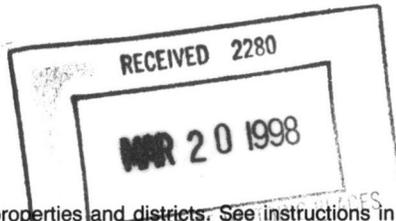


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



366

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 Broad Exchange Building

other names/site number The Exchange

2. Location

street & number 25 Broad Street  not for publication

city or town New York  vicinity

state New York code NY county New York code 061 zip code 10004

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] Deputy Commissioner 3 March '98  
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

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] Edson H. Beall 4.13.98  
Signature of the Keeper Date of Action

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            |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            |                 | 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: 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.)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Broad Exchange Building  
New York County, NY

Section number 7 Page 1

---

### 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

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETBroad Exchange Building  
New York County, NY

Section number 7 Page 2

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 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 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 dentiled and egg-and-dart granite molding and a bracketed copper cornice with copper entefixes.

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.

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETBroad Exchange Building  
New York County, NY

Section number 7 Page 3

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.)

- A** Property is 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 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 the boxes that apply.)

Property is:

- 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 Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

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 

|   |   |
|---|---|
| 1 | 8 |
|---|---|

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 5 | 8 | 3 | 5 | 0 | 7 |
|---|---|---|---|---|---|

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| 4 | 5 | 0 | 6 | 3 | 6 | 7 |
|---|---|---|---|---|---|---|

  
Zone Easting Northing

3 

|  |  |
|--|--|
|  |  |
|--|--|

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|--|--|--|--|--|--|

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

  
Zone Easting Northing

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 <sup>ation</sup> date February 27, 1998  
street & number P.O. Box 189 telephone 518-237-8643, ext. 264  
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 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.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Broad Exchange Building  
New York County, NY

Section number 8 Page 1

---

**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 Aphthorp 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)

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETBroad Exchange Building  
New York County, NY

Section number 8 Page 2

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.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Broad Exchange Building  
New York County, NY

Section number 8 Page 3

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

- (1) Sarah Bradford Landau and Carl W. Condit, Rise of the New York Skyscraper 1865-1913, (New Haven: Yale University Press, 1996), 280; "New York's Most Valuable Buildings," American Architect 75 (1 March 1902), 72; and "The Highest-Priced Site in New York City," American Architect 87 (17 June 1905), 196.
- (2) Landau and Condit, 301.
- (3) Russell Sturgis, "A Review of the Works of Clinton & Russell," The Architectural Record VII, 2 (October-December 1897), 1.
- (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.
- (7) "Problems of Tall Buildings," The New York Times, January 28, 1901.
- (8) "Descent into a Caisson," The New York Times, August 19, 1900; and William H. Birkmire, The Planning and Construction of High Office-Buildings (New York: John Wiley & Sons, 1900), 40.
- (9) Birkmire, 7-8.
- (10) Ada Louise Huxtable, The Tall Building Artistically Reconsidered: The Search for a Skyscraper Style (New York: Pantheon Books, 1982), 13 & 26.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Broad Exchange Building  
New York County, NY

Section number 9 Page 1

---

**Major Bibliographical References**

- Birkmire, William H. The Planning and Construction of High Office-Buildings. New York: John Wiley & Sons, 1900.
- Birkmire, William H. Skeleton Construction in Buildings. New York: John Wiley & Sons, 1894.
- Building Department Records, Abstract Index, Borough of Manhattan, New York County, New York.
- "Descent into a Caisson." The New York Times. August 19, 1900.
- "The Highest-Priced Site in New York City." American Architect 87. 17 June 1905, 196.
- Huxtable, Ada Louise. The Tall Building Artistically Reconsidered: The Search for a Skyscraper Style. New York: Pantheon Books, 1982.
- Landau, Sarah Bradford, and Carl W. Condit. Rise of the New York Skyscraper 1865-1913. New Haven: Yale University Press, 1996.
- "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 Architectural Record XI, 1. July 1901, 795.
- "Problems of Tall Building." The New York Times. January 28, 1901.
- 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.
- Stern, Robert A.M., et al. New York 1900. New York: Rizzoli International Publications, 1983.
- Sturgis, Russell. "A Review of the Works of Clinton & Russell." The Architectural Record VII,2. October-December 1897, 1.
- Willensky, Eliot, and Norval White. AIA Guide to New York City. New York: Hartcourt Brace Jovanovich, 1988.
- Withey, Henry F., and Elsie Rathburn Withey. Biographical Dictionary of American Architects (Deceased). Los Angeles: Hennessey & Ingalls, 1970.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Broad Exchange Building  
New York County, NY

Section number 10 Page 1

---

**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.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Broad Exchange Building  
New York County, NY

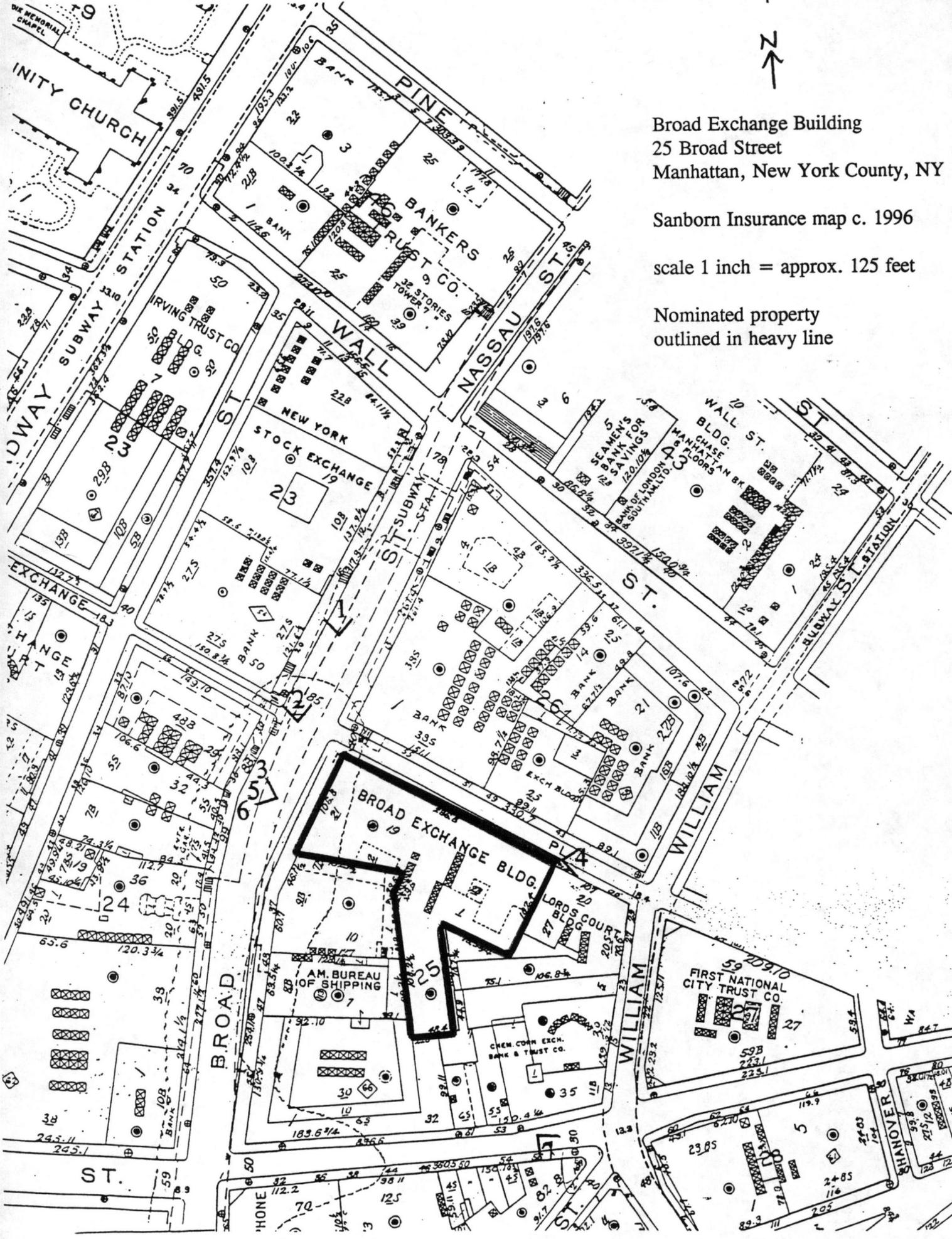
Section number 11 Page 1

---

**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

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Broad Exchange Building  
NAME:

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



BROAD EXCHANGE

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



BROAD EXCHANGE

Handwritten graffiti on the wall to the left of the taxi cab.

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 4.520



BROAD EXCHANGE

7AM -  
1987

View: Facing southeast, main facade  
Photo by: ~~Joe~~ Jill Gremer, 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.

The Broad Exchange Bldg.  
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  
Nex: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.  
25 Broad St.  
NY, NY  
photo 8 of 20



NO MOTOR VEHICLES  
7am-7pm

EXCHANGE  
BROAD ST

Subway  
New Station

View: Facing east along Exchange Place  
Photo by: Jill Cremer, 1996  
Neg: Joseph Pell 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  
Pell  
Lombardi  
Assoc.

The Broad Exchange Bldg.  
25 Broad St.  
NY, NY  
photo 10 of 20



View: Exchange Place, second 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 near wing, facing northeast  
Photo by: Jill Cremer, 1996  
Aeg: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg.  
25 Broad St.  
NY, NY  
photo 13 of 20



View: rear wing, facing northwest  
Photo by: Jill Cremer, 1996  
Neg: Joseph Pell Lombardi Assoc.

The Broad Exchange Bldg  
25 Broad St.  
NY, NY  
photo 19 of 20



View: rear wing, facing northeast  
Photo by: Jill Cremer, 1996  
Neg: Joseph Paul 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 Paul Lombardi Assoc.

Photo # 16 of 20



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

Photo # 17 of 20



Broad Exchange Building  
25 Broad Street, New York, NY  
View: lobby, facing northwest  
Photo by: Jill Cremer, 1996  
Neg.: Joseph Pull Lombardi Assoc.

Photo # 18 of 20



Broad Exchange Building  
25 Broad Street, New York, NY  
View: ground floor commercial space,  
Photo: Jill Cremer, 1996 <sup>looking southeast</sup>  
Neg: Joseph Pell Lombardi Assoc.  
Photo # 19 of 20



Broad Exchange Building  
25 Broad Street, 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



BROAD EXCHANGE  
BUILDING  
25 Broad Street  
New York County, NY  
Jersey City Quad  
ZONE 18  
1:24,000  
Easting 593507  
Northing 4506367

Mapped, edited, and published by the Geological Survey  
Revised in cooperation with New York Department of Transportation  
Control by USGS, NOS/NOAA, USACE, 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, 341,  
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  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
SHORELINE SHOWN REPRESENTS 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

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

Contributing Noncontributing

|            |   |   |
|------------|---|---|
| Buildings  | 1 | 0 |
| Sites      | 0 | 0 |
| Structures | 0 | 0 |
| Objects    | 0 | 0 |

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

Other Certification: NOT APPLICABLE

Historic Functions: COMMERCE/TRADE

Historic Subfunctions: BUSINESS

Current Functions: DOMESTIC

Current Subfunctions: MULTIPLE DWELLING

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:

