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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 Wall and Hanover Building

other names/site number _____

2. Location

street & number 63 Wall Street [] not for publication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.)

[Signature]
Signature of certifying official/Title

9/20/05
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:

- [] 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) _____

[Signature]
Signature of the Keeper

date of action

Edson H. Beall 11-16-05

Wall and Hanover Building
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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	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	TOTAL

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

Current Functions

(Enter categories from instructions)

DOMESTIC: multiple dwelling

COMMERCE/TRADE: specialty store

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals

Other: Neoclassical

Materials

(Enter categories from instructions)

foundation Granite

walls Brick

Limestone

roof Lead-coated copper

other Bronze

Iron. Marble.

Narrative Description

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

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Wall and Hanover Building
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7. DESCRIPTION

The Wall and Hanover Building is a thirty-six story skyscraper located on the southeast corner of Wall and Hanover streets in the heart of the financial district of New York City, New York County, New York. The building is situated on an irregular shaped lot that measures 112 feet on Wall Street, 212 feet on Hanover Street and 85 feet on Beaver Street; the lot occupies one half of a triangular block bound by Wall, Hanover and Beaver streets. The site slopes gently to the south and east. The building is located in a densely built up area, with nearby buildings ranging from three to seventy stories. Immediately to the east is the twenty-five story Munson Steamship Company Building which occupies the remainder of the block and faces the intersection of Beaver and Wall streets. To the west, across Hanover Street is the former Merchants' Exchange, later National City Bank (NHL). Slightly farther west along Wall Street are the U.S. Custom House (now Federal Hall; National Historic Site), the J.P. Morgan & Co. Building (NR-listed), and the New York Stock Exchange (NHL), and to the southwest along Beaver Street is the New York Cotton Exchange (NHL). The Wall and Hanover building retains its integrity to a high degree.

The Wall and Hanover Building rises thirty-six stories from the southeast corner of Wall and Hanover streets. The building has street facades along Wall, Hanover and Beaver streets. The northwest corner of the building, at Wall and Hanover streets, is chamfered. This single-bay rises thirty-six stories and anchors the building to its Wall Street surroundings. The west façade of the building turns slightly, addressing the Exchange Place corridor which terminates at the building. The building has a four-story base; the ground floor is clad in granite and the upper floors are faced in Indiana limestone. Above the base, the street facades of the building are clad in various shades of tan and gray smooth-finished iron-spot brick, and trimmed in limestone and rough-faced, iron spot brick. Above the base on the Hanover Street elevation the tower is pierced by a broad court which divides the tower into two wings flanking the shaft. The wings are set back at the fifteenth story, and culminate at the twentieth story. The tower's shaft rises above the wings and sets back at the twenty-eighth, twenty-ninth, and thirty-first floors. Capping the building are gargoyles and a hipped, lead-coated copper roof with ornamental cresting which punctuates the Wall Street skyline.

The ground-floor is clad in granite on all three street facades and is punctuated by entries and windows. A granite cornice caps this level. The main building entrance is located at the east end of the Wall Street elevation where a polished granite surround frames a double-height entry. Within the open vestibule is a recessed entry configured with two bronze revolving doors flanking a central, swing door. Above the doors are cast-stone panels inscribed "BROWN BROTHERS HARRIMAN BUILDING" and the street address "63." The entry infill is non-original. To the west of the entry are six window openings. Most of the ground-floor window openings retain their paired double-hung windows which are set behind decorative iron grilles with dart motif. The window openings that flank the chamfered corner at Wall and Hanover streets are infilled with sheet metal and vents. The chamfer is occupied by an entryway; this was the formal entrance to the Brown Brothers Harriman & Co. banking hall and used the 59 Wall Street address, which was the street address of Brown Brothers & Co. since 1843. The granite entry surround projects slightly from the facing; the pedimented surround is simple, with egg-and-dart molding and a recessed panel inscribed "BROWN BROTHERS & CO."

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A marble enframingent surrounds the paneled bronze pocket doors. The Hanover Street elevation gently slopes to the south and turns slightly to the southeast about sixty-five feet north of Beaver Street. South from Wall Street are seven window openings identical to those along the Wall Street elevation. In the eighth bay is an entry with another pair of paneled bronze pocket doors; historically, this entry was designated for the employees of Brown Brothers Harriman. & Co. The lintel above the entry is inscribed "BROWN BROTHERS HARRIMAN & CO." Immediately south of the entry the building follows the bend of Hanover Street in a slight turn to the southeast. Four window openings punctuate this stretch of the ground floor. The Beaver Street elevation has four window openings and one entry. This entry, the service entry, has a molded granite surround which frames a marble clad open vestibule.

On all three elevations the first and second stories are articulated with colossal fluted pilasters flanking window openings. The stylized pilasters have an implied base and capital; the bases are faced in smooth limestone and capitals are formed by guttae bands attached to the limestone stringcourse which caps the second story. The window openings are infilled with steel windows four lites wide. The first-floor windows have five rows of lites and the second story has two rows. Separating the windows vertically are cast-iron spandrel panels ornamented with fasces, grouped in four and aligned between the mullions above and below the panel. The windows are of clear glass, except along the second floor of the Wall and Beaver street elevations where the lower lites are fit with diamond-shaped colored glass. The chamfer is treated slightly differently than the main facades. Above the ground-floor corner entry, a smooth face of limestone rises to the second-floor window, which is framed by a limestone balconet. Ornamental brackets support the balconet. A flagpole projecting from the balconet is original. Capping the second story along the chamfer is a stringcourse with guttae band ornament. At the third story is a simple window opening fit with six lites. The third story is an implied attic separated from the lower stories by a projecting stringcourse and crowned by a denticulated cornice which caps the entire base. On all three elevations the third story is composed of a series of alternating projecting medallions and window openings. The paired, four-lite windows are divided by cast-iron mullions ornamented with a vertical dart motif. The windows are of clear glass, except in the bays along Beaver Street and the southernmost bay of the Hanover Street elevation where the windows are fitted with squares of colored glass. Flanking each window opening are finely detailed limestone medallions, carved in relief and modeled on ancient coins.

The elegantly proportioned tower soars thirty-two stories above the four-story base, with two wings flanking a central shaft. The wings unfold from a broad light court that pierces the center of the Hanover Street elevation. The wings occupy the entire width of the Wall Street and Beaver Street elevations and wrap the corners of the Hanover Street elevation. The wings are set back at the fifteenth floor and culminate at the twentieth floor. The shaft sets back at the twenty-eighth, twenty-ninth and thirty-first floors. The Wall Street elevation is six bays wide and the Beaver Street elevation is five bays; otherwise the elevations are identical. Broad brick piers articulate the structural bays, and narrow brick mullions run up the façade between the paired, three-over-three double-hung windows to lend the tower and its setback masses verticality. The brick cladding is a combination of approximately five different colors of iron-spot brick ranging from tan to gray. Separating the floors are spandrel panels articulated in a rough-faced, iron spot brick set in alternating bands of projecting and recessed soldier courses. Unlike the piers, the spandrel brick is a single tone of tan. The verticality of the façade is

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expressed by the alternating wide and narrow vertical elements, which interrupt the horizontal rhythm. The Hanover Street elevation is twelve bays wide; the center five bays are recessed to provide for the light court. The north wing (Wall Street) runs perpendicular to the shaft and the south wing (Hanover Street) projects at an angle from the shaft, reflecting the bend of Hanover Street. These ells are two bays wide, and one bay wide above the fifteenth floor setback. The detailing at the setbacks is modest: a limestone parapet, punctuated by original bronze louvers, wraps the wings of the building at the fifteenth floor setback and the upper stories have a crenellated limestone coping above the brick parapets. Along the chamfer, the limestone parapet that wraps the building at the fifteenth floor is ornamented with a stylized lead-coated copper cartouche. At the twenty-eighth story the building sets back between boldly projecting piers which maintain the plane of the twenty-seventh floor. Above the twenty-eighth story the piers are articulated with angular ribs clad in brick. The tower is crowned by the uppermost story, which is articulated in brick and limestone; limestone-clad piers divide the bays in which lozenge-shaped windows with limestone surrounds are centered. An arcuated frieze adorns the limestone cornice. Projecting from each of the ribs is a copper gargoyle modeled on a flying fish. The roofline is defined by the crested, hipped roof of the lead-coated copper penthouse.

The banking hall of the Wall and Hanover Building is entered at ground level through the doors at the corner of Wall and Hanover streets. Paneled bronze pocket doors open to reveal bronze and glass double-leaf doors which lead into a rotunda. Above the pedimented entrance surround is a marble plaque inscribed "In 1825 Brown Brothers & Co. opened its first office at in New York at 191 Pearl street, and in 1833 moved to this site." The floor of this intimate space is marble laid in a harlequin pattern with a central compass motif. The rotunda is wrapped in a high marble wainscoting that serves as the base for Ionic pilasters that demarcate the walls. A marble crown molding introduces the vestibule's coffered ceiling. A curving stair rises one flight. The stair has an elegant wrought iron railing; the posts are embellished with a stylized "BB", the initials of the bank. Through the entry at the head of the stairs is a small vestibule which leads to the banking hall.

The banking hall occupies most of the first floor. The space is a double-height room with monumental multi-paned windows overlooking Hanover Street. Flanking the formal entry are two plaster medallions with floral ornament bearing the monogram of the bank (BB&Co.) The banking hall is divided in half by a broad aisle which leads to the private offices at the Beaver Street end of the building. Four rows of columns run the length of the room, framing the aisle and punctuating the spaces to the east and west. The columns are simple, plaster shafts with stylized anthemion capitals and slight volutes. The central aisle ceiling is original; it is composed of octagonal coffers framed by a denticulated crown molding. The banking hall retains its historical integrity, although some changes have been made to the space. Many of the finishes within the space are non-original, including ceiling and wall mounted light fixtures and areas of wood wainscoting. Much of the replacement resulted from the removal of the original counters and teller windows which divided the main aisle from the flanking spaces. A drop ceiling has been installed in the areas to the east and west of the main aisle. The spatial configuration of the space has been retained, but the removal of the teller windows has created a more open circulation pattern than would have been historically. An original mezzanine level is located at the southeast corner of the banking hall where private offices, including the office of James Brown, and conference rooms were located. Most of the mezzanine level spaces do not retain their original finishes. An original iron balcony overlooking the banking hall remains in the southeast corner of the room. A non-historic mezzanine level has

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been enclosed in the northeast corner of the room. At the south end of the banking hall is an opening with a richly detailed oak surround crowned by a clock set within a broken pediment. This "Stromberg" clock was the master time-keeper to which all of the local, departmental clocks were connected.

Through the opening is an oak paneled corridor and an intimate elevator lobby, with floors laid in black and gray marble, leading to the partners' room and meeting spaces. Overlooking Hanover and Beaver streets, the partner's room is a replica of the original 1865 partners' room with its oak paneled walls, pedimented door surrounds, fireplace and original fixtures. Originally a portrait of the Brown Brothers was located above the fireplace. This painting was removed by Brown Brothers Harriman & Co. when they vacated the building in 2002. Off the main corridor are several other meeting rooms and offices which retain their original finishes to varying degrees.

The upper floors of the building were entered through the building's public entry at 63 Wall Street. The finishes in this lobby are non-original and date to a mid-twentieth century renovation of the space. The public lobby's original finishes have not been ascertained, but historical accounts described the entrance and lobby as "unique and bizarre."¹ The upper floors of the building were designed as tenant space. There are several different configurations for the elevator lobbies to accommodate express and local elevator service. Approximately 40% of the elevator lobbies retain their original gray marble wainscoting and terrazzo floors. Fewer retain their original simple plaster ceilings with dropped beams and cove moldings.

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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

Areas of Significance:

(Enter categories from instructions)

Architecture

Commerce

Period of Significance:

1928-1931

Significant Dates:

1929

1931

Significant Person:

n/a

Cultural Affiliation:

n/a

Architect/Builder:

Delano & Aldrich

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

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other repository: _____

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8. SIGNIFICANCE

The Wall and Hanover Building is significant under National Register criteria A and C. The Wall and Hanover Building is significant because it was constructed as the headquarters for the private banking firm Brown Brothers & Co., now Brown Brothers Harriman & Co., which is the oldest and largest partnership bank in the country. The bank developed in the nineteenth-century tradition of international merchant banking and has long been recognized as one of the nation's most important private banks. The bank moved to 59 Wall Street in 1843 and retained its headquarters on that site, in a succession of buildings, until 2002. The building is also significant as an example of the skyscraper office buildings that transformed the Wall Street area of New York City during the financial boom of the 1920s. Banks and other businesses erected impressive tall buildings where the lower floors were designated for their own use and upper floors were rented to office tenants. The Wall and Hanover Building was erected in 1928-29 and designed by the noted New York architecture firm, Delano and Aldrich. The building is the only New York skyscraper designed by the firm and its spare, Neoclassical styling reflects their interest in traditional ideas and forms. The elegantly proportioned tower, clad in limestone and brick, and articulated by a series of setbacks, is crowned by a crested, hipped roof which is a prominent feature in the Wall Street skyline. The building also retains an elegant interior rotunda and banking hall, as well as several other notable spaces.

Brown Brothers Harriman & Co. is the oldest and largest private bank in the United States which is owned and operated by a partnership, rather than a corporation. Founded in Philadelphia in 1818, Brown Brothers & Co. evolved from various related firms all begun by the sons of Alexander Brown, an Irish immigrant who in 1800 started a linen-importing business in Baltimore. An auctioneer in Belfast's great Linen Hall market, Alexander Brown (1764-1834) immigrated to Baltimore where he established Alexander Brown & Co. in December 1800. Brown had four sons: William, George, John A., and James. Each of the sons eventually went into partnership with their father, growing the successful import-export business into a lucrative merchant bank.

The Brown family businesses were an assemblage of interlocking partnerships: the sons were partners in their father's and siblings' firms and their father was a partner in his son's firms. Brown Brothers Harriman & Co. evolved from the various banking ventures of the Brown brothers. In 1814, William Brown (1784-1864) and James Brown (1791-1877) established William & James Brown & Co. (later Brown Shipley & Co.), a merchant banking firm, in Liverpool. Each of the Brown brothers was a partner in this concern, but their father was not. Capitalizing on their success, the brothers established banks in trading centers. In Philadelphia, John A. Brown (1788-1872) founded John A. Brown & Co., in 1818—the date taken as the establishment of the business now carried on by Brown Brothers Harriman & Co. In October 1825, James Brown (1791-1877) established Brown Brothers & Co. at 191 Pearl Street, near Maiden Lane. A circular advertising the founding of a New York office announced:

For some time past we have had it in contemplation to establish a house in New-York, with the view of promoting the interest of Messrs. William & James Brown & Co. of Liverpool, and of affording greater

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facility, and the choice of markets, to our southern friends, who are disposed to give them or us their business; for that purpose our James Brown has established himself, at New-York, to conduct a Commission Business, under the firm Brown, Brothers, & Co. The partners in that house, are the same as those composing our respective firms.

[signed]

Alexander Brown & Sons, Baltimore.

John A. Brown & Co., Philadelphia.²

The Brown Brother & Co. offices were strategically located, in proximity to the Liverpool boats which docked near Pine Street. In May 1826, Brown Brothers & Co. acquired a warehouse at 63 Pine Street, between Pearl and Williams streets. Soon after Alexander Brown's death in 1834, James Brown sold the dry goods arm of his business and moved his offices to 46 Wall Street (later 58 Wall Street), across from the Merchants Exchange. By the 1820s, Wall Street was lined almost exclusively with banks and other financial institutions, some occupying former residences and others in newer buildings built exclusively for business use. Following the fire of 1835, Wall Street banks and businesses began erecting purpose-built buildings. In 1843, James Brown purchased the banking house located on the southeast corner of Hanover and Wall streets which had been built c. 1837 by Thomas E. Davis, a real estate speculator.

Brown Brothers & Co. was one of the principal merchant banking firms supplying the credit and foreign exchange to importers and exporters in New York at a time when the city was considered the "commercial emporium of America."³ The city's prosperity was owed to the opening of the Erie Canal, as well as to the regularization of the shipping industry, sailing on the scheduled date regardless of load or weather. By the time of the opening of the Erie Canal in 1825, it was clear that New York was to be the vital center of American foreign trade. The Erie Canal aided New York in capturing a larger share of the nation's import business from rival ports in New Orleans, Baltimore and Philadelphia. By 1830, New York's ascendancy as the US finance capital was complete, overtaking Philadelphia as the nation's premier money market, and by 1840 in addition to 417 commercial houses active in foreign trade, New York had 918 commission firms that consigned goods to domestic markets in every region of the country.⁴

Rapid growth in banking and finance was experienced in the late 1840s and 1850s, and as a result banks began to erect larger buildings. Many of them included a banking hall and offices for a specific bank, as well as floors with income producing tenant space. Brown Brothers & Co. thrived in the commerce-rich market of New York, and in 1864 they commissioned architect Edward T. Potter with designing a new banking house on their property at 59 Wall Street. Potter was the brother of Howard Potter (1826-1897), the son-in-law of James Brown and partner in Brown Brothers & Co. Completed in 1866, the four-story marble palazzo-style building was touted by journalist Matthew Hale Smith as the "finest private banking house in the world."⁵ In 1885, 59 Wall Street received a three-story mansard addition designed by architect Charles W. Clinton, an associate of Potter's on the original design.

In 1917 and 1920, Brown Brothers & Co. commissioned additions to their building at 59 Wall Street from the noted New York architecture firm of Delano & Aldrich. William Adams Delano (1874-1960) and Chester Holmes Aldrich (1871-1940) were leading practitioners of traditional, neoclassical inspired design and faithful

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adherents to the Beaux-Arts tradition. Their work is typified by country houses, private clubs and public buildings, commissioned by some of New York's most prominent families. The partners met while working in the office of Carrere & Hastings in 1902: Delano was a graduate of Yale and attended the Ecole des Beaux-Arts in 1900; Aldrich graduated from Columbia and began at the Ecole in 1895. Their partnership was founded in 1903. Delano & Aldrich's most prominent residential projects and private clubs date from the 1910s and 1920s including Otto H. Kahn's Oheka (Cold Spring Harbor, NY; 1914-1917, NR-listed), George F. Baker Houses (67-75 E.93rd St, New York City; 1917, 1928, 1931; NR listed), James A. Burden, Jr's Woodside (Syosset, NY; 1916-18); Knickerbocker Club (1913-15); Union Club (1927-33); Colony Club (1914-16). In the 1930s the firm's practice shifted almost entirely to public and governmental projects, including the Japanese Embassy in Washington, D.C. (1930-31; NR listed); the design for LaGuardia Airport (1937-42).

William Adams Delano was deeply entrenched in the Brown Brothers establishment: he was the nephew of John Crosby Brown (1838-1909), the fourth son of James Brown. Delano's father, Eugene Delano was a partner in Brown Brothers & Co. from 1894 until his death in 1920. The Delano family lived in Philadelphia where Eugene, a successful Philadelphia banker, began working for Brown Brothers in 1880. In 1896 they moved to New York. The Delanos and Browns spent part of each summer together at Brighthurst, Delano's grandparents' country house in Orange, New Jersey, and later on Pasque Island, off the southeast shore of Massachusetts.

The three-and-a-half story 1917 addition was located on the site south of the 59 Wall Street building, extending down Hanover Street to the corner of Beaver Street. The modest Beaux-Arts styled marble-clad building with mansard roof was joined in 1920 by a five-story addition on the site directly east of the 1917 addition. The addition added four bays to the Beaver Street façade, and extended the materials, vocabulary and fenestration pattern of the 1917 addition. Brown Brothers & Co. published a brochure to advertise the opening of the addition and proclaimed it "another milestone in a century of progress" for the bank.

The low-rise character of the Wall street area began to shift by 1920 when banks and other businesses in the area began to develop skyscrapers. Typically, banks would occupy the building's base and lease the tower for income. The New York Times referred to these developments as "beehives of business and banking."⁶ Following suit, in 1928 Brown Brothers & Co. temporarily left the site it had occupied since 1843 and moved to 37 Wall Street in order that a new thirty-six story tower, designed by William A. Delano, could be constructed. Like the other skyscrapers developed along Wall Street, the Brown Brothers & Co. was a symbol of the financial boom of the 1920s.

On May 1, 1928 the old Brown Brothers & Co. buildings were razed. The property was owned and developed by Starrett Brothers, Inc., who bought the properties from Brown Brothers & Co. in 1928. Known as the Wall and Hanover Building, 61-63 Wall Street, the building was the only New York skyscraper designed by Delano & Aldrich; William Adams Delano was the partner in charge of the project. The building's base was for the most part occupied by Brown Brothers & Co. and the tower was rented to commercial tenants. The tenant entrance servicing the elevator banks was located at 63 Wall Street. Two private entries served the Brown Brothers spaces of the building, an employee entrance located along Hanover Street, and a second entrance on

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the prominent chamfered corner at Wall and Hanover streets which retained the bank's historic address of 59 Wall Street. This formal entry, for clients and partners, led to an elegant entrance rotunda and the double-height banking hall. "How simple it is, and how nobly it towers up" stated *The American Architect*, calling the building "modern in the best sense of the word," and that its spare, Neoclassical-inspired design expressed a "freshness that is bound to be present when [traditional] forms are used because they are most appropriate for their purpose."⁷

The Wall and Hanover Building was erected at a time when a significant number of new skyscrapers were being built in the Wall Street area, many commissioned by the city's leading banks. Besides the Wall and Hanover Building, other new skyscraper headquarters erected in the second half of the 1920s include Bank of America (Trowbridge & Livingston, 1924-26) at 44 Wall Street; Bank of Manhattan (H. Craig Severance with Yasuo Matsui and Shreve & Lamb, 1929-30) at 40 Wall Street; Seamen's Bank for Savings (Benjamin Wistar Morris, 1926-27) at 74 Wall Street; Bank of New York (Benjamin Wistar Morris, 1927-29) at 48 Wall Street; Chase National Bank (Graham, Anderson, Probst & White, 1927-28) at 20 Pine Street; Equitable Trust (Trowbridge & Livingston, 1927-28) at 15 Broad Street; National City Company (McKim, Mead & White, 1928) at 52 Wall Street; City Bank-Farmers Trust Company (Cross & Cross, 1930-31) at 20 Exchange Place; and Irving Trust Company (Voorhees, Gmelin & Walker, 1929-31) at 1 Wall Street. With the exception of the Irving Trust building, these are all relatively conservative structures, reflecting the conservative nature of the banking profession.⁸

On May 1, 1929 Brown Brothers & Co. moved back to 59 Wall Street, six months before the stock market crash of 1929. The 1930s brought extensive changes to both the firm and the finance industry as a whole. On January 1, 1931 the firm of Brown Brothers Harriman & Co. was established through the merger of Brown Brothers & Co. with W.A. Harriman & Co. Inc., and Harriman Brothers & Co. Harriman Brothers & Co. was led by Averell (1891-1986) and Roland (1895-1978) Harriman, two sons of E. H. Harriman, the railroad entrepreneur who revitalized the Union Pacific in the late nineteenth century and acquired multiple other railroads including the Southern Pacific and the Baltimore and Ohio. The Harriman firms were young but had established a solid reputation on Wall Street. W.A. Harriman & Co. was established as a securities and investment house in November 1919, and the partnership bank of Harriman Brothers & Co. was established in March 1927. Once merged with the Harriman's, the bank shifted focus from purely foreign dealings and began cultivating domestic business, although business was significantly hampered in the early years of the merger due to the Depression.

In an effort to address the conditions that triggered the Depression, the Federal government enacted the Banking Act of 1933, also known as the Glass-Steagall Act which dramatically shifted the course for the Wall Street banking houses. The Glass-Steagall Act sought to separate the functions of a commercial bank—loans, deposits, letters of credit, and foreign exchange—from those of an investment bank—underwriting and distributing securities. The Act was intended to ameliorate certain conflicts of interest which resulted from merging deposit and securities banking, and to repair the damaged image of the banker which in the 1920s "had gone from a person of sober rectitude to a huckster who encouraged people to gamble on risky stocks and bonds."⁹ Brown Brothers Harriman & Co. was one of only two of the distinguished Wall Street partnerships (J.P. Morgan &

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

Wall and Hanover Building
Name of Property
New York County, New York
County and State

Company was the other) that opted to remain in commercial rather than investment banking. And today, Brown Brothers Harriman & Co. remains America's oldest and largest privately-owned bank.

In 2002, after 168 years at 59 Wall Street, Brown Brothers Harriman & Co. moved. The firm's headquarters moved to 140 Broadway, and plans call for residential conversion of the Wall and Hanover Building.

Notes

¹ W. Parker Chase, *New York The Wonder City*. New York: Wonder City Publishing co., Inc., 1931, p. 159.

² John A. Kouwenhoven, *Partners in Banking, An Historical Portrait of a Great Private Bank Brown Brothers Harriman & Co. 1818-1968*. Garden City, New York: Doubleday & Company, Inc, 1968, p. 31.

³ Ibid, p. 24.

⁴ Edwin G. Burrows and Mike Wallace, *Gotham, A History of New York City to 1898*. New York: Oxford University Press, 1999, p. 436.

⁵ Kouwenhoven, p. 137.

⁶ "Towers Replacing Old Finance Homes," *New York Times*, 9 September 1928.

⁷ "An English Architect's Impressions of American Architecture and Allied Arts," *The American Architect*, 2568 (5 May 1929), p. 561-62.

⁸ Higgins & Quasebarth, Bank of New York Building, 48 Wall Street, Historic Preservation Certification Application, Part 1. July 1999.

⁹ Ron Chernow, *The House of Morgan*, New York: Touchstone, 1990, p. 375.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Wall and Hanover Building

Name of Property

New York County, New York

County and State

9. Major Bibliographic References

"An English Architect's Impressions of American Architecture and Allied Arts," *The American Architect*, 2568 (5 May 1929), p. 561-62.

"Big Banking Houses Decide on Merger," *New York Times*. 12 December 1930, p.1.

Brown Brothers & Co. *Fifty Nine Wall Street*. New York. December, 1920.

Burrows, Edwin G. and Mike Wallace. *Gotham, A History of New York City to 1898*. New York: Oxford University Press, 1999.

Chase, W. Parker. *New York The Wonder City*. New York: Wonder City Publishing Co., Inc., 1931.

Chernow, Ron. *The House of Morgan*, New York: Touchstone, 1990.

Higgins & Quasebarth, "Bank of New York Building, 48 Wall Street, Historic Preservation Certification Application, Part 1. July 1999.

Kouwenhoven, John A. *Partners in Banking, An Historical Portrait of a Great Private Bank Brown Brothers Harriman & Co. 1818-1968*. Garden City, New York: Doubleday & Company, Inc, 1968.

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

Pennoyer, Peter and Anne Walker. *The Architecture of Delano & Aldrich*. New York: W.W. Norton & Co., 2003.

"Plan Skyscraper on Wall Street Plot," *New York Times*. 7 March 1928, p. 44.

"63 Wall Street and Brown Brothers & Co. Banking Room, New York City, Delano & Aldrich, Architects." *Architecture and Building* 6, (June 1929).

Stern, Robert A.M, et al. *New York 1930*. New York: Rizzoli International, 1994.

Stern, Robert A.M, et al. *New York 1880*. New York: The Monacelli Press, 1999.

"Towers Replacing Old Finance Homes," *New York Times*, 9 September 1928.

Wall and Hanover 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 1 8 5 8 3 7 0 7 4 5 0 6 3 3 6
Zone Easting Northing

3 1 8
Zone Easting Northing

2 1 8

4 1 8

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
NYS Office of Parks, Recreation and Historic Preservation
organization Bureau of Historic Preservation date July 7, 2005
street & number Peebles Island, PO Box 189 telephone 518-237-8643 ext. 3266
city or town Waterford state NY zip code 12188-0189

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 Nathan Berman
Metro Loft Management
street & number 67 Wall Street telephone (212) 706-3030
city or town New York state NY zip code 10005

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

Wall and Hanover Building
Name of Property
New York County, New York
County and State

10. Geographical Data

Verbal Boundary Description

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

Boundary Justification

The boundary of this nomination includes the entire parcel historically and currently associated with the building.

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

**National Register of Historic Places
Continuation Sheet**

Section 11 **Page** 1

Wall and Hanover Building
Name of Property
New York County, New York
County and State

Form Prepared By:

Cas Stachelberg
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

Wall and Hanover Building

Name of Property

New York County, New York

County and State

List of Photos

Wall and Hanover Building

63 Wall Street

New York County, NY

Photographer: Cas Stachelberg

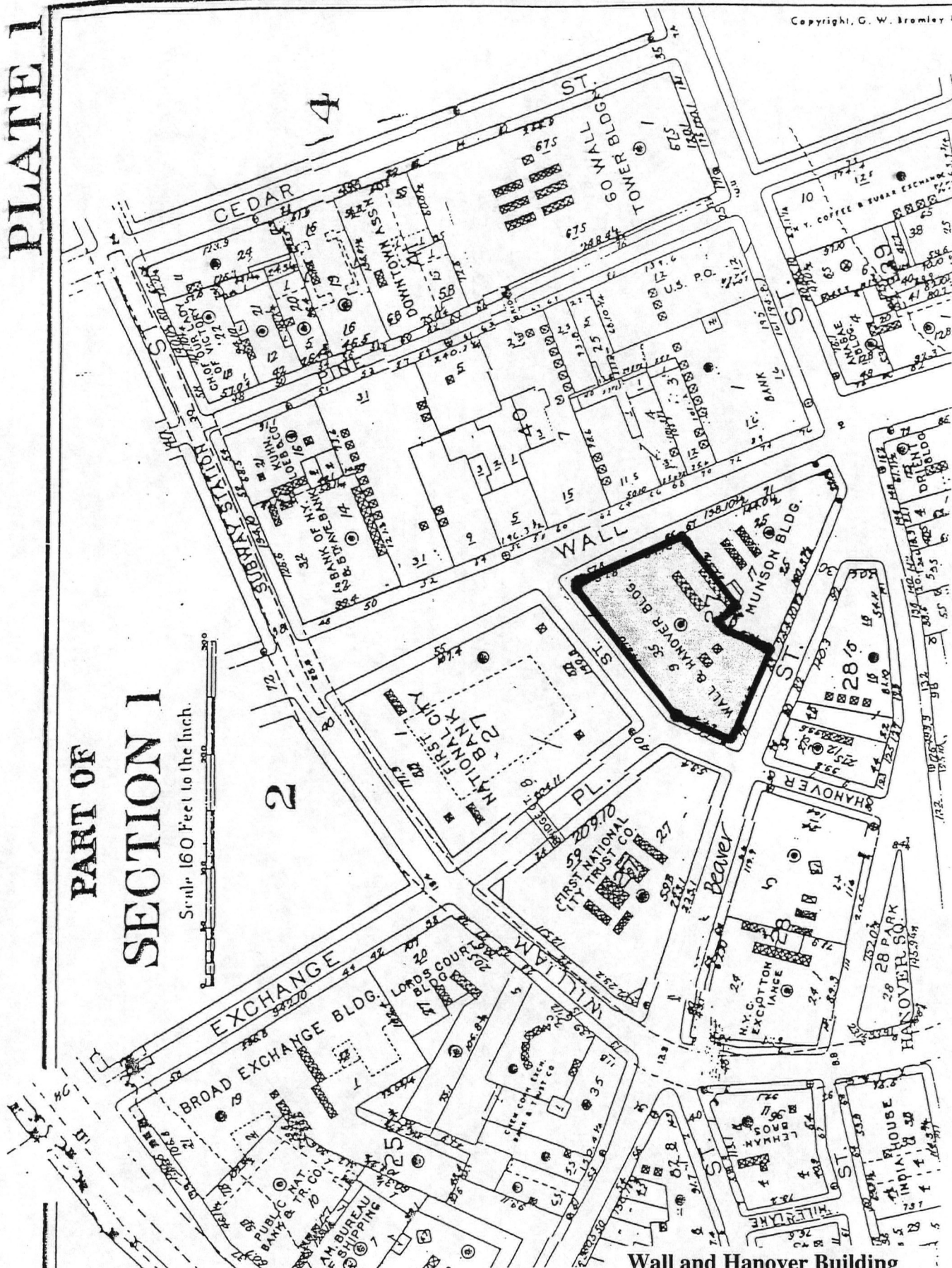
Date: June 2005

Negatives: Higgins & Quasebarth, 270 Lafayette Street, New York, NY 10012

1. Wall Street and Hanover Street facades; view east.
2. Detail of upper floors; view southeast.
3. Detail of setbacks at upper floors; view southeast.
4. Building base at Hanover Street; view south.
5. Detail of building base at Wall Street; view south.
6. Ground-floor rotunda space; view east.
7. Ground-floor rotunda space; view east.
8. Banking hall; view south.
9. Banking hall; view north.
10. Elevator lobby, 17th floor; view west.
11. Typical apartment interior, 15th floor; view east.

PART OF SECTION 1

Sculp. 160 Feet to the Inch.



Wall and Hanover Building
63 Wall Street
New York County, NY
 Scale 1" = approx. 160'
 Manhattan Land Book, plate 1
 1955

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Wall and Hanover Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 10/07/05 DATE OF PENDING LIST: 10/25/05
DATE OF 16TH DAY: 11/09/05 DATE OF 45TH DAY: 11/20/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05001288

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 11.16.05 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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



[02]907 0631 2 2

Wall, and Hanover
Building
New York County, NY
1.



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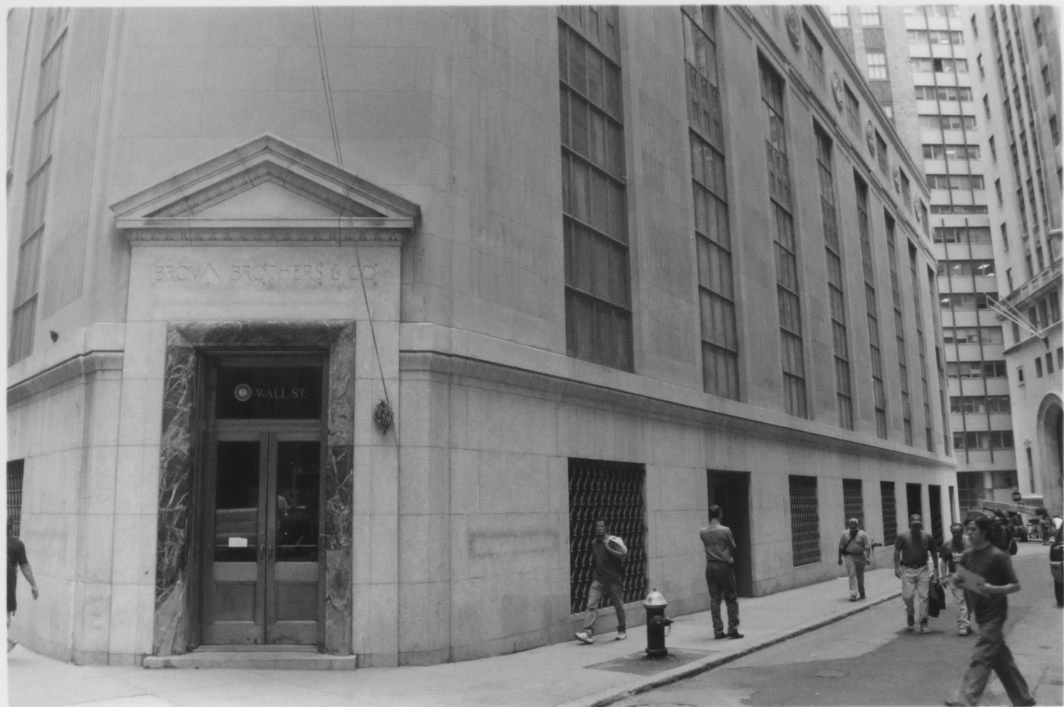
Wall and Hanover
Building, New York Co,
2. N.Y.



Wall and Hanover Building
New York County, N.Y.

1011913 0631 2 N

3.



Wall and Hanover Building
New York County, N.Y.

[01J917 0631 2N

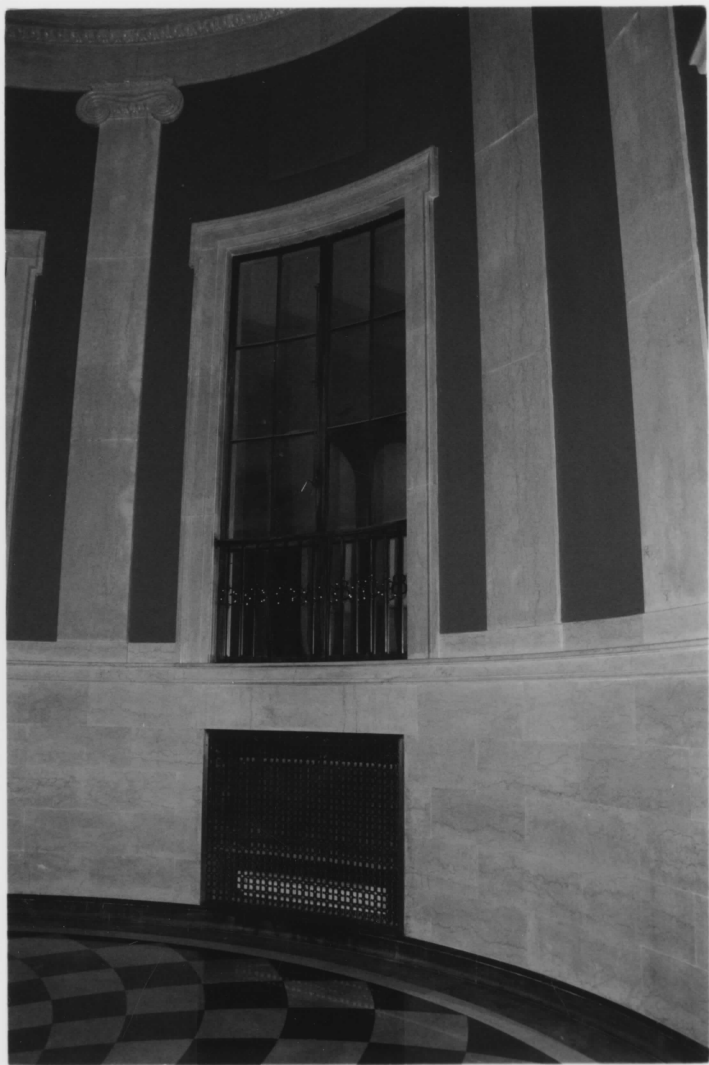
4.



Wall and Hanover Building
New York County, N.Y.

1027916 0631 2 H

5.



Wall and Hanover
Building
New York County, NY

6

[08]907 0631 2 2



Wall and Hanover
Building
New York County, N.Y.

7.



[12]907 0631 2 2

Wall and Hanover
Building
New York County, N.Y.
8.



[14]907 0631 2 2

Wall and Hanover
Building
New York County, N.Y.
9.



Wall and Hanover Building
New York County, N.Y.

1011918 0631 2N

10.



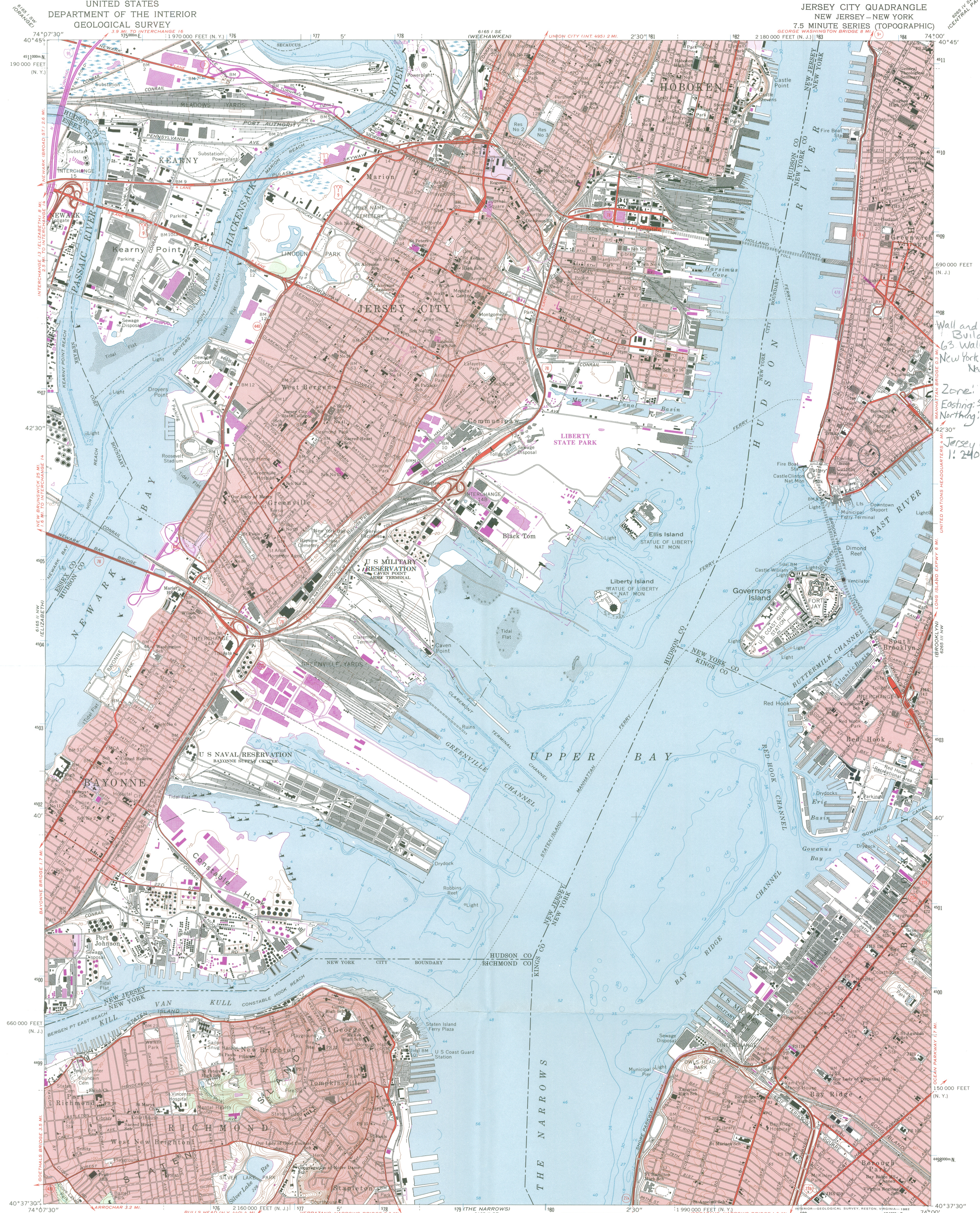
Wall and Hanover Building
New York County, N.Y.

11.

1021915 0631 2 N

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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



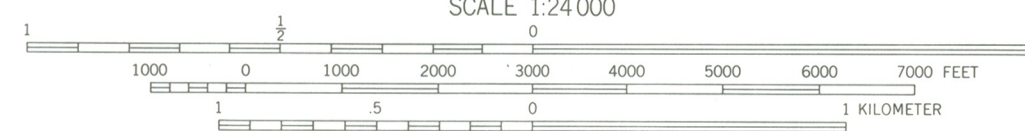
Wall and Hanover
Building
63 Wall Street
New York County,
New York

Zone: 18
Easting: 583707
Northing: 4506336

Jersey City Quad
1: 24000

Mapped, 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 Board 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



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
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	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard 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
PHOTOGRAPHED 1981
DMA 6185 II NE—SERIES V822





The New York City Landmarks Preservation Commission

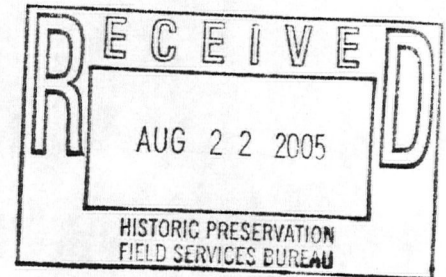
1 Centre Street, 9th Floor North, New York NY 10007 TEL: 212-669-7922 FAX: 212-669-7797

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



RONDA WIST
EXECUTIVE DIRECTOR
rwist@lpc.nyc.gov

August 17, 2005



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: Wall and Hanover Building, 63 Wall 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 building at 63 Wall Street in Manhattan for the State and National Registers of Historic Places.

The Commission has reviewed the materials submitted by the Historic Preservation Field Services Bureau and recommends that the building at 63 Wall Street 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



METRO LOFT MANAGEMENT

**67 WALL STREET
NEW YORK, NY 10005**

**Tel: (212) 706-3030
Fax: (212) 706-2525**

September 13, 2005

Ms. Kathy Howe
NY State Office of Parks, Recreation & Historic Preservation
Delaware Avenue
Cohoes, NY 12047

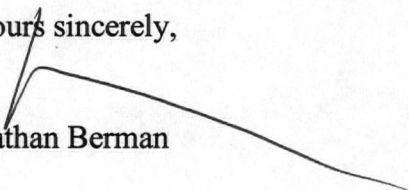
Re: National Register Nomination
Wall and Hanover Building
63 Wall Street
New York, NY

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 Wall and Hanover Building in the National Register of Historic Places.

Thank you for your assistance.

Yours sincerely,



Nathan Berman

cc: Cas Stachelberg, Higgins & Quasebarth