

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 Fulton-Nassau Historic District  
other names/site number \_\_\_\_\_

#### 2. Location

Roughly bounded by Broadway & Park Row on west; Nassau, Dutch & William streets on east;  
street & number Ann & Spruce streets on north; Liberty Street on south [ ] not for publication  
city or town New York [ ] vicinity  
state New York code NY county New York code 061 zip code 10038; 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.)

*Miriam Carter*  
Signature of certifying official/Title

*6/22/05*  
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 of the Keeper

date of action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Classification

Ownership of Property (check as many boxes as apply)

Category of Property (Check only one box)

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

- [X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

- [ ] building(s)
[X] district
[ ] site
[ ] structure
[ ] object

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and TOTAL.

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

Number of contributing resources previously listed in the National Register

N/A

1 (Corbin Building)

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (Enter categories from instructions)

- COMMERCE/TRADE: business
COMMERCE/TRADE: financial institution
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: restaurant
INDUSTRY: manufacturing facility

- COMMERCE/TRADE: business
COMMERCE/TRADE: financial institution
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: restaurant

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

- Mid-19th Century: Greek Revival
Late Victorian: Italianate, Second Empire, Queen Anne, Romanesque, Renaissance
Late 19th & 20th Century Revivals: Beaux Arts, Classical Revival, Tudor Revival, Italian Renaissance
Modern Movement: Art Deco

- foundation brick, stone, concrete
walls brick, stone, terra cotta, cast iron
roof
other

Narrative Description

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



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 1

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

**Narrative Description**

The Fulton-Nassau Historic District consists of 75 contributing resources sited on all or part of ten blocks in the southern part of the New York City borough of Manhattan, New York County, New York. The seven non-contributing resources in the district are all relatively small buildings. The district is a densely built up commercial district, with counting houses, stores, office buildings, and skyscrapers, reflecting the development of commercial architecture in Lower Manhattan over a period of more than one hundred years. The heart of the district consists of buildings facing Nassau Street and Fulton Street, two of the major commercial corridors in Lower Manhattan. The boundaries of the district are irregular, extending as far north as Spruce Street, as far south as Liberty Street, as far east as William Street, and as far west as Broadway. To the south of the district is the Wall Street financial district; to the north and west is the Civic Center and the blocks surrounding the former World Trade Center site. Also to the west of the district is City Hall Park. The area to the east has a mix of older, small commercial buildings, and later skyscrapers. While there are many other historic buildings on the surrounding Lower Manhattan blocks, the district forms a cohesive complex of low-rise and mid-rise commercial buildings, with none of the towering office buildings erected in the twentieth century on surrounding blocks. There is only one building within the boundaries of the historic district that has previously been individually listed in the National Register of Historic Places (the Corbin Building at 192 Broadway; NR-listed 12-18-03); six buildings in the historic district have been designated as individual landmarks by the New York City Landmarks Preservation Commission (Temple Court at 3-9 Beekman Street, the Bennett Building at 139 Fulton Street, the American Tract Society Building at 150 Nassau Street, the Potter Building at 38 Park Row, the New York Times Building at 41 Park Row, and the Keuffel & Esser Store at 127 Fulton Street). The streets in the area are laid out in a somewhat irregular grid, with slight curves evident on Maiden Lane and on Nassau Street. As is typical of commercial buildings in New York City, most of the buildings in the district have undergone some change, especially to their storefronts. Storefront alterations began on many buildings within only a few years of their initial erection and, in many cases, storefronts have been altered multiple times. In addition, a large number of buildings in the district have been converted for residential use which has often entailed the replacement of windows. Considering the changing uses within the district, the buildings in the district retain their integrity to a surprisingly high degree.

The Fulton-Nassau Historic District is located in an area just north of the Dutch-colonial settlement of New Amsterdam which had its northern boundary at Wall Street. Thus, streets in this area were laid out during the English Colonial period in the late seventeenth and eighteenth centuries. Since the streets were laid out and blocks created during a period when there were no regulations (the grid system was only instituted in 1811), the streets vary in width and in alignment. Several streets curve slightly – notably Maiden Lane between Broadway and Nassau Street – or extend at an irregular angle – notably Nassau Street north of Fulton Street. In addition, each block varies in size and shape. For example, the block bounded by Broadway, Nassau Street, John Street, and Fulton Street is trapezoidal in shape, while that bounded by Nassau, William, Fulton, and Ann streets is a thin rectangle. Since the layout of streets was not regulated, there are several small alleys that cut through the blocks in the district or form boundaries to the district – Liberty Place runs between Liberty Street and Maiden Lane, Dutch Street runs between John Street and Fulton Street, and Theatre Alley runs between Ann Street and

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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 2

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

Beekman Street. The irregular street pattern creates unexpected vistas and forced architects to design buildings that would fit onto irregularly shaped lots, all of which add to the character of the district.

Early construction in Lower Manhattan, during the seventeenth and eighteenth centuries, consisted primarily of modest brick or wood buildings that were used for both residential and commercial purposes. None of these buildings survive. In the early decades of the nineteenth century, as New York developed into the largest commercial center in North America, buildings began to be erected entirely for commercial use. Among the earliest of these commercial buildings, known as "counting houses," was Schermerhorn Row (NR-listed 2-18-71) erected in 1811-12. By the 1830s, a significant number of commercial buildings had been erected in the area that includes the historic district and by c. 1860 that area had been transformed into a commercial area with brick commercial buildings in the Greek Revival style (examples include 122 and 124 Nassau Street and 49-55 Ann Street) and stone-fronted buildings in the Italianate style (examples include 122, 138, and 140 Fulton Street, 10 and 12 Maiden Lane, and 79 Nassau Street). The district also includes several notable Italianate style buildings with cast-iron facades, at 63 Nassau Street and 114-116 Fulton Street. Fulton Street and Nassau Streets became especially significant commercial corridors in Lower Manhattan. Taking advantage of the narrow width of a number of blocks in the district, commercial buildings were often erected on lots that extended straight through the block. This is especially evident on the north side of Fulton Street, where buildings have their main facades facing that street, but extend through the block, with secondary facades on Ann Street.

The early commercial buildings erected in the historic district were generally four, five, or six stories tall. However, as technology improved taller buildings began to appear. In 1872-73, for example the seven-story Bennett Building was erected at 139 Fulton Street, extending along Nassau Street to Ann Street. This building had three cast-iron facades and a mansard roof (the mansard was removed in 1890 when additional cast-iron stories were added to the structure). The increasing height of buildings becomes especially evident beginning in the 1880s as many of New York City's earliest skyscrapers rose in or near the historic district. The northern part of the historic district was especially popular with the developers of early skyscrapers with several notable examples in the district, including the Morse Building (1878-79) at 140 Nassau Street, Temple Court (1881-83) at 3-9 Beekman Street, the Potter Building (1882-86) at 38 Park Row, and the New York Times Building (1888-89) at 41 Park Row.

Following the development of the steel skeleton frame in the late 1880s, even taller skyscrapers appeared in the district, including the American Tract Society Building (1894-95) at 150 Nassau Street, the Vanderbilt Building (1892-93) at 15 Beekman Street, and the Cockcroft Building (1906) at 71-73 Nassau Street. Several streets were entirely or almost entirely redeveloped with skyscrapers in the late nineteenth century and first decades of the twentieth century. This is especially evident on Maiden Lane and John Street between Broadway and Nassau Street where many commercial buildings of twelve to twenty stories were erected. Even taller buildings appeared on the east side of Broadway between Liberty Street and John Street, where developers erected office buildings to attract the offices of corporations and banks moving north from Wall Street. Typically, the office buildings erected in the neighborhood had stores on the ground floor and speculative rental office space above.



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 3

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

The last office building erected in the historic district is that at 101-113 Fulton Street, extending along William Street to Ann Street, erected in 1939-40 by the Aetna Life Insurance Company as its headquarters.

Even as taller buildings were erected in the district, many blocks retained their low-scale quality. Real estate on Fulton and Nassau Streets was extremely valuable since both of these streets were major thoroughfares with heavy pedestrian traffic. Low-scale buildings erected as shops and restaurants were constructed to draw on the flow of pedestrians. Some of these were new structures, but others were new facades on earlier buildings. Examples of modestly-scaled commercial buildings from the early twentieth century are Whyte's Restaurant, 143 Fulton Street, a popular eatery designed in the neo-Tudor style in 1909 and the Lerner Shop, a women's clothing store, at 83 Nassau Street, erected in 1924.

Buildings in the district vary in scale, reflecting the different eras of construction and different uses intended for the buildings. They also vary in style, reflecting the changes in style evident in American architecture between the early decades of the nineteenth century and the mid twentieth century. The district includes representative examples of buildings designed in the Greek Revival, Italianate, Queen Anne, Romanesque Revival, Neo-Renaissance, Beaux Arts, Neo-Tudor, and Art Deco styles and includes a late building, that erected for the Aetna Life Insurance Company, that combines Art Deco and Modern design elements. Materials also vary reflecting the changing tastes of different eras. Brick is found on buildings erected throughout the period of significance in the district. Other buildings are faced with brownstone or other stones, while many have limestone bases with brick above. Marble, granite, limestone, and other stones are also used for ornamental trim, although the most popular material for ornament on the taller buildings in the district is terra cotta. The district also includes three buildings with cast-iron facades and others with cast-iron details. There are also several buildings in the district that prominently employ pressed metal for window bays and other features.

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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 4

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

**List of Properties**

The following addresses are in the district

Ann Street: Nos. 21-61 and 30-64

Beekman Street: Nos. 3-19 and 2-14

Broadway: Nos. 150-192

Dutch Street: Nos. 15

Fulton Street: Nos. 101-143 and 112-142

John Street: Nos. 1-37 and 2-30

Liberty Place: Nos. 4-6 (entire west side between Liberty Street and Maiden Lane)

Liberty Street: Nos. 67-73

Maiden Lane: Nos. 1-27 and 2-18

Nassau Street: Nos. 63-147 and 72-150

Park Row: Nos. 35-41

Spruce Street: Nos. 2-6

Theatre Alley: no address numbers – entire east side between Ann and Beekman Streets

Note: What follows is a list of every building in the historic district, including address, historic name (where appropriate), architect (when known), date, a general description of major facade features and major alterations. Site visits were made and existing conditions recorded in the spring of 2005. The photographs included with the nomination also document conditions at that time.

The Fulton-Nassau Historic District retains many elements from the period of significance. The layout of the streets, original buildings, and heterogeneous commercial mix remain. Changes have been made over time to the storefronts and their interiors, particularly on the ground floors, consistent with the evolving nature of the area's retail activity during the period prior to 1940. Original windows, ground-floor entrances and storefronts have been replaced on almost every building within the district.

Upper stories remain largely intact and still retain many of their original exterior design elements. However, the commercial storefronts in the Fulton-Nassau Historic District have continued to be altered significantly since 1940. The existing signage is almost entirely of recent vintage. This signage is concentrated on the first floors of the buildings in the district, but in some cases exists on the second, third and fourth floors as well. This signage is considered non-historic except for the rare examples of pre-1940 signage and elements of the original signs from the period of significance, 1930 – 1940. Historic signage (pre-1940) may be concealed by non-historic features.

Entrances, facades and windows on the ground floors of many existing buildings have also been altered and replaced since 1940. In many buildings, entrances are no longer in the original location, modern windows have been put in place and storefronts have been split up (or possibly combined), altering the number of units. In some cases these changes to entrances, facades and windows extend to upper floors, but rarely above the third floor. These changes, to the extent they were made after 1940 and no longer reflect the period of significance, are considered non-historic.



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 5

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

Ann Street, south side between Broadway and Nassau Streets

24-26 Ann Street. Rear elevation of 143 Fulton Street. See 143 Fulton Street.

30 Ann Street. See 139 Fulton Street.

Ann Street, north side at Theatre Alley

21 Ann Street. c. 1969. Two-story building (was originally five-stories) with modern glass and stone façade. Non-contributing building.

Ann Street, north side between Nassau Street and William Street

35-41 Ann Street, northeast corner Nassau Street. See 104-108 Nassau Street.

45 Ann Street. See 110-116 Nassau Street.

47 Ann Street. Julius Boekell & Son, 1895. Seven-story brick commercial/manufacturing building; cast-iron pilasters at ends of storefront; brick piers at either end of upper floors with recessed brick panels; wide expanses of windows, each four bays wide separated by cast-iron piers; stone lintels and sills; recessed brick spandrels; original 2x2 window sash; modest galvanized-metal cornice; ornate wrought-iron fire escape

49, 53, and 55 Ann Street. c. 1830s. Originally three, four-story, Greek Revival style brick counting houses with granite, post-and-lintel style ground floors; three buildings have been combined; each building four bays wide; granite lintels and sills. Alterations: some alterations to storefronts; right bay of No. 53 increased in height to five stories for shaft; glass block in windows of extended bay of No. 53.

57-61 Ann Street. Louis A. Sheinart, 1908. Three- and four-story brick garage; four ground-floor entrances; vehicular entrances to left and in center lead to ground floor; pedestrian entrance between; vehicular entrance to right leads to ramp; steel windows on all floors.

The remainder of the block is outside of the historic district.

Ann Street, south side between Nassau Street and William Street

40 Ann Street. Rear elevation of 129 Fulton Street.

42 Ann Street. Rear elevation of 127 Fulton Street.

44 Ann Street. Rear elevation of 125 Fulton Street.

46 Ann Street. Rear elevation of 123 Fulton Street.

48 Ann Street. Rear elevation of 121 Fulton Street.

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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 6

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

50 Ann Street. Rear elevation of 119 Fulton Street.

52-56 Ann Street. Rear elevation of non-contributing building at 115-117 Fulton Street.

58-64 Ann Street. See 101-113 Fulton Street.

Beekman Street, south side between Broadway and Nassau Street

3-9 Beekman Street, southwest corner Nassau Street and southeast corner Theatre Alley (aka 119 and 123 Nassau Street). Temple Court Building. Silliman & Farnsworth, 1881-83; addition at 119 Nassau Street, James M. Farnsworth, 1889-90. Designated a New York City Landmark in 1998. Ten-story, twin-towered building; two-story, smooth and rock-faced, limestone base; red brick above with extensive terra-cotta detail; on Beekman Street, three-bay central section flanked by three-bay towered sections that project slightly; on Nassau Street, four-bay central section flanked by three-bay towered sections; cornices above first, second, and sixth floors and ninth story of towers; terra-cotta spandrels, pilaster capitals, and other details; pyramidal tower roofs; mansard roofs with dormer windows at top of central sections; roofline articulated by urns, finials, pediments, chimneys, and dormers; on simple Theatre Alley facade, six rectangular windows in central section, with three-bay towered facade at Beekman Street corner and simpler two-bay facade with crowning pediment to the north. Spectacular interior with skylit open central court; walkways with iron balcony railings and iron floor structures. Extension at 123 Nassau Street, ten-story, Romanesque Revival style limestone facade; two-story, round-arch base; four-story round-arch on third through sixth stories with three-story arch above; arcade of windows on tenth story; cast iron window spandrels and piers; pavilion to north with single bay of rectangular windows; Byzantine carving in capitals, spandrels, and impostes; simple brick Theatre Alley facade with rectangular openings.

Beekman Street, south side between Nassau Street and William Street

15 Beekman Street. Vanderbilt Building. McKim, Mead & White, 1892-93. Fourteen-story, Classical Revival style office building; four-story limestone base with yellow brick above; entrance at right with pilasters and frieze with name of building; round arch with paired windows separated by pilasters on second and third stories; paired rectangular windows above; brick laid with three-course projecting bands; brick sunburst lintels on sixth and ninth stories; splayed brick lintels on eleventh story; modest cornice above eleventh story; twelfth and thirteenth stories articulated by two-story Corinthian pilasters; molded brick enframements on fourteenth story windows. Alterations: storefront; cornice removed.

19 Beekman Street. James B. Baker and W. F. Hemstreet, 1908. Six-story Beaux Arts/Arts & Crafts style warehouse and office building; original limestone entrance with swag frieze and block cornice; three vertical masonry bands divide facade into two large sections of windows, each four-bays wide with windows separated by cast-iron pilasters; projecting vertical block above each pilaster; large pressed-metal cornice with stylized classical detail in an Arts & Crafts mode. Alterations: facade probably originally brick, now stuccoed.

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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 7

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

Broadway, east side between Liberty Street and Maiden Lane

150 Broadway, northeast corner Liberty Street. Westinghouse Building. Starrett & Van Vleck, 1923. Modestly-detailed, 23-story, Renaissance Revival style skyscraper with four-story limestone base and beige brick laid in Flemish bond above; entrance in second bay with foliate and rope moldings in surround; name of building inscribed in frieze; second and third stories with large windows with thin cast-iron piers; limestone spandrels between two and three ornamented with incised wavy lines, rosettes, and shields; paired windows from fourth story; fourth-story windows separated by vertical panels ornamented with classical urns, rosettes, flowers, etc.; spandrel panels with header bricks and central diamonds; modest cornices above four, seven, ten, and thirteen; scalloped cornice above sixteen; massed with three setbacks beginning above sixteenth story, in accordance with the requirements of the 1916 zoning law; sixth bay on Liberty Street retains original storefront with iron beam above window; translucent transom window set behind iron guards, and ornamented metal cornice; cornices also survive on several other storefronts on both Broadway and Liberty Street. Alterations: most storefronts.

160 Broadway and 6 Maiden Lane and 6 Liberty Place. Lawyers Title Insurance and Trust Company. Clinton & Russell, 1907; Liberty Place extension, Clinton & Russell, 1920-21. On Broadway, seventeen-story, Classical Revival style skyscraper; granite on first floor, limestone on two through four, fifth-story of terra cotta (?), and red brick laid in English bond with terra-cotta details above. Segmental-arch entrance and storefronts on ground floor crowned by three-story Doric colonnade; ornate terra-cotta (?) panels with garlands and lion heads on fourth story; frieze above fourth story with rinceau; central panel on fourth-floor frieze where name of building is still visible; upper floors six bays wide; ornate panels between windows on fifth story; balcony on thirteen; Corinthian pilasters between fifteen and seventeen; metal cornice with lion heads. Building originally L-shaped, with ten-story wing on Maiden Lane; two-story limestone base; projecting storefront to left retains original iron denticulated cornice capped by antefix; cast-iron lion and garland spandrel between two and three; wreaths carved in limestone on second story; red brick laid in English bond above; terra-cotta facade on nine and ten with lion heads and cartouche. Building extended through block to Liberty Place; simple, eleven-story, classically-inspired building; rusticated limestone first story with beige brick above.

170 Broadway, southeast corner Maiden Lane. Broadway-Maiden Lane Building. Clinton & Russell, 1901. Eighteen-story Beaux-Arts style skyscraper with three-story rusticated limestone base, beige brick trimmed with white-glazed terra-cotta above; central entrance on Broadway with bronze doors and vertical transoms capped by ornamental panels; stone surround with urns, vines, and rope molding; bold cartouche and lion heads holding a swag above the second story; brick at corners laid in rusticated pattern; heavy terra-cotta cartouches and other ornament on upper floors; pediments at roofline.

Broadway, east side between Maiden Lane and John Street

174 Broadway, northeast corner Maiden Lane, see 1 Maiden Lane.

176 Broadway and 5-7 Maiden Lane. Title Guarantee and Trust Co. Howells & Stokes, 1905 and John Mead Howells, 1923. Fourteen-story Classical Revival building with granite facade on Broadway. Erected in two



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 8

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

campaigns – lower ten stories in 1905 with four-story addition, initially planned in 1905, erected in 1923; also extended to Maiden Lane in 1923; strong vertical massing with wide Corinthian pilasters on three through eight; bold ornamental detail consisting of wreaths, pediments, and cartouche at three; cornice above nine with lion heads; carved classical detail on nine and ten; floors added in 1923 simpler in detail than original structure; windows in triplets with thin cast-iron piers and cast-iron spandrels; narrow wing on Maiden Lane has two-story limestone storefront with rope molding frame; two entrances with simple enframements and bronze address letters and numbers in frieze; flat brick facade above; pulled brickwork ornament on twelve and recessed brick ornament on thirteen and fourteen. Alterations: lower two stories on Broadway with modern commercial front.

180 Broadway. Clinton & Russell, 1901. Twelve-story, Beaux-Arts style skyscraper with beige brick and terra-cotta facade. Three-story base with rusticated concave terra-cotta framing and large windows with cast-iron Ionic columns and spandrels; central and corner cartouche in frame; upper facade of brick laid in rusticated pattern; cornice above tenth story; terra-cotta pilasters on upper floors; round-arch windows on twelve with swags above the arches; cornice above twelve.

182-84 Broadway, southeast corner John Street (see 2 and 4-10 John Street).

Broadway, east side between John Street and Fulton Street

192 Broadway, northeast corner John Street. Corbin Building, Francis H. Kimball, 1888-89. Eight- and nine-story Queen Anne style early skyscraper with sandstone, tawny-colored brick, terra-cotta, and cast-iron facade; complex juxtaposition of materials and ornamental details. Alterations: storefronts; pyramidal roof removed on Broadway front. Building listed in the National Register of Historic Places, 2003.

The remainder of this blockfront is outside of the historic district.

Fulton Street, north side between William Street and Nassau Street

101-113 Fulton Street, northwest corner William Street and southwest corner Ann Street and William Street (149-155 William Street and 58-64 Ann Street). Aetna Casualty and Surety Co. Cross & Cross and Eggers & Higgins, 1939-40. Seven-story limestone building with Art Deco and Modern features; large rectangular ground-floor windows; square windows on two with incised surrounds and aluminum asterisk-shaped guards; larger rectangular windows above; curved corner; entrance at west end of Fulton Street elevation in eight-story towered bay; entrance with stepped incised surround; tower capped by a roundel that projects above roofline to create a rounded parapet; distinctive perforated geometric pattern at parapet around building. Alteration: all original glass blocks in windows on third through seventh stories replaced. Attached to this building at 115-117 Fulton Street (52-56 Ann Street) is a seven-story non-contributing Modern addition by Arvin Shaw III and Earl H. Lundin (Carson, Lundin and Shaw).

119 Fulton Street (50 Ann Street). Henry Allen Building. H. P. Alan Montgomery and John T. Riggs, 1919-1920. Seven-story, Classical Revival style, limestone office building. Simple facade with four-story Corinthian colonettes, modest classical detail, modillioned and denticulated cornice, and large window openings; HA



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 9

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

cipher panels on sixth story. Building extends through the block to 50 Ann Street; rear elevation identical to front elevation including intact storefront with address and name HENRY ALLEN in terra-cotta frieze.

121 Fulton Street (48 Ann Street). c. 1830s; Fulton Street facade, architect unknown, 1921. Old building altered with new facade on Fulton Street in 1921 for restaurant and commercial/industrial use; simple, five-story, tapestry brick facade with long rectangular window openings; recessed brick courses create pattern; limestone diamonds between stories; ornate arched parapet with limestone cartouche and triglyphs. Building extends through the block to 48 Ann Street; Ann Street facade retains original Greek Revival character; five-story brick facade; four bays wide; stone lintels and sills; sills rest on modest brackets; brick denticulated cornice with stone cap; brick parapet.

123 Fulton Street (46 Ann Street). c. 1834. Four-story, four-bay wide, brick, Greek Revival style counting house; simple rectangular windows with stone lintels and sills; one cast-iron storefront pier visible; aluminum band may cover original cornice. Building extends through the block to 46 Ann Street; rear elevation similar to front elevation; retains remnant of original granite post-and-lintel style storefront.

125 Fulton Street (44 Ann Street). Schwartz & Gross, 1938. Five-story early nineteenth century building altered in 1938 with removal of top three stories and construction of new brick facade; large second-story window; modest parapet. Building extends through the block to 44 Ann Street; rear elevation almost identical to front elevation.

127 Fulton Street (42 Ann Street). Keuffel & Esser Store. DeLemos & Cordes, 1891-92. Seven- and nine-story German Renaissance style brick and terra-cotta building with cast-iron storefront. Seven stories on Fulton Street; exceptional arched, cast-iron storefront divided into three sections by attenuated, fluted, and banded Corinthian colonettes; storefront spandrels with architectural details (Keuffel & Esser manufactured drafting equipment) and frieze with address panels and name of company; upper floors of seven-story Fulton Street elevation faced in yellow brick with extensive terra-cotta trim; large, two-story, arched window capped by a cartouche on third and fourth stories, flanked by small windows with iron grills on three and four; cast-iron spandrel between third and fourth stories with eagle and fish-like creatures; terra-cotta keystone with medieval knight's helmet and winged orb; fourth-floor lintels embellished with dates 1867 (year the firm was founded) and 1892 (year of building construction); modillioned cornice with rosette frieze above fourth story; top two floors in form of three-sided, angled, iron bay recessed into plane of facade; crowning cornice and balustrade with end finials. Building extends through the block to 42 Ann Street. Nine-story Ann Street elevation simpler than that on Fulton Street; first and second stories with brick piers highlighted with rock-faced limestone beltcourses; cast-iron pier in center supporting cast-iron coved cornice; modest cast-iron column near rear service entrance; original 2x2 windows on second story; brick piers along sides of third through sixth stories highlighted with rock-faced limestone beltcourses; triple windows separated by cast-iron pilasters; segmental arch over sixth-story windows; three rectangular windows on seventh and eighth stories; round-arch windows on nine; corbeled cornice. Painted sign on west brick facade reads:

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 10

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

KEUFFEL & ESSER  
DRAFTING (?or DRAWING) MATERIALS  
SURVEYING INSTRUMENTS  
MEASURING TAPES

129 Fulton Street, northeast corner Nassau Street and southeast corner Ann Street and Nassau Street (98-102 Nassau Street and 40 Ann Street) . B. Robert Swartburg, 1928. Four-story commercial building; triple windows divided by piers (rusticated on lower two stories); two-story fluted piers on third and fourth stories; spandrels between three and four are fluted on end bays and have recessed panels in center; frieze above four with roundels and modified triangles; flat dentils on modest cornice.

Fulton Street, south side between Dutch Street and Nassau Street

112 Fulton Street, southwest corner Dutch Street. Complex history. Building erected before 1858; story added 1880 (Henry Dudley, architect); fire in 1895 destroyed mansard roof resulting in additions (Jardine, Kent & Jardine). Five-story brick building; probably Greek Revival building with later additions; stone lintels and sills; denticulated cornice above four; modillioned cornice above five; long Dutch Street facade of eight rectangular window bays; ornate wrought-iron fire escape.

114-116 Fulton Street. Burgers & Stroud, 1870. Six-story, Italianate style, cast-iron commercial building; eight-bay wide facade articulated on each story by Corinthian columns; large windows. Alterations: storefront (original probably extant beneath later additions); cornice removed.

118 Fulton Street. Possibly c. 1836. Four-story, brick, Greek Revival style counting house; stone lintels and sills; modillioned cornice (possibly later); a pair with No. 120. Alteration: storefront.

120 Fulton Street. 118 Fulton Street. Possibly c. 1836. Four-story, brick, Greek Revival style counting house; stone lintels and sills; modillioned cornice (possibly later); a pair with No. 118.

122 Fulton Street. c. 1850. Six-story, stone, Italianate style commercial building; sills supported on brackets; segmental-arch windows on fourth through sixth stories. Alteration: two-story storefront; cornice removed; window arches filled in for window replacements.

124 Fulton Street, southeast corner Nassau Street (90 Nassau Street). Armeny Building. DeLemos & Cordes, 1889. Eight-story, German Renaissance style building of brick with extensive terra-cotta trim; two bays wide on Nassau Street and three on Fulton Street; wide window openings on second through fifth stories divided by cast-iron piers; three-story arches on third through fifth stories on both Nassau Street bays and two western bays on Fulton Street; all bays on third and fourth stories have three-sided, angled metal bays capped by pediments with wreaths in tympanum; terra-cotta cartouches, Mercury heads, swags, voussoirs, etc. Alterations: cornice removed above seventh story.



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 11

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

Fulton Street, north side between Nassau Street and Broadway

139 Fulton Street, northwest corner Nassau Street and Ann Street, southwest corner Nassau Street (93-99 Nassau Street and 30 Ann Street). Bennett Building. Arthur D. Gilman, 1872-73; addition James M. Farnsworth, 1890-92 and 1894. Designated a New York City Landmark in 1995. Originally a seven-story, cast-iron, French Second Empire style building with mansard roof; in 1892, mansard removed and four additional cast-iron stories added; 1894, 25-foot wide addition on Ann Street; now nine-story, Italianate style building with three cast-iron facades; segmental-arch openings with heavy lintels supported on brackets; curved corners; four original entrances on second story – one each on Fulton and Ann Streets and two on Nassau Street – with round arches flanked by columns supporting entablatures.

141 Fulton Street. Initially erected before 1860; new facade in 1899; facade replaced c. 1980. Non-contributing building.

143 Fulton Street (24-26 Ann Street). Whyte's Restaurant. Clinton & Russell, 1909. Three-story Neo-Tudor restaurant structure; facade of stucco with wooden half timbering; ornate wooden bargeboard. Lot extends through the block to Ann Street (Nos. 24-26). Rear elevation with half timbering outlining squares and rectangles; modillion cornice. Alteration: small-pane sash removed.

The remainder of this blockfront is outside of the historic district.

Fulton Street, south side between Nassau Street and Broadway

130 Fulton Street, southwest corner Nassau Street (87-91 Nassau Street). Fulton Building. DeLemos & Cordes, 1891-92. Nine-story German Renaissance style brick, stone, and terra-cotta building; curved corner; three-story, rusticated stone base with cast-iron window spandrels between two and three; egg-and-dart cornice between three and four; flatter rusticated stonework on four; fourth story capped by terra-cotta cornice with modillions and frieze with alternating rosettes and fleur-de-lis; balcony on corner at fourth story; tawny-colored brick with extensive terra-cotta trim above; three story pilasters on the sixth through eighth stories rest on full-story bases at the fifth-story level; terra-cotta Corinthian capitals with lion heads; ocular window on corner of eighth story; cornice with swags, wreaths, and cartouche frieze above eighth story; arcaded on ninth story with windows and blind arches with shells; cornice capped by acroteria. Alterations: removal of curved corner windows on fourth through ninth stories.

138 Fulton Street. c. 1858. Five-story, stone, Italianate style commercial building; a pair with No. 140; four bays wide; rectangular windows with projecting lintels and sills; bracketed cornice.

140 Fulton Street. c. 1858. Five-story, stone, Italianate style commercial building; a pair with No. 138; four bays wide; rectangular windows with projecting lintels and sills; bracketed cornice.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 12

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

142 Fulton Street. James E. Ware & Sons, 1907. Six-story brick commercial building; Flemish-bond brick frame around large expanse of windows with cast-iron spandrels and thin pilasters; stone keystone; stone imposts with shields; pivot windows with transoms. Alteration: cornice removed.

The remainder of this blockfront is outside of the historic district.

John Street, north side between Broadway and Nassau Street

15 John Street. Dennison Building. Wilson Eyre, 1903. Nine-story Romanesque Revival style, pale yellow brick building with stone trim; rusticated limestone piers on first story; upper seven stories articulated with segmental-arch, round-arch, and rectangular windows; panel above third floor with name of company; cartouche with D above fifth story; corbeled brick cornice and brick parapet. Alteration: Two-story storefront with pointed-arch entrance removed, 1917, Walter Volckening, architect; first floor of 1917 storefront subsequently altered.

17 John Street. Tyler Building. Frederick Putnam Platt & Bro., 1920; addition, Laurence F. Peck, 1925-26. Fifteen-story brick building with vaguely ancient Near Eastern ornament; two-stories of projected twelve-story building erected for restaurant and offices in 1920; thirteen additional stories added 1925-26; flat, three-story limestone base with brick trimmed with terra cotta above; long row of sixteen windows on second story, separated by cast-iron piers; denticulated cornice above two; two-story columns rise from block brackets on four and five; blocks with heads and stylized ornament in six central window spandrels between four and five; setbacks on upper stories in accordance with requirements of 1916 zoning law; extremely ornate stylized terra-cotta panels at setbacks.

John Street, south side between Broadway and Nassau Street

2 John Street, southeast corner Broadway (a.k.a. 182-184 Broadway). J. M. Berlinger, 1939. Two-story building resulting from an alteration. Prior to 1939, site consisted of a five-story building at 2 John Street and a six-story building at 4-10 John Street. In 1939, the upper stories of the corner building were removed and remainder reclad in a streamlined Modern style; ceramic panels and horizontal ribbon windows Alterations: facade above second story covered.

4-10 John Street. Non-contributing five-story building; Modern 1939 facade reclad c. 2000.

12 John Street. Anderson Building. Ralph S. Townsend and James J. Campbell, 1896-98. Twelve-story, Beaux-Arts style skyscraper with three-story limestone base and transitional floor; brick with terra-cotta trim above; two-story rusticated limestone base; swag panels above storefronts; balcony in center of second story supported on console brackets; name of building on face of balcony; pair of windows on two with transoms; pairs separated by bold cartouches; heavy cornice above two with modillions, egg-and-dart molding, boses, and Vitruvian-wave molding; four segmental-arch openings on three, each with two windows; arches keyed to facade with raised bands; balcony above three; upper nine stories of beige brick with projecting brick banding



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 13

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

and voussoirs; cornice above ten with large lion heads; pedimented windows on eleven; segmental-arch windows on twelve. Alteration: face of balcony on four removed.

18 John Street. See 15 Maiden Lane.

20 John Street. Francis H. Kimball, 1909. New facade and major alterations to an earlier building of unknown date. Four-story, Beaux-Arts style, cast-iron building with expansive glass openings; ornate decorative banding in segmental-arch frame around windows; cartouche keystone capped by bust of a woman; thin iron colonettes; spandrels between second and third stories with classical-inspired X pattern; projecting bracketed and denticulated cornice. Alterations: fire escape cut into cornice.

22 John Street. See 15 Maiden Lane.

24 John Street. Edgar Williams, 1947. Three-story, limestone building. Flat unornamented facade. Connected to 26 John Street.

26 John Street. City records indicate a six-story building erected in 1910 to design of Francis Y. Joannes. Probably redesigned in 1947 by Edgar Williams as part of project with 24 John Street. Six-story limestone building. Flat unornamented facade.

28-30 John Street. See 65-67 Nassau Street.

Liberty Place, west side between Liberty Street and Maiden Lane

6 Liberty Place. See 160 Broadway.

8-10 Liberty Place. c. 1830s (?). Five-story brick commercial building; cast-iron piers at base; five bays wide. Simple rectangular windows with stone lintels and sills; metal cornice.

Liberty Street, north side between Broadway and Liberty Place

67 Liberty Street. Joseph P. Day Building. John H. Scheier, 1919. Five-story limestone commercial building; new facade designed for earlier building; block cornice above storefront; wide, three-story round arch extends from second to fourth story; cast-iron frame within arch has three windows on each floor, separated by piers and has fluted spandrels; three windows on fifth story; projecting block cornice.

The remainder of the block is occupied by the New York Chamber of Commerce Building, a National Register listed property (2-6-73) that is outside of the boundaries of this district.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 14

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

Maiden Lane, north side between Broadway and Nassau Street

1 Maiden Lane, northeast corner Broadway (a.k.a. 174 Broadway). Cushman Building. C. P. H. Gilbert, 1897. Twelve-story, Beaux-Arts style, limestone, brick, terra-cotta, and marble building on tiny corner plot; entrance in easternmost bay on Maiden Lane with round arch, rusticated stonework, and carved cartouche; classically-inspired marble storefront (early, but possibly not original); upper floors beige brick; limestone beltcourses and other details on the first story; white glazed terra cotta on the upper floors; detail includes terra-cotta splayed lintels and brick pilasters with terra-cotta capitals; terra-cotta console brackets supporting balcony on nine; heavy metal cornice above ten with bold brackets and soffit rosettes; modest metal cornice above eleven; prominent mansard roof with copper dormers capped by segmental arches; finials. Alterations: balconies removed at ninth story.

3 Maiden Lane. Stevens Building. Charles W. Clinton, 1893. Simple, eight-story, classically-inspired brick building on extremely shallow plot; round-arch entrance in easternmost bay with building name written in frieze; simple fenestration pattern of rectangular windows with projecting terra-cotta lintels and sills; cornices above third, sixth, and seventh stories; windows on fourth through sixth stories divided by three-story pilasters; arcaded eighth story.

5-7 Maiden Lane. See 176 Broadway.

9-11 Maiden Lane. Jeweler's Building. Ralph S. Townsend, 1897-99. Fifteen-story limestone, brick, and terra-cotta office building. Three-story rusticated limestone base capped by cornice supported by brackets resting on cartouches; wide windows on two and three with transoms; spandrels with roundels; third-story windows segmental arched and flanked by roundels with cartouches above, supporting egg-and-dart cornice; brick above with large paired windows with projecting lintels and sills; fourth through eleventh stories with paired windows set within enframements capped by cartouches and cornices; frieze with roundels above twelve; heavy cartouches in spandrels above thirteen; paired windows on fifteen separated by Corinthian columns and flanked by ornate roundels; deep metal modillioned cornice.

15 Maiden Lane and 18 and 22 John Street. Silversmith's Building. Clinton & Russell, 1907. C-shaped building with wide facade facing Maiden Lane and two shorter fronts on John Street. Maiden Lane facade, twenty stories; 18 John Street, twelve stories; 22 John Street, five stories. Beaux-Arts style office building with limestone base and brick with terra-cotta trim above; on Maiden Lane, five-story limestone base with Greek fret pattern incised above storefronts; cornice above four; large windows with cast-iron frames and spandrels; fifth-story windows flanked by carved panels and capped by ornate frieze; paired windows above; spandrels of brick laid in parquet pattern with raised central diamond created from brick; terra-cotta cornice on sixteen; two-story Corinthian pilasters on seventeen and eighteen; cartouches and ornate terra-cotta detail on nineteen. 18 John Street is narrower version of Maiden Lane frontage, with a three-story limestone base; cast-iron Doric colonettes on two and piers on three; spandrels with winged heads; round cartouches at top of third story. 22 John Street repeats same forms, but with a one-story base with Greek fret design. Alteration: cornices



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 15

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

21-23 Maiden Lane. Hays Building. John Rochester Thomas, 1891-92. Eight-story, yellow Roman brick, granite and terra-cotta, transitional Romanesque Revival/Neo-Renaissance style office building; rusticated granite on second story with brick above; all windows in pairs; three pairs wide; windows in each pair on second floor divided by Ionic columns; window bays on three and four separated by Ionic pilasters and on fifth through seventh stories separated by three-story brick Corinthian columns; projecting cornices above second, fifth, and seventh stories; round-arch windows on eighth floor with pairs separated by paired Corinthian pilasters; crowning cornice capped by balustrade; panel in center of balcony with name of building.

Maiden Lane, south side between Broadway and Nassau Street

6 Maiden Lane. See 160 Broadway.

8 Maiden Lane. c. 1850s. Four-story stone commercial building; three bays wide; block cornice. Alterations: storefront.

10 Maiden Lane. c. 1850. Five-story Tuckahoe marble, Italianate style commercial building erected as a pair with 10 Maiden Lane (buildings now combined); four bays wide; tall second-story windows; segmental-arch openings with projecting lintels and sills; bracketed and denticulated marble cornices.

12 Maiden Lane. c. 1850. Five-story Tuckahoe marble, Italianate style commercial building erected as a pair with 12 Maiden Lane (buildings now combined); three bays wide; tall second-story windows; segmental-arch openings with projecting lintels and sills; bracketed and denticulated marble cornices.

14 Maiden Lane. Diamond Exchange. George A. Schellenger, 1893. Ten-story, transitional Romanesque Revival/Neo-Renaissance style building with brick, stone, terra-cotta, cast-iron, and pressed metal elements; two-story base with large window openings; three, five-story brick colonettes rise from third through seventh stories flanking wide, three-sided, angled, cast-iron and pressed metal bays with spandrels ornamented with basket weave and Byzantine-style panels and other details; cornice above seventh story; eighth story with round arches and balustrades; elongated terra-cotta brackets support cornice above eight; brick top level trimmed with ornate terra-cotta detail; round-arch windows on tenth story; ornate pedimented terra-cotta roofline. Alterations: two-story base covered with stone veneer.

16-18 Maiden Lane, southwest corner Liberty Place. Five-story Italianate style commercial building entirely re clad c. 1990s. Non-contributing building.

Nassau Street, west side between Maiden Lane and John Street

63 Nassau Street. Attributed to James Bogardus, c. 1860. Five-story Italianate style cast-iron structure thought to be a new cast-iron facade on an earlier brick building; designed in "sperm-candle" style, with two-story columns on lower stories and three-story columns above, all supporting round arches; ornate spandrels with rope frames on two and five; modillion cornice above two; two busts of Benjamin Franklin on column pedestals on

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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 16

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

third story; bracketed cornice with scalloped frieze. Alterations: storefront on ground floor; windows; pair of busts of George Washington have been lost.

65-67 Nassau Street, southwest corner John Street (Nos. 28-30). Prescott Building (also known as Wilks Building). Clinton & Russell, 1894. Ten-story office building with Italian Renaissance and Neo-classical design motifs; pressed-metal storefront cornices; yellow brick facade with terra-cotta detail; terra-cotta urns and swags on second story; unusual window arrangement with windows on third through eighth stories arranged in two-story vertical bands with molded brick frames; projecting sills below third-, fifth-, and seventh-story windows separate the vertical units; all windows in pairs separated by thin cast-iron pilasters; cornice above ninth story with modillions and above tenth story with antefix; round arches on tenth story. Alterations: corner replaced with new terra-cotta (?) blocks.

Nassau Street, west side between John Street and Fulton Street

71-73 Nassau Street, northwest corner John Street (Nos. 25-31). Cockcroft Building. Jay H. Morgan, 1906. Sixteen-story, Beaux-Arts style office building with limestone, brick, and glazed terra-cotta facade; two-story rusticated limestone base; cornice above second story; windows from third story up are in pairs; ornate cartouches on third story; unornamented shaft from fourth through twelfth stories; brick laid in a rusticated pattern on fourteen through sixteen; pediments rise above roofline, each with a central cartouche;

75 Nassau Street. Schwartz & Gross, 1912. Three-story, brick, commercial building; wide horizontal bands of windows in center of second and third stories with single windows to either side; windows separated by brick piers culminating in limestone cartouches designed in an Arts & Crafts style; flat-topped brick pediment; raised brick ornamental bands; stone insets below pediment. Alterations: storefronts, windows; one-story, setback addition.

79 Nassau Street. c. 1850s; altered c. 1900. Six-story, Italianate style, brick commercial building; two-story commercial front with cast-iron piers added c. 1900; three-dimensional stone window enframements with projecting cornices on third through sixth stories; stone panel above central window on third story with address; bracketed, pressed-metal cornice with lion-head frieze, probably installed c. 1900. Alterations: all of two-story storefront between cast-iron piers removed.

81 Nassau Street. Sass & Smallheiser, 1903. Modest, six-story Beaux-Arts style brick commercial building; second through fifth stories each articulated with three rectangular window openings; five smaller rectangular windows on sixth story; two terra-cotta cartouches and two modest consoles on fifth story; pressed-metal bracketed cornice. Alterations: two-story storefront replaced with brick; cornice removed above second story.

83 Nassau Street. Lerner Shop. Charles N. Whinston, 1924. Three-story commercial building; white glazed terra-cotta frame on second and third stories apparently surrounds large windows (billboard now hides windows); large central cartouche with swags and the letter "L" at cornice line; denticulated cornice; low parapet rises above cornice. Alterations: integrity of window bays on upper stories not known.



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 17

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

85 Nassau Street. c. 1850. Five-story, Italianate style stone commercial buildings; segmental-arch openings on third through fifth stories with shallow lintels and sills; central opening on each floor contains paired windows; bracketed, pressed-metal modillion cornice. Alterations: lower two stories with modern storefront.

87-91 Nassau Street. See 130 Fulton Street.

Nassau Street, east side between John Street and Fulton Street

72-78 Nassau Street, northeast corner John Street (No. 37). Schwartz & Gross, 1921. Three-story commercial building with classical ornament; long expanses of windows on second story – fourteen bays on Nassau Street and twelve on John Street; ornate terra-cotta band with swags, putti, and cartouches between second and third stories; brick on third story; terra-cotta, egg-and-dart cornice above three. Alterations: facing on second story (now stucco).

80-84 Nassau Street. Gronenberg & Leuchtag, 1932. Four-story, Art Deco style commercial building with beige-colored glazed terra-cotta facade; frieze above first story with stylized Deco foliage; five-bay wide facade with large window openings; bays separated by stylized reeded piers each capped by a panel with a sunflower and stylized Deco leaves; spandrel panels below third and fourth stories ornamented with small Art Deco panels; panels above fourth story with classic Art Deco style curving and stylized foliage; crenellated parapet.

86 Nassau Street. c. 1850s. Five-story, Italianate style, stone commercial building; two cast-iron piers manufactured by F. B. Sanders, 36 East 19<sup>th</sup> Street on ground floor; two bays wide with paired windows with projecting lintels and sills; bracketed, pressed-metal cornice.

86½ Nassau Street. H. Gronenberg, 1921. One-story commercial building with swan's-neck pediment. Alterations: most of facade altered with modern storefront. Non-contributing building.

88 Nassau Street. c. 1840. Five-story brick building; stone lintels; denticulated brick cornice. Alterations: storefront; all windows bricked in.

90 Nassau Street. See 124 Fulton Street.

Nassau Street, west side between Fulton and Ann Streets

93-99 Nassau Street. See 139 Fulton Street.

Nassau Street, east side between Fulton and Ann Streets

98-102 Nassau Street. See 129 Fulton Street.

Nassau Street, west side between Ann Street and Beekman Street

107 Nassau Street, northwest corner Ann Street. Benjamin Wistar Morris, 1923. Ten-story brick and limestone commercial building; two-story limestone base articulated by large openings; cast-iron spandrels between first

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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 18

Fulton-Nassau Historic District  
**Name of Property**  
New York County, New York  
**County and State**

and second stories; modest arched ornament above ninth and tenth stories; paired windows. Once served as headquarters and retail outlet of A.G. Spalding & Co., sporting goods manufacturers.

109 Nassau Street. Two-story commercial building. Non-contributing building.

113 Nassau Street. c. 1850. Six-story, Italianate style commercial building; stone facade; four windows wide; projecting sills; modest metal cornice. Alterations: two lower floors replaced by modern storefront; most windows blocked up.

115-117 Nassau Street. Vacant lot.

119 and 123 Nassau Street. See 3-9 Beekman Street.

Nassau Street, east side between Ann Street and Beekman Street

104-108 Nassau Street, northeast corner Ann Street. c. 1995. One-story Modern building. Non-contributing structure.

110-116 Nassau Street and 45 Ann Street. Clinton & Russell, 1898. Twelve-story Beaux-Arts style office building with one- and twelve-story wing on Ann Street and twelve-story wing extending north into block; three-story limestone base with two-story, segmental-arch storefronts with cartouches at impost; paired windows on third story; cornice above third-story windows with cartouches set between pairs of windows; tawny Roman brick on upper stories; brick laid in imitation of rustication; paired windows with sandstone lintels and sills; segmental-arch windows on eleven with splayed brick lintels; modest cornice above eleventh story; above twelve is bold deep cornice supported by cartouche and capped with acroteria. Wing on Ann Street employs same design.

118 Nassau Street. F. A. Minuth, 1898. Five-story building with wide central window opening flanked by golden Roman brick piers; second through fourth stories with three-sided, angled, metal bay with brick spandrels; tall fourth story with arched windows; wreaths, garlands, and urns in spandrels on four; fifth story with row of four rectangular windows, each with a transom; deep, projecting, pressed-metal cornice with modillions and cartouches.

120 Nassau Street. c. 1850. Five-story brick building, possibly built as a tenement; pressed-metal window lintels and sills and high coved cornice added c. 1900; wrought-iron fire escape.

122 Nassau Street. c. 1830. Four-story Greek Revival brick commercial building; three bays wide; storefront with cast-iron piers; projecting lintels and shallow sills; modest metal cornice.

124 Nassau Street. c. 1830 or earlier. Four-story Greek Revival brick commercial building; three-bays wide; brick laid in Flemish bond; stone lip lintels and simple sills; Neo-Grec cornice from c. 1870.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 19

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

126-130 Nassau Street, southeast corner Beekman Street (13-17 Beekman Street). Maximilian Zipkes, 1924. Four-story, brick and terra-cotta, commercial building; six bays wide on Nassau Street; wide horizontal windows on second and third stories separated by pilasters; wider window bays in center; smaller rectangular windows on fourth story; terra-cotta cornice above three; modest metal cornice above four.

Nassau Street, west side between Beekman Street and Spruce Street (Printing House Square)

139-145 Nassau Street. See 38 Park Row.

147 Nassau Street. See 41 Park Row.

Nassau Street, east side between Beekman Street and Spruce Street

140 Nassau Street, northeast corner Beekman Street (14 Beekman Street). Morse Building/later Nassau-Beekman Building. Silliman & Farnsworth, 1878-79; addition and alterations, Bannister & Schell, 1900-1902. Originally a nine-story and raised basement, now a fourteen-story, brick office building with brick and terra-cotta trim; original section of building is deep red brick with black brick trim; brick piers divide Nassau Street facade into three sections and Beekman Street facade into two sections; central section on Nassau Street half the width of flanking sections; arcades of four windows (two in center) on third, sixth, and ninth stories; two pairs of segmental arch windows (one in center), with each pair set within a wider segmental-arch on fourth, fifth, seventh, and eighth stories; facade of original building patterned with bricks laid with corners visible, recessed bricks, pulled bricks, parquet-pattern brickwork, and bricks laid at a diagonal; terra-cotta roundels in spandrels of fourth and fifth stories; in 1901, first story and raised basement were replaced with two-story limestone base; ninth story and cornice removed; six additional stories constructed of tawny brick; cornices above thirteenth and fourteenth stories;

150 Nassau Street, southeast corner Spruce Street (2 Spruce Street). American Tract Society Building. R. H. Robertson, 1894-95. Designated a New York City Landmark in 1999. Twenty-three-story transitional Romanesque Revival/Neo-Renaissance style office building with granite, brick, and terra-cotta facade; horizontal masses with stacked levels; five-story, rock-faced granite base with two-story arches; massive, round-arch entrance on Nassau Street with paired Ionic columns; granite spandrels between one and two; three-story narrow paired arches above with ornate spandrels; above are three sections of three-story paired windows set within rectangular vertical frames, separated by single floors with simple paired windows; terra-cotta trim including cornices above six, ten, and fourteen with lion heads; building crowned by two-story arcade with hip roof. Building restored 2002-04.

Park Row, east side between Beekman Street and Spruce Street (Printing House Square)

38 Park Row, northeast corner Beekman Street and northwest corner Beekman Street and Nassau Street (aka 2-8 Beekman Street and 139-145 Nassau Street). Potter Building. Norris G. Starkweather, 1882-86. Designated a New York City Landmark in 1996. Eleven-story, Queen Anne style red brick building with terra-cotta and cast-iron trim; free use of classical details including flamboyant Composite pilasters with massive capitals (corner capital with an eagle), triangular pediments, and swan's-neck pediments at the roof line; rounded corner



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

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 20

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

culminating in a finial; bricks laid to create texture; extensive use of terra-cotta ornamental decorative detail; cast-iron columns, piers, and pediments on lower two floors.

41 Park Row, southeast corner Spruce Street and southwest corner Spruce Street and Nassau Street (aka 147 Nassau Street). New York Times Building. George B. Post, 1888-89; top four stories, Robert Maynicke, 1903-05. Designated a New York City Landmark in 1999. Sixteen-story Romanesque Revival style building; originally thirteen-story building clad with rock-faced granite and limestone; massive two-story piers at base; single, paired, and triple arches, one, two, three, and four stories tall; arches separated by colonettes; balustrade below third-story windows; ornate spandrels on five; corbels carved with heads located below twelfth and fourteenth stories; two-story mansard roof and dormers removed in 1903-05 and five additional stories constructed; crockets on parapet.

William Street, west side between Fulton Street and Ann Street

149-153 William Street, northwest corner Fulton Street and southwest corner Ann Street. See 101-113 Fulton Street.

Historic Street Pattern

The streets in the district (see district map) were laid out during the English Colonial period in the late seventeenth and eighteenth centuries. The Lyne-Bradford Plan, showing New York in 1730, indicates that by this date all of the streets in the historic district had been laid out. Since the streets patterns and blocks were created prior to the 1811 grid system, they vary in width and in alignment and include several small alleys. The street pattern in the district helps to create the historic character of the neighborhood and is counted as one contributing structure.

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

- [X] 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.
[X] 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
Industry
Community Planning and Development

Period of Significance:

- c. 1730
c. 1830-1940

Significant Dates:

Significant Person:

n/a

Cultural Affiliation:

n/a

Architect/Builder:

(See continuation sheet at end of Section 8)

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:

- [X] State Historic Preservation Office
[ ] Other State agency
[ ] Federal Agency
[ ] Local Government
[ ] University
[X] Other repository: NYC Landmarks Preservation Commission



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

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 1

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

**Narrative Statement of Significance**

The Fulton-Nassau Historic District is significant under Criterion A for its association with the development of New York City as the leading commercial city of the United States. The district is composed entirely of commercial buildings erected over a period of more than one hundred years. The buildings in the district reflect the changing nature of commercial architecture in New York, ranging from small-scale brick counting houses dating from the 1830s, to the modest commercial palaces of the mid nineteenth century, to the early skyscrapers of the 1880s, to the taller steel-frame skyscrapers of the late nineteenth century and first decades of the twentieth century. Many of these buildings were erected as speculative ventures with rental spaces, but a few, such as the Keuffel & Esser Building and the Aetna Life Insurance Building, were erected as the headquarters and, in some cases, the retail outlets of important businesses. The district also includes a significant number of buildings erected for use as shops and restaurants, catering to the men and women who worked in the area. The businesses that occupied space in the commercial buildings of the historic district were heterogeneous in nature, an indication of the diversity of commerce in the city. As would be expected, the offices in the district housed lawyers, accountants, insurance brokers, and other white-collar workers. However, the district also includes the heart of New York's late nineteenth- and early twentieth-century jewelry district, with offices and factories where gems were traded and where jewelry, watches and watch cases were manufactured and sold. Buildings in the district also housed many of the city's late nineteenth-century newspapers and, in the twentieth century, a large group of philatelic dealers. The district is also significant under Criterion C for its architecture, which reflects important trends in New York and American commercial architecture between c. 1830 and 1940. The district includes representative examples of buildings erected in almost all of the styles popular during this one hundred and ten year period – including examples of the Greek Revival, Italianate, Neo-Grec, Queen Anne, Romanesque Revival, Neo-Renaissance, Beaux-Arts, Neo-Tudor, and Art Deco styles, and it even includes a building that indicates the rise of Modernism which would change the face of New York architecture in later years. Buildings in the historic district are built of load-bearing masonry construction; with transitional construction that included iron in the support of the load-bearing walls; and with steel-skeleton frames. In addition, buildings are faced with a wide variety of materials popular in the nineteenth and twentieth centuries, including brick, marble, cast iron, terra cotta, and limestone. Buildings were designed by a variety of important New York architects including McKim, Mead & White, George B. Post, R. H. Robertson, Arthur Gilman, C. P. H. Gilbert, John R. Thomas, Clinton & Russell (8 buildings), DeLemos & Cordes (3 buildings), Silliman & Farnsworth (2 buildings), Howells & Stokes.

New York City was established as the Dutch colony of New Amsterdam in 1625. By 1664, when the Dutch-colonial period ended, the settlement had extended as far north as Wall Street. Thus, the streets in the Fulton-Nassau Historic District are located just north of colonial New Amsterdam. The population of New York expanded under English rule in the late seventeenth and early eighteenth centuries. Population growth led to development pressure on the properties to the north and land owners began laying out streets and selling lots for development. Most of the streets in the historic district were initially laid out between 1695 and the early decades of the eighteenth century. In 1695, the Damen Farm, located north of Wall Street, was subdivided; Pine and Cedar Streets, to the south of the historic district, and Liberty Street, Maiden Lane, and parts of John Street,

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 2

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

in the historic district, were laid out. In the eighteenth century, land owned by Captain Thomas White, by the Beekman family, and by other landowners was developed. The Collegiate Reformed Protestant Dutch Church of New York was one of the large landholders in the area by the early eighteenth century. The Lyne-Bradford Plan, showing New York in 1730, indicates that by this date all of the streets in the historic district had been laid out.

Once streets were laid out, new buildings were erected. These were modestly-scaled brick structures used for residential or residential and commercial purposes. By 1800, the area was densely built up with small residential and residential/commercial buildings and with a small number of churches, including the North Reformed Church on Fulton and William Streets and Christ Episcopal Church on Ann Street. In the early years of the new century, New York developed into the major commercial port of the new nation, surpassing Philadelphia, Boston, and Baltimore. As the port grew, new buildings, appeared exclusively for commercial purposes, were erected, forcing the residential population north into new residential neighborhoods. This development first occurred close to the waterfront, but as business expanded, new commercial buildings were erected farther inland. A few commercial buildings may have been erected as early as the 1820s, with a larger number built in the 1830s. In the 1830s, four- and five-story Greek Revival style brick commercial counting houses were appearing throughout the district, such as those at 49-55 Ann Street and 123 Fulton Street (46 Ann Street). The granite, post-and-lintel style bases of these buildings opened into stores and warehouses, with offices and storage space on the upper floors.<sup>1</sup>

The brick counting houses were joined in the mid-nineteenth century by Italianate style commercial palaces, a few with brick facades, but most designed with marble fronts. These somewhat grander buildings, with their arched windows, projecting lintels and sills, and deep bracketed cornices, including examples at 122, 138, and 140 Fulton Street, 10 and 12 Maiden Lane, and 85 and 86 Nassau Street, were referred to at the time as store and loft buildings.<sup>2</sup> They were, as the term "store and loft" suggests, flexible structures, with stores on the ground floor and offices, warehouses, and/or factories above. Few of the buildings dating before 1870 are associated with specific architects. Indeed, many were probably erected by builders without the involvement of architects, although others may be architect designed, but since there are no records prior to 1865, architect's names cannot be associated with these structures.

In addition, in the 1860s and early 1870s, three cast-iron-fronted buildings were erected in the district. One, at 63 Nassau Street, is a narrow, five-story structure that has been attributed to James Bogardus, the inventor of the cast-iron building front. The facade was probably placed over the structure of an older brick building in 1860. Although no records survive for this building, the attribution to Bogardus, made initially by cast-iron expert Margot Gayle, is convincing on stylistic grounds. The tall, thin, fluted, cast-iron columns, known as "sperm-

1. For counting houses, see Ellen Fletcher Rosebrock, *Counting-house Days in South Street: New York's Early Brick Seaport Buildings* (New York: South Street Seaport Museum, 1975).

2. For store and loft buildings, see New York City Landmarks Preservation Commission, *Tribeca West Historic District* (New York: Landmarks Preservation Commission, 1991), 20-29.



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

**National Register of Historic Places  
Continuation Sheet**

Section  8  Page  3

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

candle" columns, on the facade, the use of bas-relief busts of George Washington (now gone) and Benjamin Franklin are motifs known to have been employed by Bogardus on other buildings.<sup>3</sup> The other two cast-iron buildings are larger structures: the Italianate style 114-116 Fulton Street (Daniel Burgess, 1870), and the Bennett Building at 139 Fulton Street (see below).

As the area developed into a major commercial center, Fulton Street and Nassau Street became the primary commercial arteries. Since Fulton Street was the only street in Lower Manhattan that ran uninterrupted between the East River and the Hudson River it became a major east-west transverse. The presence of the Fulton Ferry, bringing thousands of workers from Brooklyn, added to the pedestrian and vehicular traffic on the street. Fulton Street became an important location for stores and restaurants, often located on the ground floor of office buildings. Similarly, Nassau Street became a major pedestrian street. Nassau Street, running north-south, had been an important corridor during the colonial era. Its importance grew as it became a major connection between the Civic Center and the Financial District near Wall Street. Pedestrian traffic was so heavy that the street attracted a great variety of businesses, many in modestly-scaled buildings that housed only retail tenants. This became especially true after the New York Elevated Railroad opened a station at City Hall in 1879, followed by the opening of the Brooklyn Bridge in 1883. Thousands of commuters walked down Nassau Street from these transportation centers to their jobs in office buildings farther south. The inauguration of subway service through Lower Manhattan, in 1905, with a station at Fulton Street, also increased pedestrian traffic in the district.

By 1870, the Fulton-Nassau Historic District was located between three major nodes in New York City. To the south was the rapidly expanding financial and business district centering around Wall Street and Broad Street; to the east were the East River docks and the seaport buildings centering around Fulton and South Streets, and to the north and northwest was the Civic Center, with its focus on City Hall. A significant adjunct to the Civic Center was the development of buildings to house the offices and printing plants of newspapers. Due to its location between these important commercial and civic centers, the Fulton-Nassau area developed in the late nineteenth century and early twentieth century with a diverse group of buildings used for office space, street-level shopping, and manufacturing. Construction included some of the city's first skyscrapers as well as more modest stores and offices.

Buildings in the historic district are especially significant in the early development of the skyscraper. This is particularly evident at the north end of the historic district with its cluster of tall office buildings erected before the invention of the steel-skeleton frame. The area on and just off of Park Row, including Nassau Street north of Fulton Street, was especially opportune for the development of tall office buildings. It was located close to City Hall, courthouses, and the other government buildings located near City Hall Park, it was only a few blocks from the Wall Street financial district and from the docks along the East River and the Hudson River, and it was

---

3. Margot Gayle, *Cast-Iron Architecture In New York: A Photographic Survey* (New York: Dover, 1974), 3; Margot Gayle and Carol Gayle, *Cast-Iron Architecture in America: The Significance of James Bogardus* (New York: W. W. Norton, 1998), 204-5.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 4

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

convenient to mass transit. In addition, the street fronts on Park Row overlooked City Hall Park, assuring that offices would have adequate light and air. Offices in the area attracted lawyers and other individuals who wished to be near the center of city government, but became especially popular with newspaper publishers. Before advanced communication systems made it possible for newspapers to locate anywhere in the city, publishers sought locations close to city hall and the courts and convenient to business centers where they could easily report on civic and business events. Newspaper owners were among the first to erect tall office buildings, often choosing to erect an architecturally distinguished building that would serve as advertisement for a particular paper. This is evident in the historic district at the New York Times Building, 41 Park Row.

The earliest of the large office buildings in the historic district is the Bennett Building. The construction of this building is evidence of the first phase in the redevelopment of New York's Lower Manhattan commercial district. As an 1898 history of New York real estate noted, "in 1868 the work of replacing the older office buildings, which were really little more than private houses on a large scale, by modern specialized structures had commenced."<sup>4</sup> The complex history of this building begins in 1872 when James Gordon Bennett, publisher of the *New York Herald*, decided to replace a group of small buildings along busy Nassau Street between Fulton and Ann Streets with a larger speculative office building. For this new building, Bennett commissioned a design from prominent architect Arthur D. Gilman. Gilman designed a seven-story, mansard-roofed, cast-iron fronted office building. Gilman had made his name as an architect in Boston. Even before he had designed any major buildings, Gilman had become known as an important voice for new architecture. In 1844 he presented a series of lectures at Boston's Lowell Institute, later published in the *North American Review*, that criticized the then popular Greek Revival style and advocated the use of Gothic and Renaissance architectural forms. He later became a successful designer, best known for the Italianate style Arlington Street Church (1859-61) in Boston and his masterpiece, designed with Gridley J. Bryant, Boston's French Second Empire style City Hall (1862-65). A year after the completion of City Hall, Gilman moved to New York, by then the center of the American architectural world. In New York, Gilman, working with Edward Kendall, won the competition for the original Equitable Building, the first office building with a passenger elevator (demolished). Besides the Bennett Building, Gilman was also the architect of St. John's Episcopal Church (1869-71), located near his home on Staten Island.

The Bennett Building was an up-to-date speculative office building, erected with fire-proof construction and modern elevators. It was considered, "for some years after its completion . . . one of the largest and stateliest piles down-town."<sup>5</sup> There were stores on the ground floor with stoops leading to four second-story office entrances. The offices were "especially adapted to insurance, money brokers, merchants, lawyers, large law

4. *A History of Real Estate, Building and Architecture in New York City During the Last Quarter Century* (New York: Record and Guide, 1898), 66.

5. "Two Nassau Street Office Buildings," *Real Estate Record and Builders Guide* 49 (23 January 1892), 124.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 5

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

firms businesses where security from fire to legal documents is a desideratum.”<sup>6</sup> Despite the advertising that Bennett undertook in order to attract tenants, the building was not a great economic success. This was largely due to the economic downturn caused by the financial panic of 1873. By the time economic conditions had improved in the late 1870s, several newer office buildings had been completed, including the Morse Building (see below) and the Tribune Building (demolished). The *Real Estate Record and Builders Guide* noted that these other buildings were “nearer the law courts, and better for lawyers and public offices, while Ann and Fulton [had proven to be too far] for the exchange or brokerage business of Wall street and below.”<sup>7</sup> By 1889, the Bennett Building was deteriorating (the *Real Estate Record* noted that it was “run down”) and its elevators were out moded.<sup>8</sup> In that year Bennett sold the building to John Pettit, a developer active in Lower Manhattan. Pettit upgraded the building and commissioned a significant addition from his favorite architect, James Farnsworth.<sup>9</sup> Farnsworth’s design removed Gilman’s mansard roof and replaced it with four floors of cast iron that matched the form of the original iron members. At completion, the building rose to a height of ten stories. Its 600 offices were rented to a wide variety of tenants – a congressman, bankers, manufacturers, architects, publishers, etc. -- evidence of the heterogeneous character of the business community in the historic district. In 1894, Pettit purchased the lot at 28 Ann Street and had Fransworth design a twenty-five foot wide addition with a design that is indistinguishable from that of the older sections of the building.

The Bennett Building was one of a group of important office buildings erected in the historic district that mark the beginning of the development of the skyscraper. As the *Real Estate Record* noted, the Bennett Building was soon eclipsed by newer structures, including the Morse Building at 140 Nassau Street, northeast corner of Beekman Street, designed by Silliman & Farnsworth in 1878. The building was commissioned by Sidney Morse and his cousin G. Livingston Morse on a site long owned by the Morse family (Samuel F. B. Morse undertook some of his first experiments with the telegraph at this location). The ten-story Morse Building was designed as a ten-story rectilinear slab faced with vibrant red brick highlighted with contrasting black brick and red terra-cotta trim. It was among the earliest buildings to employ ornamental terra cotta.<sup>10</sup> The building was

6. Advertisement, “Fireproof Buildings,” *New York Herald*, 1 January 1873, 1 and other dates; quoted in New York City Landmarks Preservation Commission, *Bennet Building Designation Report*, report prepared by Gale Harris (New York: Landmarks Preservation Commission, 1995), 3.

7.”Market Review,” *Real Estate Record and Builders Guide*, 29 (20 May 1882), 504; quoted in Landmarks, *Bennett Building*, 4.

8. “Gossip of the Week,” *Real Estate Record and Builders Guide*, 44 (12 October 1889); quoted in Landmarks, *Bennett Building*, 4.

9. “Two Nassau Street Office Buildings,” 124-125.

10. For the Morse Building, see Sarah Bradford Landau and Carl W. Condit, *Rise of the New York Skyscraper 1865-1913* (New Haven: Yale University Press, 1996), 102-105; “The Morse Building,” *Real Estate Record and Builders Guide* 23 (18 January 1879), 44-45; *A History of Real Estate*, 516.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 6

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

fireproof, with thick masonry walls, iron beams, and iron arches filled with concrete. The building was an immediate success, with offices on the upper floors bringing the highest rents. It was also well received by critics. The *American Architect and Building News* noted in 1879 that “there is contrast, diversity, and change, a great remove from monotony, and a solution of the difficult problem which must strike all as a most satisfactory one.”<sup>11</sup> The building was so successful that in 1900 it was extended upward to a height of fourteen stories. In 1881, three years after receiving the commission for the Morse Building, Silliman & Farnsworth designed the vibrant, Queen Anne style brick, Dorchester stone, and terra cotta Temple Court Building, 3-9 Beekman Street, diagonally across the street. Temple Court was commissioned by the multi-millionaire, Irish-American merchant and banker Eugene Kelly. It has a striking exterior design with towers visible from Park Row and City Hall Park, extensive terra-cotta decorative detail, and a spectacular interior skylit atrium highlighted by iron balconies. Temple Court was named for the office complex in London that houses lawyers and, as the name suggests, Kelly hoped to attract lawyers to these offices located near City Hall and the city’s courthouses.<sup>12</sup>

Architects pioneering in the design of skyscrapers in New York tended to adapt the architectural styles popular for other types of buildings rather than develop a new style for the new building type, as several Chicago architects did. Thus, New York skyscrapers can be found in a wide variety of popular revival styles. This is evident at the Queen Anne style Temple Court and at three other important early skyscrapers in the district, all built before the advent of the skeleton frame, the Queen Anne style Potter Building at 38 Park Row (1882-86) and Corbin Building at 192 Broadway (1888-89) and the Romanesque Revival style New York Times Building at 41 Park Row (1888-89). The Potter Building, at eleven stories, is probably the largest Queen Anne style buildings of the era and, with its vibrant red brick and terra-cotta facade and quirky roofline bristling with broken pediments and finials, it has been a prominent feature of the Park Row skyline since its completion. It is the masterpiece of architect Norris G. Starkweather who had formerly practiced in Baltimore and Washington, D. C. The building was erected by Orlando B. Potter a prominent New York businessman, real estate developer, and politician (he served one term in Congress). Potter had owned the previous building on the corner of Park Row and Beekman Street which had burned in an 1882 fire in which several people died. Thus, when Potter decided to rebuild he was intent on constructing the most fireproof building possible. The frame is almost entirely iron, with the iron columns surrounded in wire-net lath covered with lime and encased with plastered firebrick; the floors were hollow-tile arches filled with concrete; and the exterior is fireproof brick, terra cotta, and cast iron.<sup>13</sup> The Potter Building is considered to be of major significance in the history of terra

11. “Correspondence,” *American Architect and Building News* 6 (5 July 1879), 6; also see “Recent Building in New York,” *American Architect and Building News* 9 (16 April 1881), 183.

12. For Temple Court, see Landau and Condit, *Rise of the New York Skyscraper*, 116-117; New York City Landmarks Preservation Commission, *Temple Court Building and Annex Designation Report*, report written by Jay Shockley (New York: Landmarks Preservation Commission, 1998).

13. For the Potter Building and its structure, see Landau and Condit, *Rise of the New York Skyscraper*, 137-142, and New York City Landmarks Preservation Commission *Potter Building Designation Report*, report prepared by Jay Shockley (New York: Landmarks Preservation Commission, 1996).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 7

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

cotta in America. Since no terra-cotta firms were active in New York at the time the Potter Building was designed, Orlando Potter purchased the terra cotta for the building from the Boston Terra Cotta Company. James Taylor, the superintendent of the Boston company visited New York many times in order to supervise the installation of the terra cotta on the Potter Building. The success of this building led Orlando Potter to establish the New York Architectural Terra-Cotta Company in 1886, with Taylor as superintendent. The New York company went on to produce terra cotta for many of the most important buildings in New York City, including Carnegie Hall (NR-listed 10-15-66), the Plaza Hotel (NR-listed 11-29-78), and Brooklyn's Montauk Club.<sup>14</sup> There were originally approximately 200 offices in the Potter Building "including those of several newspaper and periodical publishers, insurance and other companies, lawyers and professional men."<sup>15</sup> In addition, the building housed the offices of the Otis Elevator Company, the New York Architectural Terra-Cotta Company, and of Orlando Potter himself.

One of the most important buildings supplied with terra cotta manufactured by the New York Architectural Terra-Cotta Company was the Corbin Building designed by Francis Kimball for a long, narrow plot on the corner of Broadway and John Street. Kimball, a leading designer of early skyscrapers, was also a pioneer in the use of architectural terra cotta. He was the architect of the company's office building in Long Island City, Queens and frequently used terra cotta manufactured by the firm on his buildings. The Corbin Building, listed in the National Register in 2003, is an eclectic building of brick, stone, terra cotta, and cast iron, with complex facades ornamented with Queen Anne, Gothic, and Moorish features.<sup>16</sup>

The last of the transitional skyscrapers with bearing walls and iron supports erected in the district and, indeed, one of the last in New York, is the Romanesque Revival style New York Times Building, designed by George B. Post, one of the leading figures in late nineteenth-century American architecture and a pioneer in skyscraper design (this is his only major surviving skyscraper). Facing onto Park Row, the Times Building originally rose twenty stories. It has an especially unusual construction history since it was built around the previous home of the *Times* without disrupting the printing of the newspaper. Post incorporated the framing of the older building in his new structure. The building is faced with rusticated Indiana limestone with a gray Maine granite base and is massed in a series of single and paired round arches, ranging from one to four stories tall. In 1903-05, the original mansard roof was removed and four additional stories constructed.<sup>17</sup>

14. Susan Tunick, *Terra-Cotta Skyline: New York's Architectural Ornament* (New York: Princeton Architectural Press, 1997).

15. Moses King, *King's Handbook of New York* (Boston: Moses King, 1893), 824.

16. Landau and Condit, *Rise of the New York Skyscraper*, 155-156; "Corbin Building National Register Nomination," nomination prepared by Andrew S. Dolkart (2004).

17. Landau and Condit, *Rise of the New York Skyscraper*, 149-155; New York City Landmarks Preservation Commission, *(Former) New York Times Building Designation Report*, report prepared by Gale Harris (New York: Landmarks Preservation Commission, 1999).



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

**National Register of Historic Places  
Continuation Sheet**

Section  8  Page  8

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

In 1888 the structure of skyscrapers took a dramatic turn with the construction of the Tower Building on Broadway (demolished), the first building to use a steel skeleton frame. The steel skeleton frame, coupled with advances in elevator, foundation, and wind-bracing technologies, theoretically permitted the construction of skyscrapers of any height. A number of buildings in the historic district were erected during the first wave of skeleton construction, with steel frames and curtain walls. These include the American Tract Society Building (1894-95) at 150 Nassau Street and the Cockcroft Building (1906) at 71-73 Nassau Street. The American Tract Society rises to a height of twenty-three stories, towering over the pre-skeleton skyscrapers. Its architect, R. H. Robertson, was responsible for many of the finest skyscrapers erected in New York during the 1880s and 1890s, including the Park Row Building on Park Row (1896-99) and the Lincoln Building on Union Square West (1889-90; NR-listed 9-8-83). The building's facades combine Romanesque Revival and Renaissance-inspired features in a picturesque manner, particularly noticeable at the arcaded, hip-roof, crowning loggia. The building was a speculative venture (ultimately unsuccessful) by the American Tract Society, a publisher of religious tracts, which had occupied this site for many years.<sup>18</sup>

The Cockcroft Building, designed by an obscure architect named Jay Morgan, reflects the changing taste in architecture in the early years of the twentieth century, as French-inspired Beaux Arts forms and light-colored materials such as white limestone replaced the heavier Romanesque Revival and Queen Anne styles with their earth-toned materials. The Cockcroft building is ornamented with cartouches and a pedimented parapet.

Work by Clinton & Russell, the most prolific architectural firm designing speculative office buildings in New York City in the late nineteenth and early twentieth centuries is well represented in the historic district, with eight examples of their work, ranging in date from 1893 through 1920. Charles Clinton and William Russell established their partnership in 1894, although Clinton had designed several previous office buildings on his own, including the small Stevens Building (1892) at 3 Maiden Lane. Although the Clinton & Russell firm designed many types of buildings – hotels, apartment buildings, townhouses, etc. – it specialized in speculative office buildings. Typical of their buildings is 110-116 Nassau Street (1898), a handsome twelve-story building with a three-story limestone base marked by two-story segmental-arch openings, a tawny-colored Roman brick mid section ornamented with terra cotta, and a dramatic cornice. The building was commissioned by Levi P. Morton, wealthy banker and politician who has served as a congressman, minister to France, vice president of the United States, and governor of New York. The building soon became one of the most important centers for the philatelic trade in New York as stamp dealers rented increasingly large blocks of space on Nassau Street.<sup>19</sup>

18. Landau and Condit, *Rise of the New York Skyscraper*, 226-231; New York City Landmarks Preservation Commission, *American Tract Society Designation Report*, report prepared by Jay Shockley (New York: Landmarks Preservation Commission, 1999).

19. Herman Herst, Jr., *Nassau Street: A Quarter Century of Stamp Dealing* (New York: Duell, Sloan and Pearce, 1960).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 9

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

In the late nineteenth and early twentieth centuries, when the upper part of Nassau Street and Park Row were being redeveloped as a major office building center, Maiden Lane and John Street within the historic district also underwent almost total redevelopment, largely for the jewelry industry. As historian Albert Ulmann noted in his 1931 history of Maiden Lane "just as Wall Street has become known the world over as New York's money center, so Maiden Lane has achieved fame, in its own way as the street of the jewelers, the home of the diamond and ruby, and of the goldsmith and the ware wrought by the artisans who fashion silver."<sup>20</sup> By the late 18<sup>th</sup> century, Maiden Lane had become a commercial street, but it was not until c. 1840 that dealers in watches and jewelry began to move onto the street. By 1850, businesses on Maiden Lane imported watches and jewelry and manufactured jewelry, watches, and gold pens and pencils. The number of these businesses on Maiden Lane grew to the point that the jewelry businesses began to expand onto John Street and other streets nearby. Nonetheless, Maiden Lane remained the center of the industry, and, as the *Real Estate Record* noted in 1893, "a jewelry house located at the centre of the trade [on Maiden Lane] enjoys trade advantages."<sup>21</sup> The old buildings that housed the jewelry firms became increasingly outmoded. In 1885, the first new building was constructed at 41-43 Maiden Lane (demolished). This was followed in 1891 by the Hays Building at 21-23 Maiden Lane, a Romanesque Revival style brick, granite, and terra-cotta building commissioned by Frank K. And William H. Hays who retained a long term lease on the site from the Reformed Protestant Dutch Church which had owned the land since the seventeenth century. The building was designed in a transitional Romanesque Revival/Neo-Renaissance style by architect John Rochester Thomas, designer of such prominent extant New York buildings as the Squadron A Armory (the facade survives on Madison Avenue), the Reformed Low Dutch Church of Harlem (now Ephesus Seventh-Day Adventist Church; in NR-listed Mt. Morris Historic District, 2-6-73), and the Surrogate's Court/Hall of Records (NR-listed 1-29-72) on Chambers Street.

The success of the Hays Building following its completion in 1892 almost immediately led to the construction of several other new buildings on Maiden Lane both inside the district and on the blocks to the east that have been demolished. In 1893, Charles Clinton's Stevens Building at 3 Maiden Lane and the Diamond Exchange, designed by George A. Schellenger on the narrow plot at 14 Maiden Lane, were both begun. Indeed, so much change had occurred by the early 1890s that the *Real Estate Record* noted in January 1894 that "people who have not visited this centre of the jewelry trade within the year would hardly recognize it as the same street."<sup>22</sup> Both buildings were designed specifically to accommodate the needs of jewelry businesses. This point, especially with regard to fire proofing and light, is explained in a *Real Estate Record* article on the Stevens Building:

---

20. Albert Ulmann, *Maiden Lane: The Story of a Single Street* (New York: Maiden Lane Historical Society, 1931), 1.

21. "The Stevens Building, *Real Estate Record and Builders Guide* 52 (16 December 1893), 760.

22. "More Improvements in the Jewelry District," *Real Estate Record and Builders Guide* 53 (6 January 1894), 8.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 10

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

It is a substantial and imposing structure of eight stories, designed and built expressly to meet the wants of the Jewelry and Diamond trade. The construction is of steel frame with massive walls and fire-proof floors and partitions. It is supplied with every adjunct of a first-class office building, including Otis electric elevators, steam heat, mail chute, electric light wires, special ventilation and high-class sanitary plumbing. Six large windows on each floor, set well out, overlook Maiden lane and furnish ample light, while the five upper floors have north light also, and the top floors have windows on all sides.<sup>23</sup>

The Diamond Exchange, at ten stories, rose above all of the other buildings on the street. It was built by the firm of Boehm & Coon, jewelry dealers who became active developers along Maiden Lane and adjoining streets. Like the Stevens Building, it was built of fire-proof construction with large windows set as close to the plane of the facade as possible; Ulmann comments on its "introducing as a special feature a practically unbroken admission of light." The building was and remains one of the most ornate ever built in the jewelry district.<sup>24</sup>

These early buildings were soon followed by the prominently sited Cushman Building, 1 Maiden Lane, on the corner of Broadway, and the Jeweler's Building at 9-11 Maiden Lane, both begun in 1897. The Cushman Building, was commissioned by a family that had long been active in New York real estate (Don Alonzo Cushman had been one of the early developers of Chelsea) and was designed by C. P. H. Gilbert, a Beaux-Arts-trained architect who designed many projects for the Cushmans. Although built on a tiny lot, measuring only about 25x50, the building's ornate facade and impressive mansard roof make it one of the most noticeable office buildings on lower Broadway. In addition, this building has been home to William Barthman Jewelers for almost a century and includes a clock that was installed in the sidewalk by this firm.

The largest of the jewelry buildings on Maiden Lane is the Silversmith's Building at 15 Maiden Lane, designed by Clinton & Russell in 1907 on a C-shaped plot with the major frontage on Maiden Lane and two narrower facades on John Street. The site was acquired in 1904 by Edward Holbrook, the president of the Gorham Manufacturing Company, one of America's leading silver companies. This was a speculative venture, not a headquarters for Gorham, and in 1908 the *New York Times* reported on the progress of leasing, announcing in March, for example, that thirty-six jewelry and silverware concerns had leased space in the building.<sup>25</sup> Construction of jewelry buildings expanded beyond Maiden Lane, with examples including the Anderson Building at 12 John Street of 1896-98 and the unusual building at 20 John Street.<sup>26</sup> At 20 John Street, Francis

23. "The Stevens Building."

24. "The Diamond Exchange Building No. 14 Maiden Lane," *Real Estate Record and Builders Guide* 53 (19 May 1894), 801; Ulmann, *Maiden Lane*, 101.

25. "In the Real Estate Field," *New York Times*, 25 March 1908, 14.

26. A drawing of the Anderson Building was published in *Architecture and Building* 27 (9 October 1897), plate 15.



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

**National Register of Historic Places  
Continuation Sheet**

Section  8  Page  11

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

Kimball designed a new facade on an older building that maximizes light. The facade has a thin cast-iron frame set around wide expanses of window glass.

The jewelry industry remained centered on Maiden Lane until the 1920s when pressure from an expanding financial district and the construction of newer buildings uptown lured away many of the jewelry businesses. This became especially evident when an entire block of jewelry-related businesses was demolished in about 1920 for the construction of the Federal Reserve Bank. Many jewelry firms moved to West 46<sup>th</sup> to 48<sup>th</sup> Streets between Fifth and Sixth Avenues. This was a slow exodus; as late as 1924, the *New York Tribune* could still report that Maiden Lane was the “biggest and most important” of the city’s jewelry centers with 2,200 businesses. Even in the 1950s and 1960s directories indicate that some jewelry firms were still active in the area. By the early 21<sup>st</sup> century, however, only William Barthman at 2 Maiden Lane was still in business in the area.

The impact of the expanding financial district is especially evident in the historic district on the two blocks of Broadway between Liberty Street and John Street where five office buildings, ranging in height from twelve to twenty-three stories were erected between 1901 and 1923. Several of these buildings were erected as purely speculative ventures, with large numbers of small offices leased to individual businesses. Examples of this real estate phenomenon are the Broadway-Maiden Lane Building at 170 Broadway and the building at 180 Broadway, both of which were designed in 1901 by Clinton & Russell. These buildings rented rapidly and to a variety of tenants, including a number of jewelers who moved onto Broadway from adjacent Maiden Lane. The *Real Estate Record* reported in May 1902 that the Broadway-Maiden Lane Building was ninety percent rented with the lower five floors “occupied largely by prominent jewelry firms. The space above has been rented to lawyers, chemical companies, machinery concerns and other reliable parties.” Tenants at 180 Broadway were “confined to lawyers jewelers and insurance companies.”<sup>27</sup>

The building at 150 Broadway was also erected as a speculative venture, but a large portion of the office space was rented to a single corporation. In this case, the Westinghouse Electric and Manufacturing Company leased twelve floors. In recognition of this substantial lease, the building was named for the tenant and the name Westinghouse is still inscribed in the frieze above the entrance. The Westinghouse Building was designed in 1923 by Starrett & Van Vleck, a firm responsible for many significant skyscrapers and department stores erected during the 1920s and early 1930s. Since the building was erected after the city had instituted zoning in 1916, it is massed with a series of setbacks. In *New York 1930*, the authors state that the design “marked an important step toward realizing the aesthetic potential of the zoning law. The cornices were suppressed, flattened against the wall at each of the setbacks.”<sup>28</sup> While Starrett & Van Vleck was responsible for the exterior of the building

27. “How the New Skyscrapers are Renting,” *Real Estate Record and Builders Guide* 69 (3 May 1902), 789.

28. Robert A. M. Stern, Gregory Gilmartin, and Thomas Mellins, *New York 1930: Architecture and Urbanism Between the Two World Wars* (New York: Rizzoli, 1987), 533.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 12

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

and for the public lobby, architect Donn Barber designed Westinghouse's quarters and Jardine, Hill & Murdock were the architects for the main ground-floor commercial tenant, the clothier Roger Peet.<sup>29</sup>

Two of the Broadway office buildings in the district were built by individual companies as their own headquarters. The earliest of the two was begun in 1905 for the Title Guarantee and Trust Company at 176 Broadway. This company, which insured real estate titles, purchased the site because of its convenient location. The company's president, Clarence H. Kelsey explained to the *New York Times*:

What with the Fulton-John Street Station of the Subway right at hand, and the proposed terminal of the tunnel to Jersey City [now the Path Train] only a block away this site certainly seems well adapted to the needs of a corporation whose business covers the whole of the metropolitan district.

We have decided to build for our own use exclusively, because we feel satisfied that in this way only can thoroughly satisfactory accommodations be had. And with 415 officers and employees in our Manhattan establishment, we feel that anything to facilitate our business will be a good investment.<sup>30</sup>

The Title Guarantee Company initially applied to the New York City Department of Buildings to erect six stories of a proposed ten-story building. However, as completed, the building was a ten-story Classical Revival style structure faced entirely in granite. It was designed by Howells & Stokes, the firm best known for St. Paul's Chapel at Columbia University.<sup>31</sup> In 1923, the building was expanded with the construction of a new twelve-story wing on Maiden Lane. John Mead Howells, one of the original architects, designed this addition. Howells was also the architect for a 1926 addition that added four additional stories to the original building. Curiously, this application sought to add four stories that had been approved in 1905 (despite the fact that the original building was ten stories). These additional floors were designed in a simplified version of the original building, reflecting the change in taste between 1905, when bold sculptural detail was fashionable, and the 1920s when flatter detail was stylish.

In 1907, shortly after the completion of the Title Guarantee Trust Building, a similar firm, the Lawyers Title Insurance and Trust Company began construction of an office building at 160 Broadway, with wings extending to 6 Maiden Lane and 6 Liberty Street. This building is another example of the work of Clinton & Russell. The

29. "Westinghouse Building, New York," *Architects and Builders Magazine* 56 (July 1924), 73-74, plates 145-149; "Lower Broadway Building Financed," *New York Times* 2 March 1923, 26.

30. "Six-Story Building for Lower Broadway," *New York Times* 25 February 1905, 5.

31. Images of the building were published in *Architecture* 14 (August 1906), plates 54-57.

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

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 13

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

Lawyers Company intended to move all of its operations into the building upon its completion, but also reserved several floors as profitable rental space.<sup>32</sup>

At the same time that tall buildings were rising on Broadway, Maiden Lane, John Street, and other streets in the district, smaller buildings were being erected on Nassau Street, Fulton Street, and a few other streets in the district. Pedestrian traffic was so heavy on Nassau and Fulton Streets that small commercial buildings, generally erected on narrow lots, were economically viable. Some of these buildings were the headquarters and retail outlet of a specific company, others were erected to house a single store, while still others were speculative ventures with one or more stores on the ground floor and a few stories of rental space above. Two important headquarters buildings were located in the historic district. In 1903, the Dennison Manufacturing Company built a nine-story New York headquarters and shop at 15 John Street. This relatively simple brick building is a rare example in New York of the work of the great Philadelphia architect Wilson Eyre. Eyre had initially designed a more flamboyant building for Dennison, a New England-based manufacturer of office supplies, but the company opted for this simple structure instead.

The most interesting of the store and office buildings is the Keuffel & Esser Building at 127 Fulton Street, with a rear facade at 42 Ann Street. This building, designed in 1891, is a major work of the firm of DeLemos & Cordes. Both Theodore W. E. DeLemos and August W. Cordes were German immigrants, as were many of their clients, including William J. D. Keuffel and Herman Esser who had begun a drafting-supply business in New York in 1876. The Keuffel & Esser firm had a large factory in Hoboken, New Jersey and opened its main office and retail store, selling drafting and surveying supplies to engineers, architects, and other professionals. For this store and office DeLemos & Cordes designed a brick building with extensive terra cotta trim. Its cast-iron storefront is among the finest surviving in New York City and includes, among its ornamental details, spandrels embellished with drafting equipment. DeLemos & Cordes was the architect for two other buildings in the historic district, both of which also display the same sort of German-inspired ornamental detail – the Armeny Building at 124 Fulton Street (1889) and the Fulton Building at 130 Fulton Street (1891).

Another single-use building was the six-story structure at 119 Fulton Street, extending through the block to 50 Ann Street, designed in 1919 by H. P. Montgomery and John T. Riggs as the office, retail outlet, and factory of Henry Allen who manufactured druggists glassware.<sup>33</sup> Henry Allen's name is still visible above the shopfront on the Ann Street elevation.

Most of the small, one- to four-story commercial buildings were erected on Nassau Street and Fulton Street in the early decades of the twentieth century. The businesses housed in these buildings catered to the working men and women who poured through the streets before and after work and during lunch hour. Examples include

32. "Lower Broadway's Newest Skyscraper," *New York Times* 30 June 1907, 85; "Newest Home of Title Insurance," *New York Times*, (27 September 1908), 12; *Architecture* 16 (15 July 1907), 110-111; *Real Estate Record and Builders Guide* 80 (10 August 1907), 214.

33. "Glass Maker To Build," *New York Times*, 25 May 1919, 112.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 14

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

Weber & Heilbronner's men's clothing store at 72-78 Nassau Street, designed by Schwartz & Gross in 1921 and the Lerner Shop, a woman's clothing store, which erected an outlet at 83 Nassau Street, designed by Charles N. Whinston in 1924. The most impressive of the small retail stores is that at 67 Liberty Street erected for J. P. Day, a high-end men clothier that catered to workers in the financial district.<sup>34</sup> The Neo-Classical facade front 1919 is a new facade, designed by John H. Scheier, on an older building. It later housed a branch of Brooks Brothers and by 1955 had been converted into a restaurant and clothing store. Other small commercial buildings were purely speculative ventures, notably the four-story Art Deco building at 80-84 Nassau Street, designed by Gronenberg & Leuchtag, which is ornamented with the stylized floral ornament that typifies French-inspired Art Deco design.

A few small buildings were designed as restaurants, catering primarily to the lunch crowd. 121 Fulton Street was altered in 1921 for restaurant use. The most important restaurant in the district was Whyte's, an extremely popular establishment at 143 Fulton Street with a rear elevation at 24-26 Ann Street. Whyte's was founded in 1909 by Edward E. White and stayed in business until about 1970. The Fulton Street front was designed in a Neo-Tudor style. This "olde English" mode of design was popular for chop houses and other restaurants that wanted to create an old-fashioned atmosphere. Curiously, it was designed by Clinton & Russell, better known for its speculative office buildings. The plan of Whyte's reflects the diversity of workers in the area of the historic district. The ground floor, entered through the central doorway, had a large dining room, stretching through the block, that was originally entirely for men. A smaller door to the right led to a flight of stairs leading to a woman's dining room in the front half of the second story (the kitchen was in the rear). This permitted working women to eat at a fine restaurant without experiencing the cigar smoke or rough language that could be expected in the men's dining room.<sup>35</sup>

The final building erected in the historic district is the Aetna Casualty and Surety Company Building at 101-113 Fulton Street, dating from 1939-40. This is a large seven-story building extending from Fulton Street, along William Street, to Ann Street. It was occupied entirely by Aetna, with its corporate offices as well as a public room on the ground floor where policies were issued and claims adjusted. The building marks a stylistic transition in New York commercial architecture. As designed by Cross & Cross, it is both a traditional classically-inspired building, but one that evinces an understanding of new Modern architectural trends. It was, as Stern notes, "at once stolid and inventive." The building is notable for its limestone facade, curved corners, stylized parapet, and for its window openings, once filled with glass block.<sup>36</sup>

34. "J. P. Day's New Building," *New York Times*, 4 January 1920, 12.

35. *Architectural Review* 19 (April 1913), 176; Randall Gabrielan, *New York's Financial District in Vintage Postcards* (Charleston: Arcadia Publishing, 2000), 87

36. Stern, *New York 1930*, 527; "Aetna Building Contains Many Features," *Real Estate Record and Builders Guide* 145 (4 May 1940), 6..

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

**National Register of Historic Places  
Continuation Sheet**

Section  8  Page  15

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

---

---

The Fulton-Nassau Street Historic District has always been and remains today a heterogenous area of buildings reflecting the diversity of commercial architecture in New York and the development of Lower Manhattan from the early decades of the nineteenth century through the years just before World War II.

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

**National Register of Historic Places  
Continuation Sheet**

Section  8  Page  16

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

---

---

**Architect/Builder:**

Baker, James B.  
Bannister & Schell  
Berlinger, J.M.  
Bogardus, James  
Clinton & Russell  
Cross & Cross  
DeLemos & Cordes  
Dudley, Henry  
Eggers & Higgins  
Eyre, Wilson  
Farmsworth, James M.  
Frederick Putnam Platt & Brother  
Gilbert, C.P.H.  
Gilman, Arthur D.  
Gronenberg & Leuchtag  
Hemstreet, W.F.  
Howells & Stokes  
James E. Ware & Sons  
Julius Boekell & Son  
Lundin, Earl H.  
Kimball, Francis H.  
McKim, Mead & White  
Minuth, F.A.  
Montgomery, Alan  
Morgan, Jay H.  
Morris, Benjamin Wistar  
Post, George B.  
Riggs, John T.  
Robertson, R.H.  
Sass & Smallheiser  
Scheier, John H.  
Schellenger, George A.  
Schwartz & Gross  
Shaw, Arvin III  
Sheinart, Louis A.  
Silliman & Farnsworth  
Starkweather, Norris G.  
Starrett & Van Vleck  
Swartburg, B. Robert



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

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 17

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

---

---

Thomas, John Rochester  
Townsend, Ralph S.  
Whinston, Charles N.  
Williams, Edgar  
Zipkes, Maximilian

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 1

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

---

---

**9. Bibliography**

- “Aetna Building Contains Many Features,” *Real Estate Record and Builders Guide* 145 (May 4, 1940), 6.
- Chase, W. Parker, *New York: The Wonder City* New York: Wonder City Publishing, 1932.
- “Correspondence,” *American Architect and Building News* 6 (5 July 1879), 6.
- “The Diamond Exchange Building No. 14 Maiden Lane,” *Real Estate Record and Builders Guide* (19 May 1894), 801.
- Dolkart, Andrew S., *Forging a Metropolis: Walking Tours of Lower Manhattan Architecture*. New York: Whitney Museum of American Art, 1990.
- Dolkart, Andrew S., *Lower Manhattan Architectural Survey Report*. New York: Lower Manhattan Cultural Council, 1987.
- Dunlap, David W., *On Broadway: A Journey Uptown Over Time*. New York: Rizzoli, 1990.
- Gabrielan, Randall, *New York City's Financial District in Vintage Postcards*. Charleston: Arcadia Publishing, 2000.
- Gayle, Margot. *Cast-Iron Architecture in New York City*. New York: Dover, 1974.
- Herst, Herman Jr., *Nassau Street: A Quarter Century of Stamp Dealing*. New York: Duell, Sloan and Pearce, 1960.
- History of Real Estate, Building and Architecture in New York City During the Last Quarter of a Century*. New York: Record and Guide, 1896; reprinted, New York: Arno, 1967.
- “How the New Skyscrapers are Renting,” *Real Estate Record and Builders Guide* 69 (3 May 1902), 789.
- Landau, Sarah Bradford and Carl W. Condit, *Rise of the New York Skyscraper 1865-1913*. New Haven: Yale University Press, 1996.
- Lower Manhattan Emergency Preservation Fund, *Preliminary Study Fulton Street Corridor*. 2003.
- “More Improvements in the Jewelry District,” *Real Estate Record and Builders Guide* 53 (6 January 1894), 8.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 2

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

- 
- 
- New York City Landmarks Preservation Commission, *American Tract Society Designation Report*, report prepared by Jay Shockley. 1999.
- New York City Landmarks Preservation Commission, *Bennett Building Designation Report*, report prepared by Gale Harris, 1995.
- New York City Landmarks Preservation Commission, *(Former) New York Times Building Designation Report*, report prepared by Gale Harris, 1999.
- New York City Landmarks Preservation Commission, *Potter Building Designation Report*, report prepared by Jay Shockley. 1996.
- New York City Landmarks Preservation Commission, *Temple Court Designation Report*, report prepared by Jay Shockley. 1998.
- “Newest Home of Title Insurance,” *New York Times*, ‘27 September 1908), 12.
- Perine, Edward Ten Broeck, *The Story of the Trust Companies*. New York: G. P. Putnam’s Sons, 1916.
- Peterson, Jaffray, *Sixty-Five Years of Progress and a Record of New York City Banks*. New York: privately printed, 1935.
- “Recent Building in New York,” *American Architect and Building News* 9 (16 April 1881), 183.
- “Six-Story Building for Lower Broadway,” *New York Times* 25 February 1905, 5.
- Stern, Robert A. M, Thomas Mellins, and David Fishman, *New York 1880: Architecture and Urbanism in the Gilded Age*. New York: Monacelli, 1999.
- Stern, Robert A. M, Gregory Gilmartin, and John Massengale, *New York 1900: Metropolitan Architecture and Urbanism 1890-1915*. New York: Rizzoli, 1983.
- Stern, Robert A. M., Gregory Gilmartin, and Thomas Mellins, *New York 1930: Architecture and Urbanism Between the Two World Wars*. New York: Rizzoli, 1987.
- “The Stevens Building, *Real Estate Record and Builders Guide* 52 (16 December 1893), 760.
- “Two Nassau Street Office Buildings,” *Real Estate Record and Builders Guide* 23 January 1892, 124.
- Ullman, Albert, *Maiden Lane: The Story of a Single Street*. New York: Maiden Lane Historical Society, 1931.



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

**National Register of Historic Places  
Continuation Sheet**

Section   9   Page   3  

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

---

---

“Westinghouse Building, New York,” *Architects and Builders Magazine* 56 (July 1924), 73-74, plates 145-149.

Fulton-Nassau Historic District  
Name of Property

New York County, New York  
County and State

**10. Geographical Data**

**Acreeage of Property** approx. 13.5 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 1 | 8 | 5 | 8 | 3 | 9 | 6 | 4 | 4 | 5 | 0 | 6 | 9 | 6 | 3  
Zone Easting Northing

3 1 | 8 | 5 | 8 | 3 | 6 | 0 | 5 | 4 | 5 | 0 | 6 | 9 | 1  
Zone Easting Northing

2 1 | 8 | 5 | 8 | 3 | 9 | 1 | 6 | 4 | 5 | 0 | 6 | 8 | 0 | 0

4 1 | 8 | 5 | 8 | 3 | 5 | 6 | 1 | 4 | 5 | 0 | 6 | 7 | 1 | 7

**Verbal Boundary Description**

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

(UTM references cont'd)

**Boundary Justification**

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

**11. Form Prepared By (See continuation page for author)**

name/title Contact: Kathy Howe, Historic Preservation Specialist  
NYS Office of Parks, Recreation and Historic Preservation  
organization Bureau of Historic Preservation date May 9, 2005  
Peebles Island State Park  
street & number P.O. Box 189 telephone (518) 237-8643, ext. 3266  
city or town Waterford state NY zip code 12188

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

**Additional items**

(Check with SHPO or FPO for any additional items)

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

name \_\_\_\_\_  
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, D.C. 20503

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

**National Register of Historic Places  
Continuation Sheet**

Section 10 Page 1

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

---

---

**10. Geographical Data**

UTM References (cont'd)

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
5)	18	583642	4506857
6)	18	583853	4507003
7)	18	583914	4507018

**Verbal Boundary Description**

The boundary of the Fulton-Nassau Historic District is shown as the heavy black line on the accompanying map.

**Boundary Justification**

The Fulton-Nassau Historic District comprises a cohesive enclave of commercial buildings dating from the nineteenth century and first half of the twentieth century. It is located in the larger Lower Manhattan commercial center of New York City. The district boundaries were carefully drawn to include the area connected by history and a strong sense of integrity. The overall sense of past time and place is evident in the historic district.



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

**National Register of Historic Places  
Continuation Sheet**

Section 11 Page 1

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

**County and State**

---

---

**11. Form Prepared by:**

Andrew S. Dolkart  
116 Pinehurst Avenue  
New York, NY 10033  
212-568-2480

**Report Prepared for:**

Historic Districts Council  
332 East 11<sup>th</sup> Street  
New York, NY 10003  
212-614-9107

The completion of this nomination was funded by Preserve New York, a grant program of the Preservation League of New York State and the New York State Council on the Arts.

**Acknowledgment**

During the 2004-2005 academic year, the first year historic preservation students at Columbia University School of Architecture, Planning and Preservation' Historic Preservation Program focused much of their work on a Downtown East study area that included part of the Fulton-Nassau Historic District. The research undertaken by these students has been of great assistance in the completion of this nomination. Especially useful was the research undertaken by Julie Thompson on the colonial street pattern, Jessica Williams on Nassau Street, Carly Bond on Clinton & Russell, Andria Darby on DeLemos & Cordes. Additional research was also contributed by Sarah Adams, Katherine Allen, Karyntha Cadogan, Lauren Cato, Julie Cridland, Amanda Davis, Heidi Druckemiller, Manami Kamikawa, Margaret Kincaid, Anne Lebleu, Tellina Liu, Benjamin Marcus, Laura McQuade, Shirley Morillo, Maggie Oldfather, Craig Oleszewski, Cassandra Smith, Lindsay Smith, Silke Trimborn, and Sabine Van Riel.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 2

Fulton-Nassau Historic District

Name of Property

New York County, New York

County and State

**List of Black and White Photographs**

Fulton-Nassau Historic District

New York County, NY

Photographer: Luke Stettner

Date: March 15, 2005 and April 5, 2005

Negatives on file: Historic Districts Council, 232 East 11<sup>th</sup> St., New York, NY 10003

1. 41 Park Row (former New York Times Building/now Pace University), west façade. Facing northeast.
2. 41 Park Row (at left) and 38 Park Row, the Potter Building, (at right), west facades. Facing southeast.
3. Potter Building, 38 Park Row, detail of west façade. Facing southeast.
4. Beekman Street from Nassau St. Temple Court Building, 3-9 Beekman at left. Facing west (Woolworth Building in distance).
5. Potter Building, 38 Park Row (at left), east façade on Nassau Street (aka 139-145 Nassau St.). New York Times Building, 41 Park Row, east façade on Nassau (aka 147 Nassau St.). Facing northwest at intersection of Beekman.
6. Temple Court Building, 3-9 Beekman, (at left) and Potter Building beyond, east façade on Nassau Street. Facing northwest on Nassau Street near Beekman intersection.
7. Nassau Street. Looking south from Spruce Street.
8. Nassau Street, west side. Looking southwest from Spruce Street.
9. Nassau Street. Looking south from block of Nassau between Beekman St. and Ann St.
10. Nassau Street, west side. Looking southwest towards intersection with Ann Street.
11. Nassau Street, west side at intersection with Ann Street. 107 Nassau at right. Looking southwest.
12. Nassau Street, east side. Looking northeast on block between Ann St. and Beekman St.
13. Nassau Street, east side. 129 Fulton Street (aka 98-102 Nassau St. and 40 Ann St.) at left. Looking south from Ann St.
14. Ann Street. Looking east from Nassau Street.
15. Nassau Street, east side, between Fulton and John. Facing southeast from Fulton St.
16. Bennett Building, 139 Fulton Street, south façade. Looking north.
17. Bennett Building, 139 Fulton Street, south façade and rounded corner. Looking northwest.
18. Fulton Street, north side. Whyte's Restaurant, 143 Fulton, at left. Facing northeast.
19. Fulton Street, north side, opposite Dutch Street. Looking northwest towards intersection with Nassau St.
20. Keuffel & Esser Store, 127 Fulton Street, south and east elevations. Looking northwest.
21. Fulton Street, north side. 101-113 Fulton (Aetna Casualty & Surety Co.) at left. Looking east toward William St.
22. Fulton Street, south side. Looking southwest from near Dutch Street.
23. Fulton Street, south side. Looking southeast on block between Nassau St. and Dutch St. (Taller buildings at left are outside the district boundaries.)
24. Fulton Street at intersection with Nassau St. Fulton Building, 130 Fulton Street, at left. Bennett Building, 139 Fulton Street, at right. Looking west.
25. Fulton Street, south side, facing southwest from near Nassau St. Fulton Building at 130 Fulton St. at far left.

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

**National Register of Historic Places  
Continuation Sheet**

Section 11 Page 3

Fulton-Nassau Historic District

**Name of Property**

New York County, New York

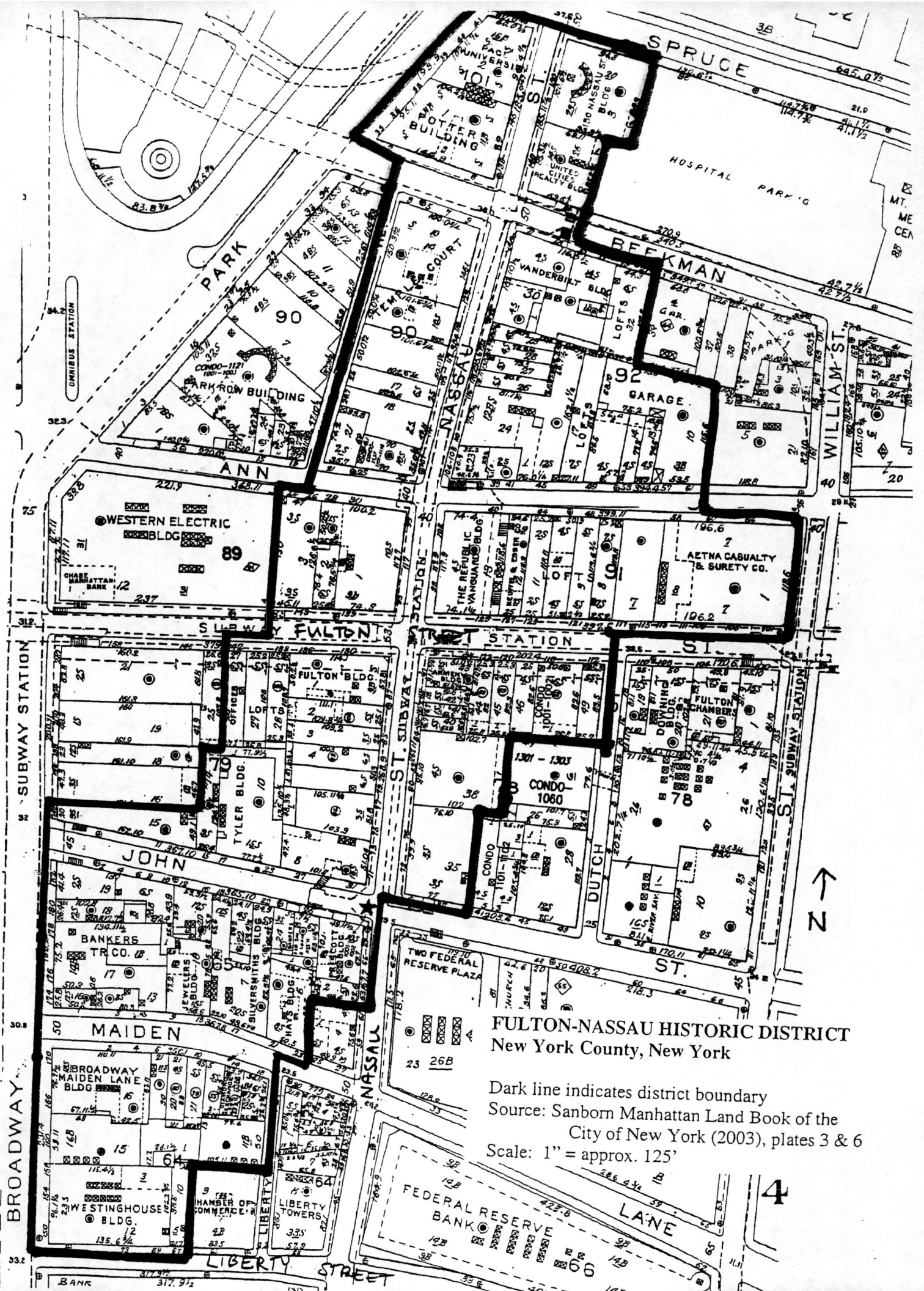
**County and State**

26. John Street, north side. Looking northwest from Nassau Street.
27. John Street, south side. Looking southeast from near Broadway. 4-10 John Street at far right.
28. John Street, south side, facing southeast. 18 John St. (Silversmith's Building) at far right.
29. Maiden Lane, north side. Looking northwest from intersection of Nassau St.
30. Maiden Lane, south side, between Nassau and Broadway. Facing southwest. #14 Maiden Lane at far left.
31. Maiden Lane, south side, between Nassau and Broadway. Facing southwest.
32. Nassau Street, west side, between John and Fulton. Facing northwest. #71-73 Nassau at left.
33. Nassau Street. Looking north from Maiden Lane. (Buildings at immediate left and immediate right are outside the district boundaries.)
34. Liberty Place, west side at intersection of Maiden Lane. Facing southwest.
35. Liberty Street, north side. Looking northwest from Nassau Street.
36. Broadway, west side. Looking northeast from Liberty Street.
37. Broadway, west side. Looking northeast toward intersection with Maiden Lane.

**Historic Photographs**

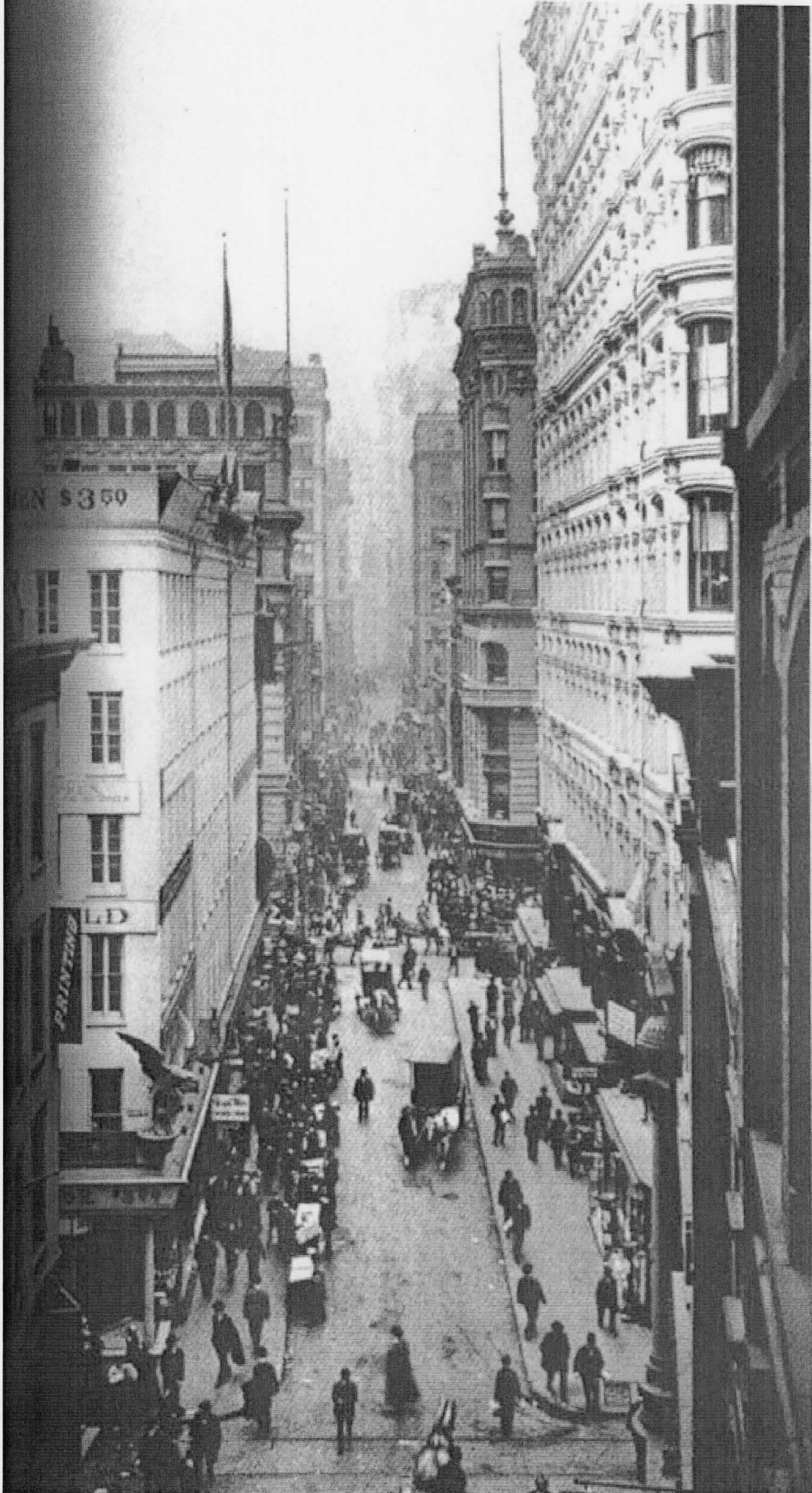
- A. View looking south on Nassau Street, ca. 1905.
- B. Northwest corner of Nassau and Ann Streets, ca. 1905.





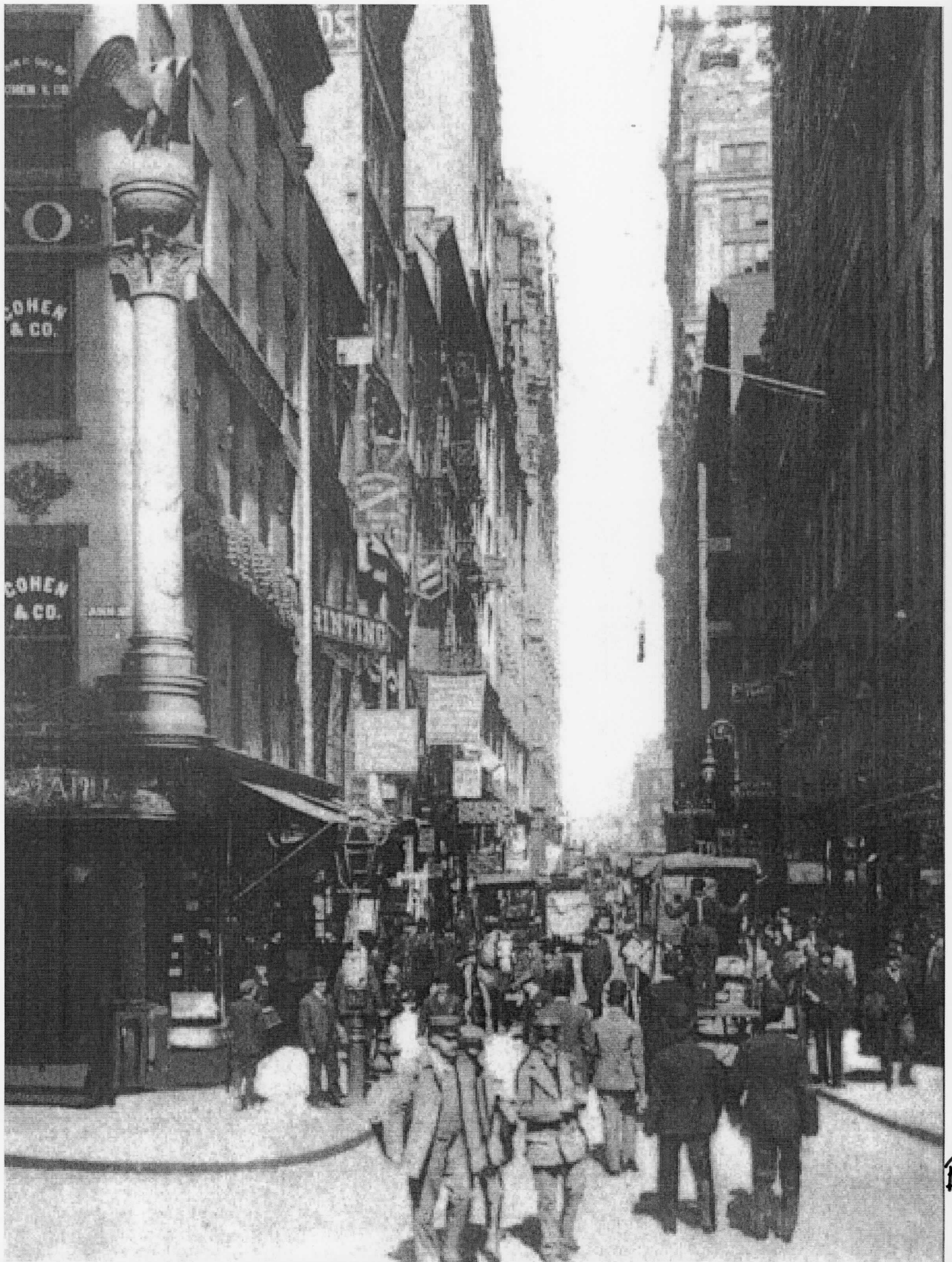
**FULTON-NASSAU HISTORIC DISTRICT**  
 New York County, New York

Dark line indicates district boundary  
 Source: Sanborn Manhattan Land Book of the  
 City of New York (2003), plates 3 & 6  
 Scale: 1" = approx. 125'



A







UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Fulton--Nassau Historic District

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, New York

DATE RECEIVED: 7/26/05      DATE OF PENDING LIST: 8/12/05  
DATE OF 16TH DAY: 8/27/05      DATE OF 45TH DAY: 9/08/05  
DATE OF WEEKLY LIST:      9

REFERENCE NUMBER: 05000988

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    9/7/05 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.



PACE UNIVERSITY PARK ROW & SPRUCE  
looking Northeast.

Fulton-Nassau Historic District  
New York County, N.Y.

1.





on park corner park & beekman

Fulton-Nassau Historic District  
New York County, NY

2.





POTTERS BUILDING FROM PART ROW

Fulton - Nassau  
Historic District  
New York County, NY.

3.



Looking west @ Woolworth Building from Beekman &  
NASSAU

Fulton-Nassau Historic  
District  
New York County, N.Y.

4.





Northwest Corner Beekman & Nassau.

Fulton-Nassau Historic  
District  
New York County, N.Y.

5.





Beekman & Nassau - westside corner

Fulton-Nassau Historic District  
New York County, NY.

6.



Looking South Nassau & Spruce

Fulton-Nassau Historic  
District  
New York County, N.Y.

7.





looking south Nassau & Spruce

Fulton-Nassau Historic  
District  
New York County, N.Y.

8.

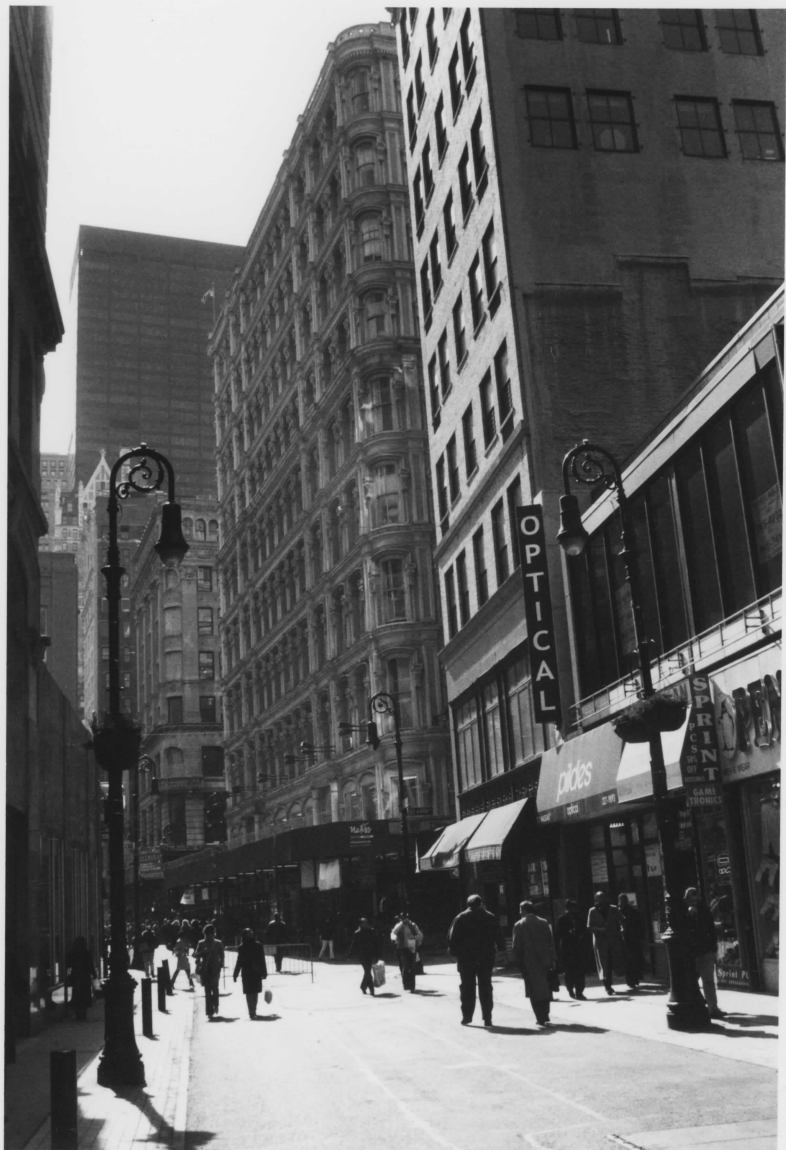




looking South Nassau bet. Beekman & Ann.

Fulton-Nassau Historic  
District  
New York County, NY

9.



Looking South Nassau bet. Beckman & Ann.

Fulton-Nassau Historic  
District  
New York County, NY

10.





OPTICAL

W 11th St  
MADISON ST

ONE WAY

111

ART GALLERY & CUSTOM FRAMING

H&M  
AFRICAN  
ART  
GALLERY  
111 W 11th St  
New York, NY

EST. 1962  
111 W 11th St  
New York, NY

H & M  
ART  
GALLERY

1 HOUR  
CUSTOM  
FRAMING

MAVRUK ART FRAMING

Fulton-Nassau Historic  
District  
New York County, N.Y.

11.





looking north east side nassau st. between Beekman & Ann.

Fulton-Nassau Historic District  
New York County, N.Y.

12.



Looking South Avn of Nassau

Fulton-Nassau Historic District  
New York County, N.Y.

13.





Fulton-Nassau Historic District  
New York County, N.Y.

14.



PHOTO DISCOUNT

FULTON ST

NATALIE

Sales  
212  
20 luxur  
1,350-3  
Occupat  
Exclusive  
The Mar

PHOTO DISCOUNT  
FILM

Fulton-Nassau  
Historic District  
New York County, NY

15.





The Bennett Building @ 139 Fulton St.

Fulton-Nassau Historic District  
New York County, N.Y.

~~15~~ 16

The Bennett Building @ 139 Fulton St.



Fulton-Nassau  
Historic District,  
New York County, N.Y.

No.

17



Lucille Roberts  
FITNESS  
FOR  
EVERY  
WOMAN

MD. CLOTHING & MORE  
GENERAL MERCHANDISE  
99¢ & UP  
ITEMS

Wall St.  
Post &  
Stations  
406-0334

DUNKIN'  
DONUTS

FedEx



Fulton-Nassau  
Historic District  
New York County, N.Y.

18.



Looking South ~~Nassau St.~~

Fulton-Nassau Historic District  
New York County, NY.

19.

19



**FOR SALE**  
HANK WOLKAB  
212-880-0568  
For information: hank@nyapart.com

SALES  
**LOCKSMITH**  
KEYS MADE WHILE -U-  
125 FULTON

LOCKSMITH  
125 FULTON

CALDER  
233-4585

**FULTON STREET**  
IMAGING, OFFICE & PENS SUPPLY  
125 FULTON ST. NEW YORK, NY 10038  
Tel: 212-880-0568  
Fax: 212-880-0569  
www.fultonstreet.com

**FOOD TO GO**  
BREAKFAST  
LUNCH DELI & PIZZA  
FR

Panary Deli  
PIZZA  
CREAM TABLE



127 FULTON ST.

Fulton-Nassau Historic  
District  
New York County, N.Y.

~~18~~

20.



THE  
MUSEUM  
OF  
ART

BOOK SALE  
179  
ANY BOOK

ZOOM  
BOOKS

Fulton-Nassau  
Historic District  
New York County, N.Y.

21.





Eastside. Looking South Nassau st  
between Ann. Fulton.

Fulton-Nassau  
Historic District,  
New York County, N.Y.

~~22.~~ 22.



Fulton St. looking East

Fulton-Nassau Historic  
District  
New York County, NY.

~~24~~ 23



Sales Office  
212.513.1331

20 luxury lofts  
1,790-1,840 sq. ft.  
Completion: Spring 2005

Exclusive Sales & Marketing Agent  
The Real Estate Company, Inc.

Scame

Sales Office  
212.513.1331

20 luxury lofts  
1,790-1,840 sq. ft.  
Completion: Spring 2005

Exclusive Sales & Marketing Agent  
The Real Estate Company, Inc.

NO RIGHT TURN  
EXCEPT ON RED LIGHT

WASH STATE



Looking South Nassau + Fulton St.

Fulton-Nassau Historic District  
New York County, N.Y.

24

~~19.~~

Definitive  
1st Century  
Technology

Sales Office: 212.513.1331  
20 luxury lofts 1,350-3,240 sq. ft. Occupancy: Spring 2005

Exclusive Sales & Marketing Agent The Marketing Directors, Inc.

SPACIOUS LOFT  
2nd Floor  
Call  
212-513-1331

FOR RENT

PANISH FOOD  
LTON DELI

beauty source

Bumpkin Pizzeria  
Free hot delivery

PIZZA  
PASTA

PHOTO  
NAIL

BEAUTY SALON  
2nd Fl.  
212-513-1331

TYPEWRITER

PHOTO

PHOTO

PHOTO



Fulton-Nassau  
Historic District  
New York County, N.Y.

25.



The Club of Golf

Les Hotel

TOKSTIES

JOHN-STREET

Fulton-Nassau  
Historic District  
New York County, NY

26.





Fulton-Nassau  
Historic District  
New York County, N.Y.

27.



Fulton-Nassau  
Historic District  
New York County, NY.

28.





Looking West MAIDEN Ln. @ Nassau

Fulton-Nassau Historic  
District  
New York County, NY

~~22.~~

29



Fulton-Nassau  
Historic District  
New York County, NY

30.

SPRING  
SCAFFOLDING INC.  
28-20 BORDEN AVE.  
L.I.C., NY 11101  
718-382-4321  
PENNY &  EXP.   
DOB #

GUARDIAN LOCK

alfanoose  
middle eastern cuisine

AN EXPRESS  
service  
5-5555  
express.com



Fulton-Nassau  
Historic District  
New York County, N.Y.

31.





NASSAU STREET  
LOCAL DELIVERIES PERMITTED  
8 A.M. - 12 P.M.

ONE WAY

Blimpie

JOHN

PIZZA

BREAKFAST SPECIAL

Blimpie

BLIMPIE

SUBWAY

WALGREENS

Fulton-Nassau  
Historic District  
New York County, NY

32.



Looking north Nassau @ Maiden

Fulton-Nassau Historic  
District  
New York County, NY

~~23~~. 33.



ST. MAIDEN

ST. LIBERTY

ONE WAY

WIN WON  
ST. 7800  
AK. OUT  
8264

NO STANDING  
EXCEPT TRUCKS  
DELIVERING  
7AM-7PM  
MAY 11, 1978

20 MAIDEN



Fulton-Nassau  
Historic District  
New York County, N.Y.

34.



Northside Liberty St. looking West

Fulton-Nassau Historic  
District  
New York County, N.Y.

~~24.~~ 35



looking Northeast Broadway @ Liberty St.

Fulton-Nassau Historic  
District

New York County, NY

~~25~~. 36



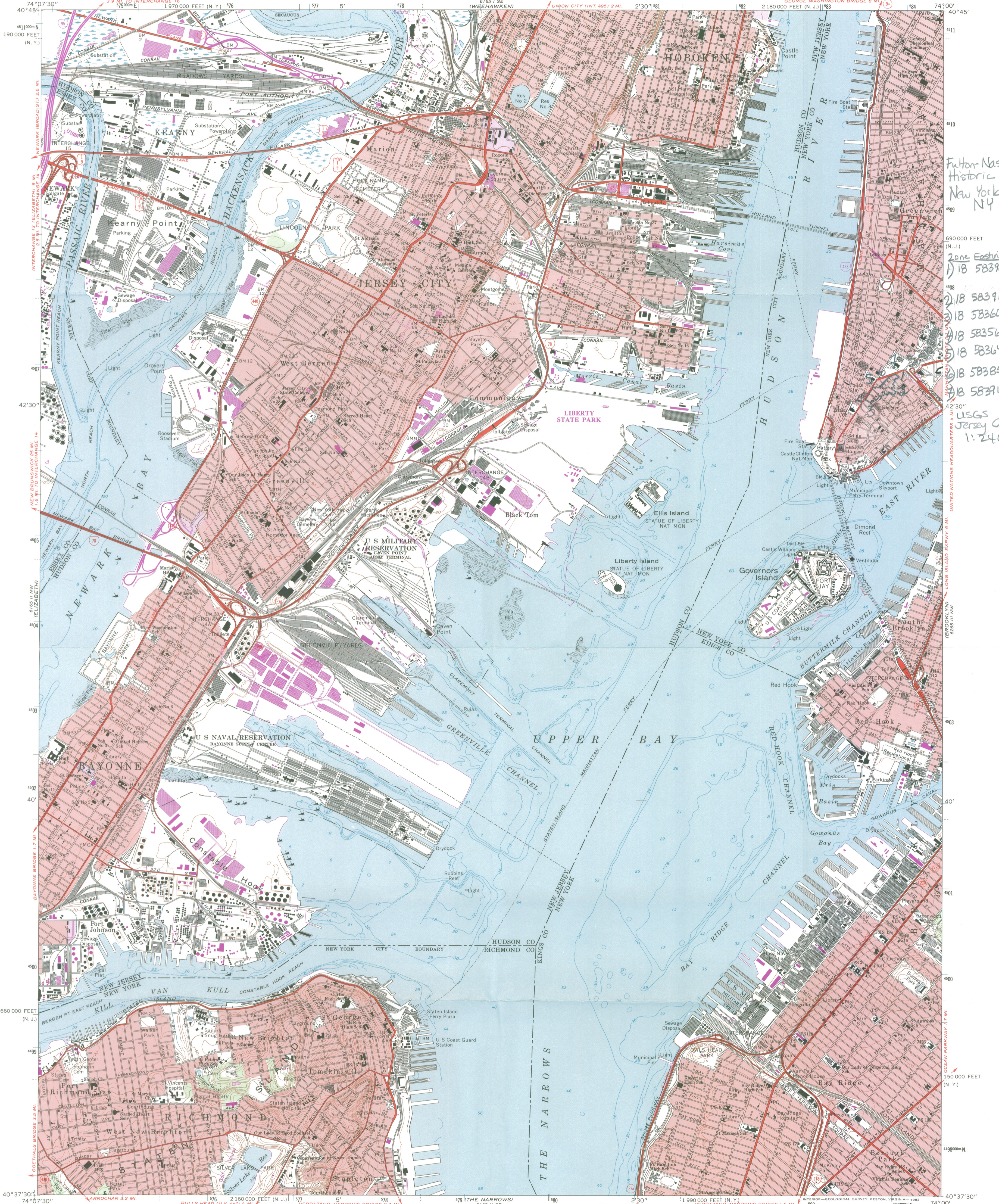


Looking northeast Broadway @ Maiden

Fulton-Nassau  
Historic District  
New York County, NY.

~~26~~. 37.





Fulton Nassau  
Historic District  
New York County,  
NY

- 690 000 FEET  
(N. J.)
- 1) 18 583964 4506963
  - 2) 18 583916 4506800
  - 3) 18 583605 4506691
  - 4) 18 583561 4506717
  - 5) 18 583642 4506857
  - 6) 18 583853 4507003
  - 7) 18 583914 4507018

USGS  
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 1956. 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

SCALE 1:24 000  
CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.4 FEET IN  
UPPER BAY AND 4.8 FEET IN NEWARK BAY

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 9822





**Howe, Kathy (PEB)**

---

**From:** Simeon Bankoff [sbankoff@hdc.org]  
**Sent:** Wednesday, June 01, 2005 3:16 PM  
**To:** Howe, Kathy (PEB)  
**Subject:** FW: CB Resolution

-----Original Message-----

**From:** Lucymace@aol.com [mailto:Lucymace@aol.com]  
**Sent:** Wednesday, June 01, 2005 02:42  
**To:** sbankoff@hdc.org  
**Subject:** CB Resolution

**COMMUNITY BOARD #1 - MANHATTAN**  
**RESOLUTION**

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

**RE: Fulton – Nassau Proposed State and National Registers Historic District**

**WHEREAS: The State Historic Preservation Office (SHIPO) have completed their review of the proposed district which they consider to be the most important National Register application in a long time, and**

**WHEREAS: The District meets the criteria on the grounds of both architecture and historic events with only six buildings being non-contributing to the sense of place, and**

**WHEREAS: The listing is largely honorific, but provides advantages of Federal Tax credits for restoration work, and**

**WHEREAS: The owners present, including Sciam Construction Company, were supportive of the proposal, and**

**WHEREAS: The Committee noted that the creation of a District would provide a catalyst for appropriate redevelopment and adaptive reuse, as seen by Sciam Corporation’s excellent work at the Fulton Building, and**

**WHEREAS: The Committee thanked SHIPO and the Historic Districts Council for greatly extending the District and their clear presentation, now**

**THEREFORE  
BE IT  
RESOLVED**

**THAT: CB #1 strongly recommends that SHIPO place the proposed Fulton-Nassau Historic District on the State and National Registers of Historic Places.**

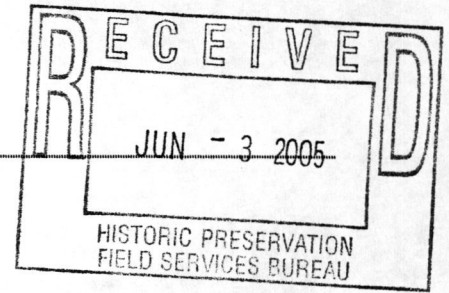
05resmay17

Lucy Acevedo, Community Coordinator  
Community Board #1-M  
49-51 Chambers Street, Room 715  
NY NY 10007 ~ 212-442-5050 ~ Fax 212-442-5055



**WESTBURY REALTY ASSOCIATES, LLC**

56 East 41<sup>st</sup> Street, 4<sup>th</sup> Floor  
New York, N.Y. 10017  
Phone (212) 818-0249  
Fax (212) 697-2839



May 26, 2005

Attention: Kathy Howe  
**Historic Preservation Field Services Bureau**  
New York State Office of Parks, Recreation and Historic Preservation  
**Peebles Island**  
P.O. Box 189  
Waterford, N.Y. 12188-0189

RE: 24-26 John Street, New York, N.Y. 10038

Dear Ms. Howe,

I am the owner of the above referenced property and am in receipt of your April 15<sup>th</sup> 2005 letter advising that this property is being considered for nomination to the National and State Registers of Historic Places.

Please have the record be noted that I vehemently object to the listing of my building in the National and State Registers of Historic Places.

This building is a 4 story building that does not have any historical or reference to any historical facts. The building construction is typical concrete construction and the façade is flat cement pre-cast. There is absolutely no detail on the façade of the building or in the interior that would have any historical significance.

This building is not associated with any events that have made any contribution to the broad patterns of our history, nor is it associated with any life of persons significant in our past, nor does it possess any characteristics of a type, period, or method of construction of any work of a master or have any artistic value whatsoever.

This building is not a religious property, or the birthplace or grave of any historical figure, nor is it a cemetery or reconstructed building or have any value that would classify it for listing in any National or State register of Historic places.

I respectfully submit this objection to the listing of my property in any National or State Registers of Historic Places.

Sincerely,

*Salvatore LoDuca*

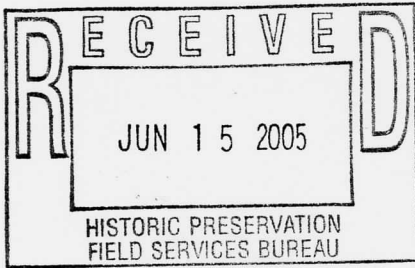
Salvatore LoDuca, Member

Sworn to before me this

31<sup>ST</sup> day of May, 2005.

  
\_\_\_\_\_  
Notary Public

LU JONATHAN XIANG YU  
NOTARY PUBLIC - STATE OF NEW YORK  
OILLU0073947  
QUALIFIED IN QUEENS COUNTY  
My Commission Expires 4/29/2006



57 Ann Street Realty Association  
1 Cow Lane  
Great Neck, NY 11024

June 6, 2005

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

Re: Fulton – Nassau Historic District  
57 Ann Street  
(aka 57 – 61 Ann Street)  
New York, New York County

Dear Ms. Pierpont:

We are going on record that we object to our above refereed property being listed in the National Registry.

Sincerely,

Alan Henick  
Vice-President – 57 Ann St. Realty Association

State of New York        )  
                                  ) ss.:  
County of Kings         )

On the 6th day of June in the year 2005 before me personally came Alan Henick to me known, who, being by me duly sworn, did depose and say that he reside(s) in Great Neck, NY; that he is the vice-president of 57 Ann Street Realty Association, the corporation described in and which executed the above instrument; and that he signed his name thereto by authority of the board of directors of said corporation.

**JEFFREY HENICK**  
**NOTARY PUBLIC, State of New York**  
No. 30-4333143  
Qualified in Nassau County  
Commission Expires March 30, 2007



Preservation  
League  
of  
New York  
State

44 Central Avenue  
Albany, NY 12206  
TEL (518) 462-5658  
FAX (518) 462-5684  
www.preservenys.org

**Officers**

Christopher Holbrook  
*Chair*  
Constance L. Clapp  
*Vice Chair*  
William E. Davis, Jr.  
*Vice Chair*  
Richard J. Miller, Jr.  
*Secretary*  
E. Peter Krulewitsch  
*Treasurer*  
Anne G. Older  
*Chair Emeritus*

**Board of Trustees**

Pamela S. Banker  
Barry Bergdoll  
Judith L. Chiara  
Henry S.F. Cooper  
Todd Eberle  
Stephen A. Facey  
Wendy E. Feuer  
Arthur N. Field  
Linda Gillies  
Lionel Goldfrank III  
Mark Goldman  
Tony Goldman  
Huyler C. Held  
Marilynn G. Karp  
Robert J. Kresse  
Judith M. LaBelle  
Gregory R. Long  
Stephen Mazoh  
Jean M. McCarrroll  
Ellen Phelan  
Robert C. Quinlan  
Daniel Romualdez  
Thomas J. Schwarz  
Brian Shea  
William C. Shopsin, FAIA  
Elizabeth (Zibby) F. Tozer  
Diana S. Waite  
Samuel G. White, FAIA  
Caroline Rob Zaleski

Jay A. DiLorenzo  
*President*

June 7, 2005

The Honorable Bernadette Castro  
New York State Office of Parks, Recreation and Historic Preservation  
Agency Building #1  
Empire State Plaza  
Albany, New York 12238

**Re: Fulton-Nassau Historic District, Manhattan**

Dear Commissioner Castro:

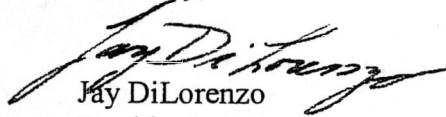
On behalf of the Preservation League of New York State, it is my pleasure to write in strong support of the designation of the Fulton-Nassau Historic District in New York City.

Beginning with the collaborative efforts initiated after September 11th, the Preservation League has been involved in the work to address the assessment and protection of the resources of Lower Manhattan. In 2003, the John Street/Maiden Lane neighborhood was listed on the Preservation League's *Seven to Save* Endangered Properties List. In September of 2004, the League provide the Historic Districts Council with a Preserve New York Grant in partial support of the preparation of National Register Nomination.

The proposed district is a three-dimensional record of the city's birth and growth into the financial capital of the world, and has an especially rich and intact collection of early skyscrapers and office buildings constructed between the 1880s and 1920s, some designed by prominent New York architects. Designation may aid some of the owners with rehabilitation plans. In addition, as I am sure you are aware, plans for revitalization following the attack on the World Trade Center include a new MTA transportation hub and commercial and residential developments which could threaten the preservation of historic resources. Listing on the State and National Registers would be a key step in the process of securing designation as a local historic district, thereby offering the strongest protection for the resources.

The Historic Districts Council has garnered strong support for the proposed district from local community organizations. We request that you act favorably on the proposed designation. Thank you for your consideration.

Sincerely,

  
Jay DiLorenzo  
President

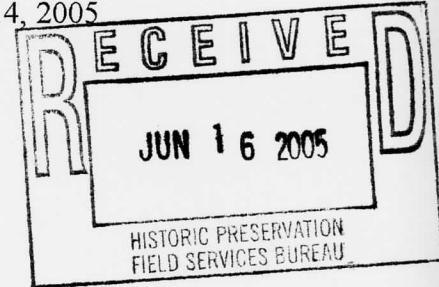
CEDAR MANAGEMENT CORP.

212-732-7653  
FAX: 212-962-1825

REAL ESTATE MANAGEMENT  
20 VESEY STREET  
NEW YORK, N.Y. 10007-2966

June 14, 2005

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



Re: 121 - 123 Fulton Street  
Fulton - Nassau Historic District

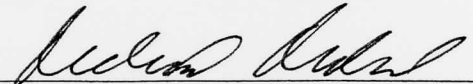
To Whom it May Conern:

I am the manager of Castega - 121-123 Fulton Street, LLC., the owner of the property known as 121 - 123 Fulton Street, NYC. As such, I am authorized to sign this letter on behalf of the members of the LLC.

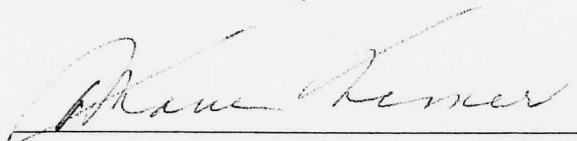
After researching the information sent to us and speaking with other property owners in the area the owners of our property would like to **object** to the Fulton - Nassau Historic District being listed in the National and State Registers of Historic Places.

Very truly yours,

Castega - 121-123 Fulton Street, LLC.

By:   
Richard Rubel - manager of LLC.

SWORN TO BEFORE ME THIS  
14TH DAY OF JUNE, 2005



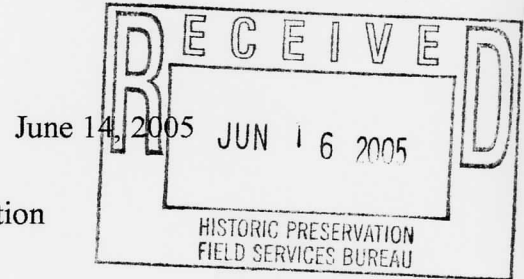
MARIE NEMER  
Notary Public, State of New York  
No. 31 4847600  
Resides in New York County  
Commission Expires Feb 17 2006



CEDAR MANAGEMENT CORP.

212-732-7653  
FAX: 212-962-1825

REAL ESTATE MANAGEMENT  
20 VESEY STREET  
NEW YORK, N.Y. 10007-2966



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

Re: 114 - 116 Fulton Street  
Fulton - Nassau Historic District

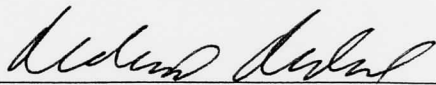
To Whom it May Concern:

I am the manager of Castega - 114-116 Fulton Street, LLC., the owner of the property known as 114 - 116 Fulton Street, NYC. As such, I am authorized to sign this letter on behalf of the members of the LLC.

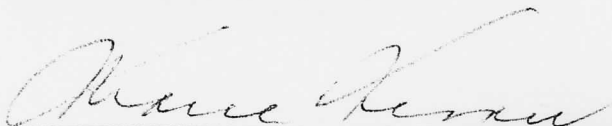
After researching the information sent to us and speaking with other property owners in the area the owners of our property would like to **object** to the Fulton - Nassau Historic District being listed in the National and State Registers of Historic Places.

Very truly yours,

Castega - 114-116 Fulton Street, LLC.

By:   
Richard Rubel - manager of LLC.

SWORN TO BEFORE ME THIS  
14TH DAY OF JUNE, 2005



**MARIE NEMER**  
Notary Public, State of New York  
No. 31 4847600  
Qualified in New York County  
Commission Expires Feb 17 2006



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

June 15, 2005

Hon. Bernadette Castro  
New York State Historic Preservation Officer  
Agency Building Number I  
Empire State Plaza  
Albany, NY 12238


Dear Commissioner Castro,

The Historic Districts Council strongly supports the nomination of the Fulton-Nassau Historic District to the New York State and National Register of Historic Places. As you may be aware, HDC sponsored the nomination report for this district, with funding from the New York State Council on the Arts and the Preservation League of New York State. We also successfully nominated the district to the League's 2003 "Seven To Save" in New York State. HDC took the lead in the advocacy for this district due to our deep concern for the area following the terrorist attacks of September 11th.


Even prior to the tragedy, we had often noticed the remarkable architecture of the district and had begun conversations about its preservation with local community members. We were particularly interested in working to retain the historic architectural character of the district as it evolved from a solely commercial and financial area into a mixed-use, 24 hour district. A number of years ago, HDC had been involved in the creation of the locally-designated Stone Street Historic District (also located in Lower Manhattan) and although it took a number of years, the area is now one of the most lively and habitable areas downtown. We hoped that with the proper preservation guidance, the same revitalization could happen to the Fulton-Nassau district.

Once the full impact of the WTC attacks became evident and the neighborhood's stores and businesses were shuttered for months, we knew that serious steps needed to be taken. First HDC coordinated with our preservation colleagues and local advocates in trying to raise awareness of the area's indisputable architectural excellence. Then we set about raising the funds to nominate the district to the Registers with the full awareness of the administration's commitment to bringing the area back to life. Over the past year, as New York City, and especially Downtown, has continued to recover both economically and physically from the attacks, we have seen our predictions come true and are witnessing a surprisingly fast transformation of this commercial area into a highly desirable residential one. As this transformation continues to speed along, we feel it is imperative to put into place the incentives and oversight that being listed on the Register entails.

As noted above, and as the nomination shows, the Fulton-Nassau district has a high concentration of both significant and attractive 19th and early 20th century commercial architecture. The area is rife with examples of early office skyscrapers which show off the experimentation with materials, styles and motifs designers and



HISTORIC DISTRICTS COUNCIL



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

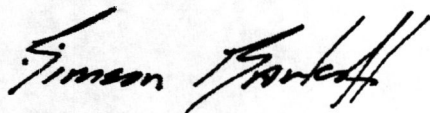
architects were finding in this new form. The area includes both elevator buildings and buildings with traditional load-bearing masonry walls. Interestingly, most of these buildings were built before the 1916 Zoning Resolution, which made setbacks and minimal sky-plane exposure a requirement. The combination of the winding street grid, itself a remnant of colonial New York, with the towering building masses lends a unique and distinctive "turn of the century" sense of place. This heterogeneity of the architectural milieu is indicative of the fascinating history of development of the area.

Originally a residential area, by the 1830's counting houses and other commercial establishments began appear. A number of these remain in the district, surrounded by the late 19th and early 20th century office buildings which replaced the earlier residential buildings. These taller buildings were, when they were built, the center of New York's jewelry trade, the last local vestige of which is Barthman Jewelers in the Cushman Building. In most instances, the first floors of the buildings were either built as or adapted early on to storefronts to take advantage of the vast pedestrian traffic that flowed through the district owing to the Brooklyn Bridge and the ferries at Fulton Street. The subsequent addition of the subway hub at Fulton Street cemented this traffic flow, and even to this day, the stores of the area serve as a natural pedestrian mall for the thousands of people who stream past them daily.

Many renowned architects contributed to fabric of this district, including Francis H. Kimball, C.P.H. Gilbert, Wilson Eyres, and Clinton & Russell. The Corbin Building at 11 John Street, a nine-story masonry bearing structure, designed by Kimball, is one of the neighborhood's most notable structures. Marked by a series of arcades of varying heights and expert terra-cotta detailing, the building still rises above its neighbors as it did when it was built. Additionally, No. 63 Broadway is believed to be one of James Bogardus' few extant works in New York City and has long desired preservation attention.

Based on the area's historic and architectural significance, the Historic Districts Council fully supports its nomination to the New York State and National Registers of Historic Places. We urge the State Review Board to recommend their inclusion onto the Registers.

Sincerely,



Simeon Bankoff  
Executive Director



## The New York City Landmarks Preservation Commission

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

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



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

June 16, 2005

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

Re: Fulton-Nassau Historic District, 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 Fulton-Nassau Historic District in Manhattan for the State and National Registers of Historic Places.

Mary Beth Betts, the Commission's Director of Research, has reviewed the materials submitted by the Historic Preservation Field Services Bureau and recommends that the Fulton-Nassau Historic District appears to meet the criteria for inclusion on the State and National Registers of Historic Places.

The City of New York and the Lower Manhattan Development Corporation (LMDC) will implement the Fulton Street Revitalization Plan, which will involve work on a number of interiors on Fulton Street. We ask that the New York State Office of Parks Recreation and Historic Preservation work closely with the City and LMDC to identify the particular interiors of interest to the revitalization project and discuss how to ensure that work on non-significant interiors is reviewed expeditiously.

Sincerely yours,

*Ronda Wist / KD*  
Ronda Wist

cc: Robert B. Tierney, Chair  
Mary Beth Betts



**Howe, Kathy (PEB)**

---

**From:** Joyce Mendelsohn [jamboree\_nyc@yahoo.com]  
**Sent:** Friday, June 17, 2005 11:44 AM  
**To:** Howe, Kathy (PEB)  
**Subject:** Fulton-Nassau Historic District

June 16, 2005

Hon. Bernadette Castro  
New York State Historic Preservation Officer  
Agency Building Number 1  
Empire State Plaza  
Albany, NY 12238

Dear Commissioner Castro,

Founded in New York City in 1966, the Victorian Society in America is dedicated to fostering the appreciation and preservation of our nineteenth- and early twentieth-century heritage. The Metropolitan Chapter, oldest of numerous chapters now flourishing throughout the country, is an independent organization affiliated with the national society.

The Preservation Committee of the Metropolitan Chapter recently had the opportunity to tour the proposed Fulton-Nassau National Register Historic District. The Committee found a marvelously intact neighborhood of distinguished late nineteenth- and early twentieth-century office buildings among mid-nineteenth-century commercial structures. Buildings such as the cast-iron-fronted Bennett Building and masonry Corbin Building are strong and exceptionally handsome expressions of nineteenth-century architectural design. Other remarkable examples of architectural excellence are the Nassau Building at 90 Fulton Street and the Keuffel & Esser Building at 126 Fulton Street, both by the firm of DeLemos & Cordes. In the proposed district, the three cast-iron-fronted buildings, the Keuffel & Esser Building, the Bennett Building and 63 Nassau Street are of particular interest to the Metropolitan Chapter because it has recently embarked on a project to survey the extant cast-iron-fronted buildings in New York City that are not protected by landmark designation. The building at 63 Nassau Street is particularly deserving of preservation as it is possibly one of the last remaining buildings in New York City built by James Bogardus, the father of cast-iron-fronted architecture in America.

The Metropolitan Chapter of the Victorian Society in America strongly recommends inclusion of the Fulton-Nassau Historic District in the New York State and National Registers of Historic Places.

Thank you for your consideration on this important matter.

Sincerely,

Joyce Mendelsohn  
Preservation Chair

Shawn Brennan  
President