-century skyscrapers. Besides the Wallace Building, he built the Beard Building, which still stands at 125 Cedar Street/120-122 Liberty Street (1895), and the J. Munroe Taylor Building on Cortlandt Street (1891; demolished). All three of these office buildings were designed by Wallace's in-house architect Oswald Wirz (1850?-1900). Wirz was born in Switzerland and came to the United States in 1880. Nothing is known about his training. In 1886 Wirz is known to have established a partnership with Robert Nickel and the following year he was in independent practice. Soon after this he became the house architect for Wallace and seems to have remained Wallace's architect until 1895. In 1899 he became head draftsman for architect George W. Spitzer.<sup>3</sup>

After arriving in America, Wirz became aware of the Romanesque Revival style developed by American architect Henry Hobson Richardson. He employed this style for both the Wallace and Beard buildings. In its use of the Romanesque Revival style, the Wallace Building typifies the form of New York City skyscrapers of the nineteenth and early twentieth centuries. While some Chicago architects, such as John Welborn Root and Louis Sullivan, were interested in developing a new style for the new skyscraper building type, New York architects were content to adapt traditional styles to the new building type. Thus, in New York, early skyscrapers were designed using the Queen Anne, Renaissance, Classical, Gothic, and Romanesque features also employed on residential, ecclesiastical, institutional, and small-scale commercial buildings.

The Wallace Building is an excellent example of the Romanesque Revival style adapted to a tall building. As was typical of Romanesque Revival buildings, the Wallace Building is clad in earth-tone materials, notably a rich red sandstone, pink brick, and matching terra cotta. On Pine Street, the building has a heavy base articulated by Romanesque-inspired round arches, supported by clustered columns, a favorite Romanesque Revival style ornamental motif. In addition, this story is

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 3

Wallace Building  
**Name of Property**  
New York County, New York  
**County and State**

extensively ornamented with three-dimensional, stylized, Byzantine-style carving, including intertwining foliage, address numbers, human and monster heads, and dolphins. The carving is of an extraordinarily high quality. The second and third stories employ Romanesque Revival motifs such as alternating bands of smooth and rock-faced stone, twisted and smooth dwarf columns, and Byzantine carving. The upper floors contain giant heads, twisted columns, and round arches.

The Wallace Building was completed in 1894 and George Wallace moved his office into the building. By the early years of the twentieth century, the Wallace Building, which had once been among the tallest buildings in the Financial District, was dwarfed by newer skyscrapers. As taller and taller buildings were erected on Wall Street, Broadway, and other nearby streets, most of the early skyscrapers were demolished. Fortunately, the Wallace Building remained. In 1919, rather than demolishing the building, the owner at the time, the United States Food Products Corporation, distillers of alcohol and spirits, had the architectural firm of Kaufman & Levine remove the crowning pediment and add three stories. These stories are set back from the Pine Street facade and are barely visible on this facade; they are flush with the facade on Cedar Street. Many changes have occurred to the interior of the building and, except for a marble fireplace on the fifteenth floor, there is no extant historic fabric, but with only minor changes, the exterior remains largely as built by Wallace and designed by Wirz in 1893-94.

Notes

<sup>1</sup>Trow's Business Directory of New York City (1896). Entries for Insurance Fire, Adjusters Fire Insurance, Agents Insurance, and Brokers Insurance. Among other businesses in the building were an accountant and an investment securities company.

<sup>2</sup>A History of Real Estate, Building and Architecture in New York City During the Last Quarter of a Century (NY: Real Estate Record Association, 1898; reprinted, NY: Arno Press, 1967), p. 349.

<sup>3</sup>Dennis Francis, Architects in Practice in New York City, 1840-1900 (NY: Committee For the Preservation of Architectural Records, 1979), p. 83; "Oswald Wirz," obituary, New York Times, October 25, 1900, p. 2.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 1

Wallace Building  
Name of Property  
New York County, New York  
County and State

**9. Major Bibliographic References**

Dolkart, Andrew S., *Forging a Metropolis: Walking Tours of Lower Manhattan Architecture*. NY: Whitney Museum of American Art, 1990.

*A History of Real Estate, Building and Architecture in New York City During the Last Quarter of a Century*. NY: Real Estate Record Association, 1898; reprinted, NY: Arno Press, 1967.

Landau, Sara Bradford and Carl Condit, *Rise of the New York Skyscraper, 1865-1913*. New Haven: Yale University Press, 1996.

New York City Landmarks Preservation Commission, "56-58 Pine Street Designation Report," report prepared by Virginia Kurshan. NY: Landmarks Preservation Commission, 1997.

"Oswald Wirz," obituary, *New York Times*, October 25, 1900, p. 2.

Wallace Building  
Name of Property

New York County, New York  
County and State

## 10. Geographical Data

Acreage of Property less than one acre

### UTM References

(Place additional UTM references on a continuation sheet.)

1 18 583734 4506464  
Zone Easting Northing

3 18    
Zone Easting Northing

2 18

4 18

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By (\*See continuation sheet for author\*)

name/title Contact: Kathy Howe, Historic Preservation Specialist

organization NYS Office of Parks, Recreation and Historic Preservation date 3/22/03  
Field Services Bureau

street & number Peebles Island, PO Box 189 telephone (518) 237-8643, ext. 3266

city or town Waterford state NY zip code 12188

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with SHPO or FPO for any additional items)

#### Property Owner (Complete this item at the request of the SHPO or FPO)

name Ethan Lazar, Pine Street Mews, LLC

street & number 419 Park Avenue South telephone (212) 889-3500

city or town New York state NY zip code 10016

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 10 Page 1

Wallace Building  
**Name of Property**  
New York County, New York  
**County and State**

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**10. Geographical Data**

**Verbal Boundary Description**

The boundary of this nomination is outlined on the accompanying Sanborn map.

**Boundary Justification**

The nominated property includes the entire parcel historically associated with the Wallace Building.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 11 Page 1

Wallace Building  
**Name of Property**  
New York County, New York  
**County and State**

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**11. Form Prepared by**

Andrew S. Dolkart  
116 Pinehurst Avenue  
New York, N.Y. 1033

**for**

Higgins & Quasebarth  
270 Lafayette Street  
New York, NY 10012  
(212) 274-9468



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 2

Wallace Building  
Name of Property  
New York County, New York  
County and State

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Additional Documentation

**Photo List**

The Wallace Building  
56-58 Pine Street  
New York County, New York  
Photographer: Cas Stachelberg  
Date of photographs: February 2003  
Negative on file: Higgins & Quasebarth  
270 Lafayette Street  
New York, NY 10012

1. Overall view of Pine Street façade (south elevation), looking northeast.
2. Ground floor of Pine Street façade, looking north.
3. Upper floors of Pine Street façade, looking northeast.
4. Sandstone and terra cotta on Pine Street façade, looking northwest.
5. Terra cotta on Pine Street façade, looking northwest.
6. Terra cotta and brick on Pine Street façade, view north.
7. Overall view of Cedar Street façade (north elevation), looking southeast.
8. Upper floors of Cedar Street façade, looking southeast.
9. Ground floor of Cedar Street façade, looking southwest.
10. Historical marble fireplace on fifteenth floor, looking northwest.

## PART OF SECTION 1

Scale 160 Feet to the Inch



**Wallace Building**  
56-58 Pine Street  
New York County, New York

Nomination boundary indicated by dark line  
Sanborn Map, 2000.  
Scale: 1" = approx. 160'



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Wallace Building  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 7/15/03 DATE OF PENDING LIST: 8/13/03  
DATE OF 16TH DAY: 8/29/03 DATE OF 45TH DAY: 8/29/03  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03000848

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8/28/03 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N





Wallace Building  
56-58 Pine St.  
New York Co., N.Y.  
#1

1040425 0121 3 1



Wallace Building  
56-58 Pine St.  
New York Co., NY.

#2





Wallace Building  
56-58 Pine St.  
New York Co., N.Y.  
#3

1073429 0121





Wallace Building  
56-58 Pine St.  
New York Co., NY.

#4

100342600001



Wallace Building  
56-58 Pine St.  
New York Co., N.Y.

1053425 011  
#5

5





1070425 0121  
Wallace Building  
56-58 Pine St.  
New York County, Ny  
#6



1

1010429 0121 3 2

Wallace Building  
56-58 Pine St.  
New York Co, N.Y.  
#7





Wallace Building  
56-58 Pine St.  
New York Co., N.Y.

#8



Wallace Building  
56-58 Pine St.  
New York Co, NY.  
#9

1010425 0121 21





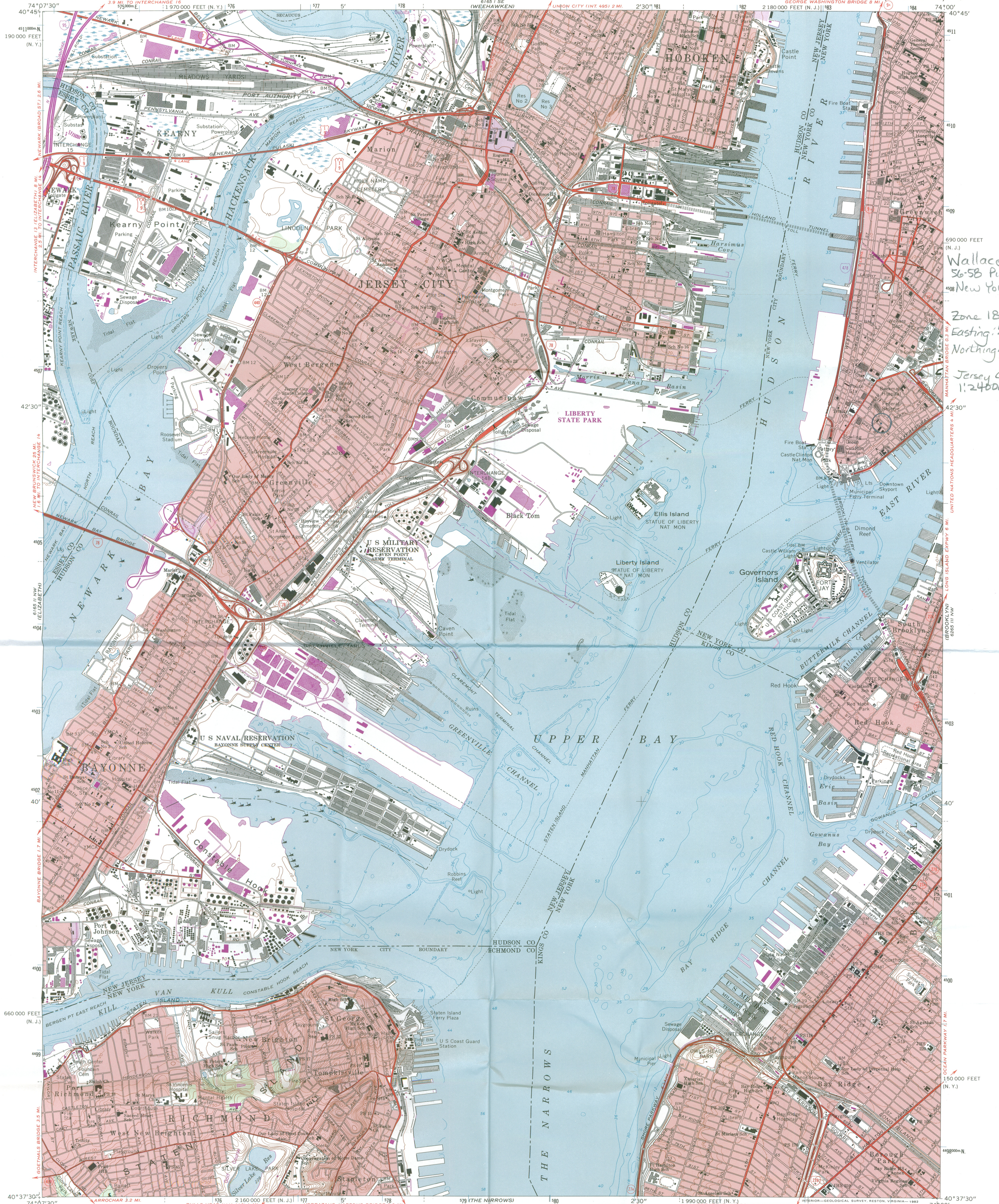
Wallace Building  
56-58 Pine St.  
New York Co, NY  
#10.

1013424 0121



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

JERSEY CITY QUADRANGLE  
NEW JERSEY-NEW YORK  
7.5 MINUTE SERIES (TOPOGRAPHIC)



Maped, edited, and published by the Geological Survey  
Revised in cooperation with New York Department of Transportation  
Control by USGS, NOS/NOAA, USCE, New Jersey Geodetic Survey,  
and City of New York Bureau of Estimate and Apportionment  
Planimetry by photogrammetric methods and from NOS charts T-5111,  
T-5277, T-5332, T-5450, T-5453, T-5454, T-5460, T-5461, T-5466, T-5468,  
T-5469, and T-5470  
Topography by photogrammetric methods from aerial photographs taken  
1954 and planimetric surveys 1955. Revised from aerial photographs  
taken 1966. Field checked 1967  
Selected hydrographic data compiled from NOS charts 285, 287, 541,  
and 745 (1966). This information is not intended for navigational purposes  
Polyconic projection, 10,000-foot grid ticks based on New Jersey coordinate  
system, and New York coordinate system, Long Island zone, 1000-meter  
Universal Transverse Mercator grid ticks, zone 18, shown in blue, 1927  
North American Datum. To place on the predicted North American Datum  
1983 move the projection lines 6 meters south and 35 meters west as shown  
by dashed corner ticks  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map

UTM GRID AND 1981 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

SCALE 1:24,000

CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.4 FEET IN  
UPPER BAY AND 4.8 FEET IN NEWARK BAY

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs  
taken 1976 and other sources. This information not  
field checked. Map edited 1981  
Purple tint indicates extension of urban areas

ROAD CLASSIFICATION  
Primary highway, all weather, hard surface  
Secondary highway, all weather, hard surface  
Light-duty road, all weather, improved surface  
Unimproved road, fair or dry weather  
Interstate Route  
U.S. Route  
State Route

JERSEY CITY, N.J.—N. Y.  
N4037.5—W7400/7.5

1967  
PHOTOREVISED 1981  
DMA 6165 II NE—SERIES V822

1-800-367-7744  
9 780601 367744





# The New York City Landmarks Preservation Commission

1 Centre Street, 9<sup>th</sup> Floor North, New York NY 10007 TEL: 212-669-7922 FAX: 212-669-7797

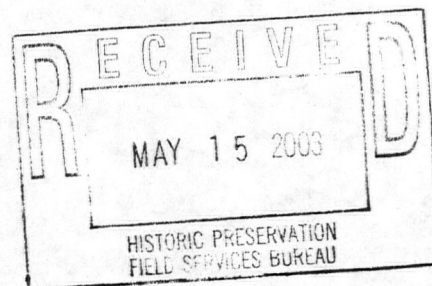
<http://nyc.gov/landmarks/>



RONDA WIST  
EXECUTIVE DIRECTOR  
[rwist@lpc.nyc.gov](mailto:rwist@lpc.nyc.gov)

May 9, 2003

Ms. Ruth Pierpont, Director  
New York State Office of Parks Recreation  
and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island  
P.O. Box 189  
Waterford, New York 12188-0189



Re: 56-58 Pine Street, New York, New York

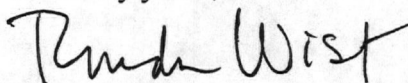
Dear Ms. Pierpont:

I write on behalf of Chair Robert B. Tierney in response to your request for comment on the eligibility of the Wallace Building at 56-58 Pine Street in Manhattan for the State and National Registers of Historic Places.

The Commission supports the nomination of the Wallace Building. On February 11, 1997, the New York City Landmarks Preservation Commission voted to designate the Wallace Building. This distinguished late nineteenth-century building's height and ornate design scheme give it an unusual and distinctive presence in downtown Manhattan.

Therefore, based on the Commission's review of the property and the materials submitted by the Historic Preservation Field Services Bureau, the Commission has determined that the Wallace Building appears to meet the criteria for inclusion on the State and National Registers of Historic Places.

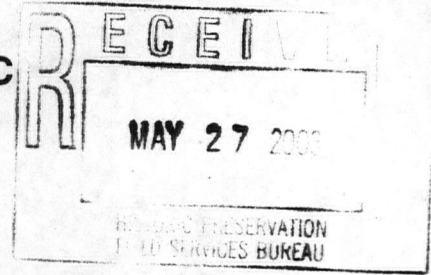
Sincerely yours,

  
Ronda Wist

cc: Robert B. Tierney, Chair  
Mary Beth Betts

**PINE STREET MEWS LLC**

419 Park Avenue South  
New York, New York 10016  
(212) 889-3500



May 22, 2003

Kathy Howe  
NY State Office of Parks, Recreation & Historic Preservation  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

Re: National Register Nomination  
The Wallace Building  
56 Pine Street  
New York, NY

Dear Ms. Howe:

As the owner of the above-referenced property, I am writing to express my enthusiastic support for the proposed listing of the Wallace Building in the National Register of Historic Places.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Ethan H. Lazar", with a long horizontal flourish extending to the right.

Ethan H. Lazar