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 14A). 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

<table>
<thead>
<tr>
<th>historic name</th>
<th>Broad Exchange Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>other names/site number</td>
<td>The Exchange</td>
</tr>
</tbody>
</table>

2. Location

<table>
<thead>
<tr>
<th>street &amp; number</th>
<th>25 Broad Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>city or town</td>
<td>New York</td>
</tr>
<tr>
<td>state</td>
<td>New York</td>
</tr>
<tr>
<td>code</td>
<td>NY</td>
</tr>
<tr>
<td>county</td>
<td>New York</td>
</tr>
<tr>
<td>code</td>
<td>061</td>
</tr>
<tr>
<td>zip code</td>
<td>10004</td>
</tr>
</tbody>
</table>

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this □ 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 set forth in 36 CFR Part 60. In my opinion, the property □ meets □ does not meet the National Register criteria. I recommend that this property be considered significant □ nationally □ statewide □ locally. (□ See continuation sheet for additional comments.)

[Signature of certifying official/Title] [Date]

NYS Office of Parks, Recreation and Historic Preservation
State of 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

[Signature of the Keeper] [Date of Action]

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:)

[Continuation sheet]
**5. Classification**

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
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<tbody>
<tr>
<td>□ private</td>
<td>□ building(s)</td>
</tr>
<tr>
<td>□ public-local</td>
<td>□ district</td>
</tr>
<tr>
<td>□ public-State</td>
<td>□ site</td>
</tr>
<tr>
<td>□ public-Federal</td>
<td>□ structure</td>
</tr>
<tr>
<td></td>
<td>□ object</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 buildings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>sites</td>
</tr>
<tr>
<td></td>
<td>structures</td>
</tr>
<tr>
<td></td>
<td>objects</td>
</tr>
<tr>
<td>1 Total</td>
<td></td>
</tr>
</tbody>
</table>

**6. Function or Use**

**Historic Functions**
(Enter categories from instructions)

- **COMMERCE:** Business

**Current Functions**
(Enter categories from instructions)

- **DOMESTIC:** Multiple Dwelling

**7. Description**

**Architectural Classification**
(Enter categories from instructions)

- **LATE VICTORIAN:** Italian Renaissance

**Materials**
(Enter categories from instructions)

- **foundation:** concrete
- **walls:** granite, brick, terra cotta
- **roof:** asphalt
- **other:** cornice: copper

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

The Broad Exchange Building is an irregular, T-shaped former office building that extends 106.8 feet on the east side of Broad Street and 296.3 feet on the south side of Exchange Place in lower Manhattan. It is located in the heart of the historic financial district which is characterized by tall office buildings and narrow streets reflecting the 17th-century street plan of New Amsterdam. One block to the north is the New York Stock Exchange (National Historic Landmark) and Federal Hall National Memorial.

The principal facade and entrance face west toward Broad Street, while the secondary facade and entrance face north toward Exchange Place. The massive 21-story Italian Renaissance Revival building was designed by the architectural firm of Clinton & Russell and was completed in 1902. The Renaissance Revival style is illustrated by the Italian palazzo-like symmetrical facades that are divided into a tripartite configuration of a base, body, and attic, which are further divided into three sections each. The steel frame of the building is clad in a three-story rusticated granite base, a 14-story buff colored brick body with terra cotta trim, and a three-story granite attic with a copper cornice.

The Broad Street facade contains ten bays and the Exchange Place facade contains 26 bays, with each facade similar in design and ornamentation. The three-story granite base contains a molded water table with wide horizontal bands of bush-hammered granite above.

Windows on the first three stories of the building are rectangular, single or paired, and contain one-over-one, double-hung wood sash. They appear to be original. On the upper stories are aluminum replacement sash, and various 12-light steel casements are located in the rear wing.

The main entrance is centrally located on Broad Street and is defined by a two-story, two-bay, projecting portico containing two engaged, three-quarter round, fluted Doric columns on pedestals, with molded bases and egg-and-dart capitals. Between the columns is a two-story, painted, cast-iron aedicule containing two stainless steel revolving doors (later replacements), with three bays of rectangular, one-over-one, double-hung wood sash, windows and decorative and paneled spandrels above. Flanking either side of the columns are two-story, paired, one-over-one, double-hung wood sash windows. Between each window is a cast-iron mullion with a decorative capital and paneled cast iron spandrel. The windows are flanked by two-story granite pilasters with egg-and-dart capitals. The columns and pilasters support a full entablature above the second story that extends the length of the Broad Street and Exchange Place facades.

The entablature on Broad Street contains a frieze inscribed with "BROAD EXCHANGE," which is flanked by square carved panels of crossed torches. Flanking these panels along the frieze and directly above each pilaster is a
square carved panel depicting a horn-of-plenty. The entablature is capped by a boxed cornice with an egg-and-dart and denticulated molding.

The Exchange Place entrance is similar to that of Broad Street, with a few exceptions. The entrance is in the form of a six-bay, two-story aedicule with central stainless steel entrance doors (replacements) and flanking wall niches and bronze lamps. Flush with the facade in front of the aedicule are full round Doric columns. Two tertiary entrance doors are located midway between the central entrance and the end bays on Exchange Place. These entrances were designed by Walker & Gillette Architects between 1944 and 1946 and consist of double aluminum frame doors with a transom above.

Above the central entrance bay on the Broad Street facade are four large granite modillions alternating with three heads of Greek figures that are connected by fruit swags. Above the Exchange Place entrance are the same four modillions connected by similar swags. The third story is capped by a wide granite string course.

The body of the building extends from the fourth story to the seventeenth story. The body is clad in buff-colored brick laid in American bond with narrow joints. The end two bays of each facade are trimmed in rusticated terra cotta panels. The Exchange Place facade also contains two intermediary bays of the same terra cotta panels that flank the central six bays.

Between the fourth and fifth stories in each of the central six bays on each facade is an elaborate cartouche flanked by pairs of decorative panels. Between the 16th and 17th stories in the central six bays of each facade are two cartouche panels alternating with three lions heads, that are all connected by classical swags. The 17th story is capped by a decorative terra cotta string course.

The three-story attic level extends from the 18th story to the 20th story. The central six bays of the 18th and 19th stories on the primary facades contain three sets of two-story Ionic columns on pedestals that flank paired one-over-one double-hung sash windows, with decorative terra cotta spandrels between the two stories. The 20th story contains triple, one-over-one, double-hung aluminum replacement windows and is capped by a dentilled and egg-and-dart granite molding and a bracketed copper cornice with copper entifixes.

The rear elevations and wing of the building are clad in white brick, with some areas of red brick. Some sections of these elevations have been significant altered by the removal of terra cotta and granite ornamentation and the infilling of arched windows. The majority of window contain one-over-one double-hung aluminum replacement sash, although a few windows are arched or fitted with 12-light steel casements. Various sections are trimmed with a narrow molded and dentilled cornice.
The interior of the building contains the original marble-clad lobby and commercial spaces on the first floor and modern apartments on the upper floors which were originally simple open office spaces. The large T-shaped lobby has an entrance on both Broad Street and Exchange Place. The long section of the "T" is oriented east-west from Broad Street, and the top of the "T" is oriented north-south from the Exchange Place entrance. The walls are clad in white marble panels with white marble pilasters and gold-painted Corinthian style capitals. A row of five elevator banks is located along the east wall of the lobby. The stainless steel elevator doors appear to date from c. 1940 and have interior banks that have recently been covered with mahogany paneling. The heavily beamed plaster ceiling in the lobby contains classically styled hanging metal light fixtures that have been painted white. Flanking the Exchange Place entrance are a pair of grand, classically styled marble staircases that lead to a mezzanine level. Leading from the lobby are four large open commercial spaces, located in the southwest corner, northwest corner, south wing, and northeast corner of the building.

The upper floors of the building were originally open office spaces, with elevator banks centrally located on each floor. Virtually no original features remain on the upper floors. The upper floor elevator doors are simple painted metal that appear to date to c. 1940. The second through twentieth floors and penthouse are currently (1996) being converted to studio and one-, two- and three-bedroom apartments, for a total of 342 units. Each floor will contain from 13 to 19 apartments with a central elevator alcove, storage, and laundry rooms. The basement and subbasements are utilitarian in nature and contain mechanical systems.
### 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.)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td>A</td>
<td>Property is associated with events that have made a significant contribution to the broad patterns of our history.</td>
</tr>
<tr>
<td>B</td>
<td>Property is associated with the lives of persons significant in our past.</td>
</tr>
<tr>
<td>C</td>
<td>Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.</td>
</tr>
<tr>
<td>D</td>
<td>Property has yielded, or is likely to yield, information important in prehistory or history.</td>
</tr>
</tbody>
</table>

**Criteria Considerations**  
(Mark "x" in all the boxes that apply.)

Property is:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>A</td>
<td>owned by a religious institution or used for religious purposes.</td>
</tr>
<tr>
<td>B</td>
<td>removed from its original location.</td>
</tr>
<tr>
<td>C</td>
<td>a birthplace or grave.</td>
</tr>
<tr>
<td>D</td>
<td>a cemetery.</td>
</tr>
<tr>
<td>E</td>
<td>a reconstructed building, object, or structure.</td>
</tr>
<tr>
<td>F</td>
<td>a commemorative property.</td>
</tr>
<tr>
<td>G</td>
<td>less than 50 years of age or achieved significance within the past 50 years.</td>
</tr>
</tbody>
</table>

### 9. Major Bibliographical References

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

**Primary location of additional data:**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
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<td>State Historic Preservation Office</td>
</tr>
<tr>
<td>B</td>
<td>Other State agency</td>
</tr>
<tr>
<td>C</td>
<td>Federal agency</td>
</tr>
<tr>
<td>D</td>
<td>Local government</td>
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<tr>
<td>E</td>
<td>University</td>
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<tr>
<td>F</td>
<td>Other</td>
</tr>
</tbody>
</table>

**Name of repository:**  

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**Areas of Significance**  
(Enter categories from instructions)

**ARCHITECTURE**

**COMMERCE**

**Period of Significance**

- 1900–02

**Significant Dates**

- 1900–02

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

- N/A

**Architect/Builder**

- Clinton & Russell
Broad Exchange Building
Name of Property

New York County, NY
County and State

10. Geographical Data

Acreage of Property  less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

1  8  8  3  5  0  7
Zone  Easting  Northing

2  5  0  3  6  7  1

3  Z  E  N

4  See continuation sheet

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

name/title contact: Peter D. Shaver (see continuation sheet)
Field Services Bureau
organization NYS Office of Parks, Rec. & Historic Preservation
date February 27, 1998

street & number P.O. Box 189
telephone 518-237-8643, ext. 264

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 the SHPO or FPO for any additional items)

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

name ________________

street & number __________________________ telephone __________________________

city or town ________________ state ________________ zip code ________________

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, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.
Statement of Significance

The Broad Exchange Building at 25 Broad Street in lower Manhattan is historically significant in the areas of architecture and commerce as a distinctive example of early-20th century commercial architecture, as an early example of the "tall building" form in lower Manhattan, for its association with the speculative office building boom in lower Manhattan, and as an important example of the work of the architectural firm Clinton & Russell.(1) Completed in 1902, the building exhibits the distinguishing features of the Italian Renaissance style including Doric porticos on the Broad Street and Exchange Place facades, a rusticated base, and elaborate classically inspired ornamentation.

In 1900, the Alliance Realty Company, a syndicate represented by P. J. Merrick, commissioned the New York City architectural firm of Clinton & Russell to design a new speculative office building on a corner site at Broad Street and Exchange Place in lower Manhattan. George A. Fuller Company was contracted as the builder and the Broad Exchange Building was completed in 1902.(2)

Charles W. Clinton and William H. Russell formed a partnership in 1894 and the firm soon became well known for their Italian Renaissance palazzo style office buildings in lower Manhattan.(3) Most of these buildings are no longer extant. Other Manhattan commissions that were built when both partners were still alive and are still extant include the Apthorp Apartments (1906-08, National Register listed), the former townhouse at 4 East 62nd Street (1898, National Register listed in Upper East Side Historic District), the Graham Court Apartments (1901), and the Langham Apartments (1905, National Register listed in Central Park West Historic District).

Charles W. Clinton (1838-1910) was born in New York City and trained in the office of Richard Upjohn. He was a partner with Edward Tuckerman Potter until 1894.(4) William H. Russell (1854-1907) was also born in New York City, was educated at Columbia University, and joined his great-uncle James Renwick's firm, which became known as Aspinwall, Renwick & Russell, until 1894.(5) The firm name of Clinton & Russell continued for a number of years after the deaths of the partners.

When the Broad Exchange Building was completed in 1902, it was considered the largest office building with the highest real estate value yet constructed in Manhattan. The building contained 326,500 square feet of rentable floor area and had an estimated value at $3.5 million. Its enormous size was considered nearly one-and-one-half times larger than other well know tall buildings recently constructed in lower Manhattan, such as the Equitable, Bowling Green, and the Forty-two Broadway buildings. The building was justifiably labeled as a "town under a single roof" in a 1900 Record and Guide article.(6)
The construction of the Broad Exchange Building is a reflection of a new and innovative building type that began to be constructed in lower Manhattan soon after the end of the Civil War. This was the "tall" building, which became known as the skyscraper. This form was the result of newly developed and advanced building technologies that included the steel frame, the elevator, and caisson foundation construction.(7)

The development of the structural steel industry and its application to architecture had enabled buildings to be built taller, with thinner exterior masonry walls, and in a rather short period of time. This construction type was the earliest form of the masonry curtain wall and represents an important phase in skyscraper evolution.

The advancements in elevator technology provided safe and convenient access to upper floors in buildings and also enabled them to be taller. The Broad Exchange Building with its 14 elevators (now 5), was especially desirable, since the upper stories provided better light, air, and spaces removed from street noises.

The caisson construction permitted heavy, tall buildings to get a sufficient foundation upon the bedrock below the soil. This technique had previously been used in bridge construction. Prior to the use of caissons, buildings were constructed with wood or masonry pilings which in turn rested on soil. The caisson, or working chamber, is a huge steel box without a bottom, which is the same size as the foundation column that is to be carried down to bedrock. After workmen have cleared off the bedrock, the caisson is filled with concrete, thus making a solid column up to the surface. According to a "New York Times" article from August 19, 1900 regarding the caisson construction of the Broad Exchange Building, workmen were required to excavate 46 feet below ground level before reaching bedrock.(8)

The Broad Exchange Building was also a reflection of the speculative ventures that developed during this time to meet the growing office needs of businesses and corporations that had begun to congregate in lower Manhattan. Similar to other contemporary speculative office buildings, the Broad Exchange Building was constructed to maximize profits when leasing office space. The enormous appreciation in land values was mainly due to the concentration of commercial interests in lower Manhattan, with the greatest concentration on lower Broadway, Wall and Broad Streets, and the area of Nassau Street, Pine Street, and Park Row. In order to receive an adequate return on the buildings constructed on costly lots, owners were compelled to erect tall buildings that rose straight up from the lot lines so that they could provide more floor area and thus receive higher rent.(9)

The Broad Exchange Building is also a reflection of how tall buildings were developed as a statement of the power and prestige of business leaders. Through their grand and classical compositions, they symbolized the material wealth and economic optimism of post-Civil War America.
The style of the Broad Exchange Building is characteristic of the late nineteenth century tall building treatment of the form as a classical column, which yielded a tripartite division into a base, shaft, and capital. This design for the early skyscraper was inspired by historical precedents in architecture, which was further fueled by the ascendance of academically trained architects and the popularity of the classical architectural style in America. The architects Clinton & Russell adapted the Renaissance palazzo style to accommodate the needs of the turn-of-the-century client and, at the same time, placed heavy emphasis on romantic recall and ornamental embellishment.(10)

The Broad Exchange Building remains a significant contribution to the surrounding classically designed institutions of the financial district in lower Manhattan. The building stands boldly among its neighbors as a reflection of late nineteenth century building technology and architectural tastes and styles.

Endnotes


(2) Landau and Condit, 301.


(4) Ibid, 1.

(5) Ibid, 1.

(6) Landau and Condit, 301; and "Towns under a Single Roof...," *Record and Guide*, 66 (27 October 1900), 532.


(9) Birkmire, 7-8.

Major Bibliographical References

Birkmire, William H. The Planning and Construction of High Office- 

Wiley & Sons, 1894.

Building Department Records, Abstract Index, Borough of Manhattan, New York 
County, New York.


"The Highest-Priced Site in New York City." American Architect 87. 17 June 
1905, 196.

Huxtable, Ada Louise. The Tall Building Artistically Reconsidered: The 


"New York's Most Valuable Buildings." American Architect 75. 1 March 1902, 
72.

"Notes and Queries." The Architectural Record XVII,2. February 1905, 141.

"Over the Draughting Board, Opinions Official and Unofficial." The 


Reviving Lower Manhattan: Preserving the Past to Ensure the Future. Studio 
II, Historic Preservation Program, Graduate School of Architecture, 
Planning and Preservation, Columbia University. New York: Trustees of the 
Columbia University in the City of New York, 1996.


Architectural Record VII,2. October-December 1897, 1.

Willensky, Eliot, and Norval White. AIA Guide to New York City. New York: 

Withey, Henry F., and Elsie Rathburn Withey. Biographical Dictionary of 
Geographical Data

Verbal Boundary Description

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

Boundary Justification

The boundary includes the entire lot that is historically associated with this property.
Form Prepared By

Draft nomination prepared by:

Joseph Pell Lombardi, Principal, and
Jill Cremer, Historic Preservationist
Joseph Pell Lombardi & Associates
5 Beekman Place
New York, NY 10038
Broad Exchange Building
25 Broad Street
Manhattan, New York County, NY

Sanborn Insurance map c. 1996

scale 1 inch = approx. 125 feet

Nominated property outlined in heavy line
REQUESTED ACTION: NOMINATION

PROPERTY NAME: Broad Exchange Building

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 3/20/98       DATE OF PENDING LIST: 3/27/98
DATE OF 16TH DAY: 4/12/98     DATE OF 45TH DAY: 5/04/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98000366

NOMINATOR: STATE

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 4.13.98 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM. / CRITERIA

REVIEWER     DISCIPLINE

TELEPHONE     DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N
View: facing southeast, main facade in center of photo
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY; photo 1 of 20

View: facing north, showing upper stories of south elevation
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY; photo 2 of 20
View: facing southeast, main facade in center of photo
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi Assoc.

View: facing north, showing upper stories of south elevation
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY; photo 1 of 20
View facing east, main entrance.

Photo by: Jill Cremer, 1996

No: Joseph Bell Lambard Associates.

25 Broad Street

Mr. NY, NY

Photo 3 of 20

The Broad Exchange Bldg.

9th floor.

Main entrance.

NY, NY.

Vidor: Facing east, main entrance.

Photo by: Jill Cremer, 1996

No: Joseph Bell Lambard Associates.

25 Broad Street

Mr. NY, NY

Photo 3 of 20

The Broad Exchange Bldg.

9th floor.
View: facing east, main entrance
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi, Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 3 of 20
View: Facing southeast, main facade
Photoby: Jill Cremer, 1996
Neg: Joseph Pell Lombardi
Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo5of20

View: Facing south, lst & 2nd stories
Photoby: Jill Cremer, 1996
Neg: Joseph Pell Lombardi
Assoc.
25 Broad St.
The Broad Exchange
Photo 6 of 20
View: Facing southeast, main facade
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi, Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 5 of 20

View: Facing south, 1st & 2nd stories
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi, Assoc.
25 Broad St.
NY, NY
Photo 6 of 20
View: facing south, upper stories
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi, Assoc.

The Broad Exchange Building
25 Broad St.
NY, NY
Photo 7 of 20
View: facing south, upper stories
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi Assoc.

The Broad Exchange Building
25 Broad St.
NY, NY
Photo 7 of 20

View: facing south, upper stories
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 8 of 20
View: facing east along Exchange Place

Photo by: Jill Cremer, 1996

Neg: Joseph Poll Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 9 of 20

View: Exchange Pl. entrance facing southeast

Photo by: Jill Cremer, 1996

Neg: Joseph Poll Lombardi Assoc.

Photo 10 of 20
Photo by: Jill Cremer, 1996
Neg: Joseph Polito Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 9 of 20
View: Exchange Place, secondary entrance, facing south.

Photo by: Jill Cremer, 1996

Neg: Joseph Fell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
photo 11 of 20

View: Exchange Place elevation, secondary entrance, facing south

Photo by: Jill Cremer, 1996

Neg: Joseph Fell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
photo 12 of 20
View: Exchange Place, secondary entrance, facing south.

photo by: Jill Cremer, 1996

Neg.: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
photo 11 of 20

View: Exchange Place elevation, secondary entrance, facing south

photo by: Jill Cremer, 1996

Neg.: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
photo 12 of 20
Views of rear wing, facing northeast
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 13 of 20
Views: rear wing, facing northeast
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 13 of 20
View: rear wing, facing northeast
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi, Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 15 of 20

Broad Exchange Bldg.
25 Broad St., NY, NY
View: lobby, facing west south
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi, Assoc.

Photo # 16 of 20
View: rear wing facing north
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi, Assoc.

The Broad Exchange Bldg.
25 Broad St.
NY, NY
Photo 15 of 20

Broad Exchange Building
25 Broad St., NY, NY
View: lobby, facing west south
Photo by: Jill Cremer, 1996
Neg: Joseph Pell Lombardi, Assoc.

Photo # 16 of 20
Broad Exchange Building
25 Broad Street, New York, NY
view: lobby, facing west
Photo by: Jill Cremer, 1996
Architect: Joseph Pelli, Lamberti & Associates

Photo #17 of 20

Broad Exchange Building
25 Broad Street, New York, NY
view: lobby, facing north
Photo by: Jill Cremer, 1996
Architect: Joseph Pelli, Lamberti & Associates

Photo #18 of 20
Broad Exchange Building
25 Broad Street, New York, NY
View: lobby, facing northwest
Photo by: Jill Cramer, 1996
Neg.: Joseph P. Lombardi Assoc.
Photo # 17 of 20

Broad Exchange Building
25 Broad Street, New York, NY
View: lobby, facing northwest
Photo by: Jill Cramer, 1996
Neg.: Joseph P. Lombardi Assoc.
Photo # 18 of 20
Broad Exchange Building
25 Broad Street, New York, NY
View: ground floor commercial space,
looking southeast
Photo: Jill Cremer, 1996
Near: Joseph Pell Lombardi Assoc.

Photo # 19 of 20
Broad Exchange Building  
25 Broad St, New York, NY 

View: typical upper floor office space, 20th floor. 
Facing north.  

Photo by: Jill Cremer, 1996 
Neg.: Joseph Pell Lombardi Assoc. 
Photo # 20 of 20.
PROPERTY NAME: Broad Exchange Building

OTHER NAME: The Exchange

SITE No.:

MULTIPLE NAME: NOT APPLICABLE

ADDRESS: 25 Broad St.

BOUNDARY:

CITY: New York

COUNTY: New York

STATE: NEW YORK

Restricted Location Information: Owner: PRIVATE Resource Type: BUILDING

<table>
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<th>Contributing</th>
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<td>0</td>
</tr>
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</table>

Nomination/Determination Type: SINGLE RESOURCE

Nominator: STATE GOVERNMENT

Nominator Name: NOT APPLICABLE

Federal Agency: NOT APPLICABLE

NPS Park Name: NOT APPLICABLE

Certification: DATE RECEIVED/PENDING NOMINATION

Date: 03/20/98

Historic Functions: COMMERCE/TRADE

Historic Subfunctions: BUSINESS

Current Functions: DOMESTIC

Current Subfunctions: MULTIPLE DUELING

Level of Significance: LOCAL

Applicable Criteria: EVENT ARCHITECTURE/ENGINEERING

Significant Person's Name: NOT APPLICABLE

Criteria Considerations: NOT APPLICABLE

Area of Significance: ARCHITECTURE COMMERCE

Periods of Significance: 1900-1924

Circa: Specific Sig. Years:
Architect/Builder/Engineer/Designer: Clinton & Russell

Other Documentation: NOT APPLICABLE

HARS No. N/A

Architectural Styles: RENAISSANCE

Describe Other Style: NOT APPLICABLE

Foundation Materials: CONCRETE
Wall Materials: GRANITE BRICK
Roof Materials: ASPHALT
Other Materials: COPPER TERRA COTTA

Acreage: 0.9

UTM Zone Easting Northing Zone Easting Northing
Coordinates 10/45 083 507/45 06 367 / / / /