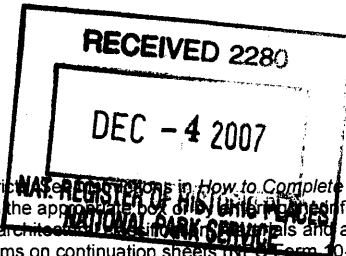


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



1404

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. Use 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 features, and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Broad Street National Bank  
other names/site number Broad Street Bank Building

### 2. Location

street & number 143 East State Street  not for publication  
city or town Trenton  vicinity  
state New Jersey code NJ county Mercer code 021 zip code 08608

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally.  See continuation sheet for additional comments.  
*Amy Cradic* 9/20/07  
Signature of certifying official/Title Date  
Amy Cradic, Assistant Commissioner Natural & Historic Resources/DSHPO  
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 this 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 *Edson H. Beall* Date of Action 1-17-08

Name of Property Broad Street National Bank

County and State Mercer, New Jersey

**5. Classification**

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

- private
- public-local
- public-State
- public-Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

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

N/A

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

0

**6. Function or Use**

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

COMMERCE/Financial Institution/Business

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

COMMERCE/Specialty Store  
DOMESTIC/Multiple Dwelling

**7. Description**

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

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movements  
Skyscraper

**Materials**  
(Enter categories from instructions)

foundation Stone  
walls Cast stone, brick, terra cotta  
roof Copper cornice  
other \_\_\_\_\_

**Narrative Description**

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

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 is associated with events that have made a significant contribution to the broad patterns of our history.
X 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 represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

(mark "x" in all the boxes that apply.)

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- Architecture
Commerce

Period of Significance

1899-1962

Significant Dates

1900
1913
1924

Significant Person

(Complete if Criterion B is marked above)

Bowman, Oliver Otis (1838-1928)

Cultural Affiliation

N/A

Architect/Builder

Poland, William A. (1852-1935)

Primary location of additional data

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
X Other - Trenton Public Library

Name of repository:

\_\_\_\_\_

Name of Property Broad Street National Bank

County and State Mercer, New Jersey

### 10. Geographical Data

Acreage of property Approx. 1/2 acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 18 520242 4452170  
Zone Easting Northing

3  
Zone Easting Northing

2

4

See continuation sheet

#### Verbal Boundary Description

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

#### Boundary Justification

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

### 11. Form Prepared By

name/title Clifford Zink

organization \_\_\_\_\_ date December 1, 2006

street & number 54 Aiken Avenue telephone 609-924-4833

city or town Princeton state NJ zip code 08540

#### Additional Documentation

Submit the following items with the completed form:

##### Continuation Sheets

##### Maps

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

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

##### Photographs

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

#### Additional items

(Check with the SHPO or FPO for any additional items)

### Property Owner

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

name Bayville Holdings LLC

street & number 2050 Lakeville Road telephone 718-728-8000

city or town New Hyde Park state NY zip code 11040

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park ServiceNational Register of Historic Places  
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Mercer County, NJSection number 7 Page 1**Narrative Description**

The Broad Street Bank Building is located on an approximately 100 by 228 foot lot (approx. ½ acre) at the corner of East State Street and Montgomery Street one block from the center of downtown Trenton at the intersection of State and Broad Streets. The immediate area has early 20<sup>th</sup> century commercial buildings with some modern intrusions along East State Street and on Montgomery Street, and a mix of late 19<sup>th</sup> and early 20<sup>th</sup> century commercial and residential buildings on East Hanover Street to the north and on Front Street to the south. The adjacent East State Street block to the east has several 20<sup>th</sup> century buildings erected prior to World War II on its north side, and one of these is a six-story building that was formerly a telephone switching center. The west corner of this block has a two-story branch bank erected by the Broad Street National Bank in 1961 as its new location. The south side of the adjacent block to the east has a multi-story State office building and a one-story Post Office, both erected in the 1990s. The East State Street block across from the Broad Street National Bank Building has the six-story Commonwealth Building erected c1908, and some low-rise early 20<sup>th</sup> century commercial structures to its west. Directly west of the Broad Street National Bank Building there is a mix of modern and early 20<sup>th</sup> century commercial structures ranging from one to four stories. The adjacent building to the south is a seven-story office building from the 1960s. The National Register Mill Hill Historic District begins on the south side of Front Street, ½ block south of the Broad Street National Bank Building.

The Broad Street National Bank erected its building in three sections over 25 years. It built the first eight-story section on a corner lot measuring 50 feet by 100 feet in 1900, with banking facilities on the ground story and offices for rent on the floors above. The 1900 building occupies the entire original lot but has a lightwell on the west side of the 2<sup>nd</sup>-8<sup>th</sup> stories.

In 1913 the Bank constructed a twelve-story addition to the west side of the original building on East State Street on another 50 ft. by 100 ft. lot in order to expand the banking space and to provide a separate entrance for additional rental offices on the 2<sup>nd</sup>-12<sup>th</sup> stories. The 1913 structure covers the full lot on the ground story, but is L-shaped on the office stories, with a wide portion along State Street and a narrower portion along the west property line. There is an open area between the 1900 Section and the southwest portion of the 1913 Section.

In 1924 the Bank erected the final eight-story addition to the south of the original building on a 100 ft. by 128 ft. lot fronting Montgomery Street, with an entrance and retail space on the ground story and additional office space above. The 1924 building is also L-shaped, with a wide portion along Montgomery Street and a narrow extension along a 10-ft. wide alley at the south end of the property. The alley continues along the west end of the extension to an inner courtyard.

All three sections of the building were constructed with steel frames and curtain walls of brick and terra cotta on the exterior. The structure of the interior floors and the roofs is poured concrete. The pattern of the steel columns on the ground story is three bays wide by four bays deep in the 1900 and 1913 Sections, and eight bays wide by three bays deep on the 1924 Section, with the southern three bays being extended by two additional bays to the west. The column pattern continues up to the roof in all three sections above the first story. The

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steel framing in the 1900 and 1913 Sections was originally protected with the Roebling System of Fire-Proof Construction, which used plaster applied to wire mesh that was attached to steel straps hung on the framing.

After the Bank vacated and sold the building around 1962, new owners subdivided the 1900-1913 banking room into four retail spaces and renovated the stores along Montgomery Street and much of the office space above. These and subsequent alterations destroyed much of the original interior fabric, but significant features survive in several areas. On the exterior, each of the three building sections remains largely intact from its original construction, except for some alterations to the ground story façade openings on the 1900 and 1913 Sections. The building was entirely vacated around 1988, and subsequent water leakage and vandalism damaged the interior.

In 2005 Bayville Holdings LLC purchased the property and rehabilitated the building in 2006 for residential and retail use.

Exterior

The design of the building's facades follows the late-19<sup>th</sup>-early 20<sup>th</sup> century use of symmetry and classical tripartite forms on large commercial buildings. (Fig. 1) A massive ground story represents the structural base of a classical order, simpler intermediate stories represent the shaft, and articulated top stories symbolize an entablature. The design of the 1913 and 1924 Sections repeated many of the classical proportions, details and materials on the 1900 Section, and the overall building appears as one cohesive structure. With its design, mass and siting on a prominent corner, the Broad Street Bank Building dominates East State Street.

The masonry exterior of the building is largely original. The ground story on the 1900 and 1913 Sections along East State Street has the only major alteration to the building's façade, dating from the 1960s to 2006. (Fig. 2) The original cast stone masonry formed six large arches with windows and doorways to the bank and to the offices. Today the original cast stone blocks remain on the corners, but in between there are six modern openings with glass and aluminum storefronts framed with black granite. At the base of the second story there are four balconies with original cast stone railings. In place of the former cast stone deck and supporting corbels, the balconies have steel and concrete decks installed as part of the ground story renovations.

The ground story along Montgomery Street has a gray granite base that increases in height with the downward slope away from East State Street. (Fig. 3) While newspaper articles about the original construction in 1900 state that the exterior was to be built of limestone, the ground story masonry above the granite base is gray-colored cast stone. This masonry consists of blocks manufactured to resemble dressed and carved natural stone. Chamfered edges on the blocks emphasize the symmetry of their layout around the seven arch-topped windows. Above the seven window openings, the arches are crowned by scrolled keystones. Below the openings there are molded rectangular panels with circles in the center. The ground story on the 1924 Section repeats the block masonry of the 1900 Section on its two outer bays. (Fig. 4) The six bays in between have cast stone columns and capitals supporting semi-circular arches with molded casings, scrolled keystones, and medallions in the spandrels. The entire ground story along Montgomery Street is capped by a molded entablature that is broken

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by flat brick in two areas on the 1900 Section where there were balconies like those along East State Street. The two pairs of original scrolled corbels that supported these balconies remain in place.

Of the seven ground-story windows along Montgomery Street on the 1900 Section, the southernmost two retain their original cast-steel frames with a fanlight pattern at the top and diffusion glass. The northernmost of these two windows has leaded glass. About half of the glass in these two windows is original. The other five openings have modern aluminum-framed windows with a divided-light pattern matching the original pair. The eight openings on the 1924 Section ground story are largely original. The first opening adjacent to the 1900 Section has a modern aluminum-framed double door below an original steel-framed window with a fanlight pattern and diffusion glass that is similar to the two adjacent 1900 windows. The upper halves of the other seven openings have steel-framed windows with a grid pattern above and below the Mezzanine floor level, which is marked by a horizontal strip of green marble. The lower halves of these seven openings have storefronts with large plate glass windows. Three of the storefronts have glass-lined recessed doorways with wood paneled ceilings and wood doors with glass panels. Two of these are double doorways leading to two stores. Much of the material on these storefronts is original or has been replicated to match. On the first storefront south of the 1900 Section, an original doorway has been replaced with plate-glass to match the adjacent glass.

The second story on all three facades is constructed of a light sand-colored brick with molded terra cotta banding at every seventh course, terra cotta window heads with keystones, and a terra cotta cornice at the top of the light sand-colored brick. (Figs. 5 & 6) The third through seventh stories are constructed of darker sand-colored brick with quoins on the State Street corners of the building and at the junction of the 1900 and 1924 Sections on Montgomery Street. These stories have terra cotta casings around the windows and the sixth story has arched openings with keystones. The top of the seventh story is marked by a molded terra cotta band.

The eighth story on the 1900 and 1924 buildings has extensive terra cotta detailing, with sculpted pilasters between pairs of windows, molded arches with keystones over the semi-circular windows, and sculpted spandrels between the arches. There are brick piers between the windows and adjacent to the pilasters. On the alley off of Montgomery Street, the façade masonry on the 1924 Section continues on the first two window bays from the corner.

On the 1913 facade on State Street, the brickwork and terra cotta window surrounds on the second through seventh stories continue up through the 10<sup>th</sup> story. The north and east sides of the eleventh and twelfth stories have extensive terra-cotta decoration, including a molded band at the bottom, pilasters with swags and floral bouquets on the corners and in-between pairs of windows, keystones and twisted reeds around the upper windows, molded panels between the stories, and a molded frieze at the top. (Fig. 7)

The facades along State and Montgomery Streets and the east side of the 1913 tower are capped by broad copper cornices with friezes, fascia and crown moldings, and large modillions with dentils along the soffits. The tower also has pairs of copper corbels above the pilasters. On the 1924 Section, the cornice extends over the decorative masonry on the east end of the alley. The original copper cornices were extensively rehabilitated in 2006.

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All the upper story windows along the East State and Montgomery Street facades have wood replacement double-hung sashes that match the original one-over-one configuration. The second to twelfth story windows are arranged in pairs except for three columns of single windows on the third to sixth stories along Montgomery Street. The sixth and eighth story windows have arched tops.

The eleventh and twelfth stories of the 1913 tower facing west have sand-colored brick interlaid with red brick in a pattern that mimics the layout of the terra-cotta treatment on the north and east sides, and this pattern continues on the 13<sup>th</sup> story elevator block. (Fig. 8) The walls facing the courtyard and the alley (except for the east end) and the west side of the 1913 Section are all constructed with common brick. (Figs. 9 & 10) The west and south walls of the 1913 tower and the courtyard walls of the 1900 Section have red brick, while all the other walls have sand-colored brick.

The upper story windows facing the courtyard and the alley are wood with one-over-one double hung placement sashes, except for four columns of windows by the elevators and fire stairs on the 1924 Section, which have metal frames and three-over-three metal sash.

Between the southwest corner of the 1900 Section and the southeast corner of the 1913 Section there are two shallow-arched steel trusses at the fourth and seventh story levels. These trusses are riveted with x-bracing between the top and bottom chords and they are anchored into the walls by flared vertical connections with circular openings. In the southeast corner of the courtyard there is a circular smokestack built of sand-colored brick adjacent to the west wall of the 1924 Section. Built to ventilate the original boilers in the basement of the 1924 Section, the smokestack rises above the roof approximately to the height of the 1913 tower. The smokestack is approximately 16 feet in diameter at the base and tapers to a narrower diameter at the top. In the mid-to late 1930s, the bank erected a large sign on top of the 1913 tower. While the former letters spelling out "BROAD ST. BANK" were removed because of extensive deterioration, the steel frame of the sign remains intact

Interior

When the Broad Street National Bank erected the 1900 and 1913 Sections, it used elegant materials and details in the banking areas on the ground and mezzanine floors, and dignified but simpler materials and details throughout the office floors. In the 1924 addition, the Bank installed an elaborate entrance lobby on Montgomery Street and relatively plain retail space on the ground floor. The office floors in the 1924 addition replicated the simpler features of the 1900/1913 offices. The interiors throughout the building were renovated many times since each Section was constructed, and they were vandalized repeatedly while it was vacant. Water leaking into the building also caused extensive damage during the 17 years that the building remained vacant. Original materials survive in some areas and were restored in 2006. A few historic interior features were replicated in 2006.



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The basement is divided by thick masonry walls that form the foundation of each section. In the 1900 Section a number of partitions are tied to structural columns and form small storage rooms. In the 1913 Section there are several rooms with thick masonry walls that served banking functions. Two of these were document storage rooms, one is a medium-sized vault, and six are small vaults for personal valuables. The small vaults have steel doors with original paint, but they are heavily rusted. A plain steel-frame stairway and one elevator are on the west wall. In the 1924 Section, there are partitioned rooms, a stairway and an elevator in the north half, and a large boiler room in the south half. The southwest wing in the 1924 Section also has a basement area. All three sections of the building have utility vaults and areaways extending under the sidewalks on State and Montgomery Streets and under the alley.

On the 20 ft. tall ground story, the Classical Revival Banking Room that formerly occupied most of the 1900-1913 Sections has been subdivided into four retail spaces by north-south partitions. The two east bays of the 1900-1913 Banking Room have been rehabilitated as a retail space with several restored features, including the original beamed ceiling with plaster moldings and the original scored plaster on the south wall. Four columns and ten pilasters with Corinthian capitals have been replicated to match the original design. (Fig. 11) The columns have been painted with scagliola to replicate the original finish. The 1900-1913 steel and brass vault doors by Remington Sherman & Company, the manufactures of vault doors at the Philadelphia Mint, remain remarkably intact on the south wall because they were locked for many years. (Fig. 12) Two single story lavatories have been installed at the south end of the retail space.

Two banking spaces from the 1913 alterations remain in the southeast corner of the 1900 Section. The former President's Room (Fig. 13) and Directors' Room (Fig. 14) have their original steel-frame fanlight windows with diffusion glass on the east wall, and in the President's Room the glass is leaded. This room has a 1913 plaster ceiling and cornice below the original 1900 ceiling. The Directors' Room retains its original decorative plaster ceiling in remarkably good condition, with crown molding, recessed panels, and medallions at the east and west ends. Two former exterior windows from 1900 on the south wall were rehabilitated in 2006. The outside of these openings was infilled with terra cotta tiles when the 1924 Section was erected. Wood doors and door frames leading from the Banking Room to the President's Office and from the President's Office to the Directors' Room were replicated in 1906 to match the 1913 appearance.

In the 1913 Section, the East State Street entrance lobby has been renovated several times. The 1913 plaster ceiling and cornice, which are the only surviving original features, were restored in 2006. (Fig. 15) No other evidence has been found of the original appearance of this lobby. Along the west wall are two elevators with modern doors and travertine tiles up to approximately ten feet in height. A third elevator and a stair to the second floor have been replaced with a fire stair to meet modern egress codes. A small fire command room has been installed in the northwest corner between the elevators and the front wall. A brass-finished aluminum and glass airlock has been installed by the entrance door to meet security and energy requirements.

The Montgomery Street entrance has the most elaborate interior in the 1924 Section. (Fig. 16) The 20 ft. high lobby ceiling is original with a central groin vault and flanking barrel vaults separated by semicircular ribs, all with ornate plasterwork. (Fig. 17) At the base of the vaults there is a restored plaster entablature. The north,

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east and south walls are covered with restored travertine tiles over a green marble base. On the north and south walls there are pilasters below the vault ribs. On the north wall the travertine has recessed panels between the pilasters, and on the south wall there are two plate glass mirrors where clear glass once overlooked a former luncheonette. The entrance door on the east wall has replicated travertine casings and corbels below an original travertine cornice. The doors and transom are modern with brass-finished aluminum frames. The original steel-framed arched-top window over the door matches the pattern on the upper portions of the two 1900 windows to the north. A modern brass-finished aluminum and glass airlock has been installed on the east side of the entrance space to meet security and energy requirements. The west wall is open to the adjacent elevator lobbies on the ground story and mezzanine stories, and has an entablature at the mezzanine floor level that matches the upper entablature in the lobby. The mezzanine opening has glass panels installed in a brass-finished aluminum frame to meet egress code requirements.

The Montgomery Street elevator lobby has restored travertine wall tiles and a green marble base that match those in the entrance lobby. (Fig. 18) The ceiling has its original plaster cornice. On the west wall there are three elevators with modern doors. The north wall has a short set of stairs leading through an open doorway to the 1900 Section. The south wall has a doorway with a modern steel fire door to the adjacent fire stair. The travertine casing around this door has also been restored. The fire stair dates from 1924 and runs from the basement and to the eighth floor. It has masonry walls and modern steel fire doors.

The 1924 retail area south of the Montgomery Street entrance and elevator lobbies was previously divided into six stores and is currently divided into four spaces. As noted above, four of the six store entrances from 1924 are original and the other two have been restored. The interiors of these entrances retain their original moldings (Fig. 19), but the store interior spaces have been renovated several times and no historic material remains. No evidence has been found of the original appearance of these spaces.

The building has a mezzanine level that occupies two bays of the south end of the 1913 Section and most of the 1924 Section. In the 1913 Section, the mezzanine originally had two large meeting rooms open to the Banking Room but these were closed off in the 1960s when the Banking Room was divided into smaller retail spaces. The meeting rooms originally had plaster cornices around the steel framing as in the Banking Room. An egress corridor was installed along the north and east sides of the two mezzanine rooms in the 1906 rehabilitation, and the remainder of the two rooms was converted to an apartment. The mezzanine level occupies all of the 1924 Section except for the upper area of the Montgomery Street entrance described above. It contains the same spaces as the upper floors, as noted in the following description, except for the Montgomery Street entrance bay.

The mezzanine in the 1924 Section and the upper floors of all the sections of the building have central corridors. The original corridors led to office rooms and suites that faced the streets, alley, or courtyard. The corridors had plaster walls, baseboard and door moldings, and wood doors with glass panels over wood panels and transoms above. The 1900 and 1913 Sections had windows with moldings adjacent to the office doors to provide additional daylight to the corridors. The 1924 Section had separate corridor windows along the office partitions. The original moldings in the 1900 and 1924 Sections were wood, and the moldings in the 1913 Section were metal. Each section had slightly different profiles on the baseboard, door and window moldings. Multiple

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renovations, vandalism and water damage destroyed most of the original partitions, doors and moldings. The original interiors of the offices were plain, with simple baseboard moldings, door casings, and wood window sills based on the corridor treatments in each section, but most of these were removed during alterations or were damaged by water over the years. The 1900 and 1913 Sections each had a single lavatory on the west side of the office floors, and the 1924 Section had two lavatories on the mezzanine and office floors. All these lavatories originally had marble partitions and tile floors. Most of these were altered or vandalized over the years, and the remaining were removed to meet current code requirements.

The building now has slightly narrower central corridors in the same locations as the originals, and these lead to apartments in the locations of the former offices. In the 8<sup>th</sup> floor corridors, reproduction moldings replicate the door and window casings that originally existed in the corridors on each floor. (Fig. 20) Corridors on the other floors have casing and baseboard moldings based on the originals.

The 1900 Section has an original cast iron and steel stairway that was originally open to the corridors but was enclosed years ago with fire-rated partitions to meet egress requirements. The 1900 stairway has cast-iron newell posts, steel scrollwork railings, wood hand rails, and concrete treads. The original components have been restored and additional safety bars have been added to meet egress code requirements. (Fig. 21) When the 1900 stairway was open to the corridors, the adjacent steel columns were enclosed with plaster to represent Tuscan columns with green marble bases and scagliola faux marble finishes on the base moldings, the shafts and the capitals. (Fig. 22) Four of these Tuscan columns have been restored on the 2<sup>nd</sup>-5<sup>th</sup> floors, three have been replicated on the 6<sup>th</sup>-8<sup>th</sup> floors, and all are incorporated within stair enclosure partitions.

The 1913 Section originally had steel stairs from the 1<sup>st</sup> to the 2<sup>nd</sup> floors and from the 9<sup>th</sup> to the 12<sup>th</sup> floors. To meet egress requirements, these stairs were replaced with a steel stair from the 1<sup>st</sup> to the 12<sup>th</sup> floors. The original 1924 steel fire stair is extant. It has square steel newell posts, rectangular steel balusters set approximately 4 in. on center, and steel pipe rails. The treads are concrete. The new steel fire stair in the 1913 Section has newell, baluster and rail treatments similar to those of the 1924 fire stair

The 1913 and 1924 Sections originally had exposed mail chutes with brass trim in their elevator lobbies. These were largely vandalized or damaged by water, and the few surviving sections were removed to meet code requirements.

When the Bank erected the 1913 Section, the Directors considered creating a roof garden on top of the 1900 Section, but decided against it. The 2006 rehabilitation created a roof garden on top of the 1900 Section that is accessed from the 9<sup>th</sup> floor of the 1913 Section. The roof garden area has concrete flooring tile flooring and a traditional steel railing around the parapet.

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Mercer County, NJSection number 8 Page 1**8. Statement of Significance**

The Broad Street National Bank building is significant under Criterion A because it is representative of the rapid development of commerce and banking in Trenton late 19<sup>th</sup>-early 20<sup>th</sup> centuries, and because it was Trenton's first skyscraper and today is an important example of the introduction and development of skyscrapers in small northeast cities in the early 20<sup>th</sup> century. The building is significant under Criterion B because it is associated with one of Trenton's leading citizens in the late 19<sup>th</sup>-early 20<sup>th</sup> centuries; Oliver Otis Bowman, President of the Broad Street National Bank and the J.L. Mott Iron Company, a prominent manufacturing firm in Trenton. The building is significant under Criterion C because it was designed by William A. Poland, cited by a contemporary as the "Dean of Trenton architects," and because it embodies the distinctive design, materials, construction and workmanship inherent in early 20<sup>th</sup> century skyscrapers.

Trenton developed as an important northeast manufacturing center after the construction of the Delaware and Raritan Canal in the early 1830s, and by the late 19<sup>th</sup> century it started to become a regional commercial center as well. The growth of financial institutions was key to commercial development and the Broad Street National Bank was among the most aggressive in Trenton at the turn of the 20<sup>th</sup> century. Its "sky-scraper" became a "standing advertisement" for its progressive approach to business, which included the capital city's first banking facilities for "Ladies" at a time when women were first establishing some financial independence from men. Today the Broad Street National Bank is a prime symbol of Trenton's development as a commercial center in the early 20<sup>th</sup> century.

Among the financial institutions that helped to develop Trenton during its industrial era, the Broad Street National Bank is noteworthy for its dramatic growth and for its prominence downtown. Of the men who organized the Bank in 1887, Oliver O. Bowman stands out for the major role he played in its development over forty years, including his tenures as vice president and president and his service on the building committees for all three phases of construction at 143 East State Street. Bowman knew Trenton's commercial potential first hand through several manufacturing companies he built during his career. As a contemporary reporter wrote, Bowman was "one of the city's foremost manufacturers (and) with possibly one or two exceptions he has done more for the city of Trenton than any other man in its boundaries." ("Little Sketches")

The Broad Street National Bank's period of significance is 1899 to 1962. In 1899 William A. Poland completed his design of the eight story section and construction began. This original section opened in 1900. In 1912 Poland completed his design of the twelve story State Street annex and an enlargement of the original Banking Room and construction began. In 1913 the Bank opened this section with the largest Banking Room in the state. In 1923 the Bank began construction on the eight-story Montgomery Street Annex and completed it in 1924. The Bank occupied the building until 1962 when it moved to a new banking house on the opposite corner of East State and Montgomery Streets. (*The Story of the Broad Street National Bank 1900-1913*)

The Broad Street National bank is the most prominent structure designed by Poland and the only building individually mentioned in his listing in the 1970 Biographical Dictionary of American Architects. With its tripartite facade, the building represents architects' use of Classical design principles on early skyscrapers. The

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construction of the building involved some of New Jersey's most prominent manufacturers; the New Jersey Steel & Iron Company and the John A. Roebling's Sons Company of Trenton, and the Atlantic Terra Cotta Company of Rocky Hill and Perth Amboy. The building's design, materials, height, mass and prominent location on East State Street, Trenton's primary thoroughfare, have made it an historic architectural landmark from the time its construction began.

While the building has been altered over the years, the exterior is remarkably intact and retains a high degree of integrity. Key interior spaces retain significant original materials and have been recently rehabilitated. The current commercial use on the ground story continues the historic use of these spaces. The conversion of the upper floors into apartments retains the building's historic layout of central corridors leading to individual tenant spaces.

The Banker

Oliver O. Bowman was born in 1838 in Wilkes-Barre, Pennsylvania, and later joined the family mercantile business in Perryville. When a disastrous flood along the Lehigh River swept away the family store, he secured a contract to rebuild part of the adjacent canal. Seeing a future in construction materials, he came to Trenton in 1867 and started O. O. Bowman & Company to manufacture terra-cotta products. That same year he acquired the Trenton Fire Brick and Terra Cotta Company on the Delaware & Raritan Canal in South Trenton. Fires in 1869 and 1870 destroyed much of the plant but Bowman quickly rebuilt it. In 1877 Bowman sold his business to the Trenton Terra Cotta Company and became its superintendent. ("A Chapter in Local Bank History," "Archaeological Data Recovery")

In 1894 Bowman merged Trenton Terra Cotta with the Trenton Fire Clay and Porcelain Works, in which he also had an interest, and became President of the larger firm. A fire in 1896 destroyed more than half of the plant and resulted in the first death of a Trenton firefighter in the line of duty, but Bowman quickly rebuilt again. Around the same time he convinced the J. L. Mott Iron Company in Mott Haven, New York, to establish a plant in Trenton to collaborate with Trenton Fire Clay and Porcelain on manufacturing bathtubs. The two firms famously produced the huge bathtub that the corpulent President William Howard Taft installed in the White House. The J.L. Mott Company eventually moved its entire operation to Trenton and absorbed Trenton Fire Clay and Porcelain, and Bowman became the expanded firm's President. A contemporary reporter credited Bowman with the success of the enlarged firm; "His latest remarkable achievement and the crowning glory of his business career was his success in bringing to Trenton the J.L. Mott plant, which employs 1,500 men and distributes about \$13,000 per week in wages that circulate through the channels of local trade." ("Archaeology of the Lamberton/South Trenton Riverfront," "A Chapter in Local Bank History")

In the 1880s, with the growth of railroads and the start of the Electrical Age, Trenton's "wealth, its traffic, its mills, its potteries, its manufacturing establishments, its stores, (and) its merchandising houses were increasing in size and number." The financial institutions in Trenton at that time were small and were operated conservatively by their directors. The Trenton Banking Company, started in 1804, was the City's oldest bank, and it occupied a two-story building it had erected in 1839 and expanded in 1872. The Mechanics National

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Bank dated to 1834 and occupied a small building it had erected in 1837. The Trenton Savings Fund Society was started in 1844 for the benefit of wage earners and it occupied an old house at 123 East State Street. The First National Bank dated to 1864 and occupied a brownstone building on East State Street. Several other banks had opened in the 19<sup>th</sup> century and had failed during financial downturns. The directors of the successful banks had learned from these failures to be wary of speculative ventures.

In 1887 Oliver Bowman and "a number of Gentlemen concluded that Trenton was in need of a businessman's bank to be conducted by businessmen on purely business lines." They believed that aggressive management would be good for their investment and for their customers, and they opened their Broad Street Bank in a temporary storefront at 188 South Broad Street. With the growth of factories in South Trenton, the directors thought that "the general business of the city would move down that way," from State Street towards the Mercer County Court House at South Broad and Market Streets, and they immediately set about erecting a more suitable structure at 201-203 South Broad, where the Bank moved in 1888. Its second home was "a handsome and, at that time, commodious banking-house near the Court House, but one which the young institution was destined to outgrow within a few years." (Bowman 1903; Broad Street national Bank Brochures, 1900, 1924)

In 1888 other "men of means" in Trenton formed the City's first trust and safe-deposit institution, calling it The Real Estate, Safe Deposit, Trust and Investment Company. Colonel Washington A. Roebling was one of the early investors. The company opened in a building on West State Street and later became known as Trenton Trust.

Frank Briggs, the assistant treasurer at the John A. Roebling's Sons Company, and General William F. Sadler, who was involved in suburban trolley lines, became Directors of the Broad Street Bank and brought in more business with their work and social connections. Within its first eight years the Bank's deposits grew five fold, and while 201-203 South Broad St. was "an attractive up-to-date structure,...so fast did business develop that it became too small for the amount of work handled." Bowman saw an opportunity to propel the bank ahead of its competitors, and he pushed for erecting a landmark building in a prime location. At a dinner Bowman hosted at the J.L. Mott Iron Works in 1906, Wilbur F. Sadler a fellow Director and future President of the Bank, acknowledged his visionary leadership with a "magnificent testimonial:"

*As great oaks from little acorns grow, so from the foresight, confidence and untiring zeal of our beloved President the Broad Street National Bank proudly stands on State and Montgomery Streets today a monument to the city's industry, prosperity and financial integrity, but more than all, a monument to the name and memory of O.O. Bowman...*

*The Bank was successful from the outset, but its growth while steady was comparatively slow until it became the proud possessor of the magnificent banking house and office building which opened in the spring of 1900... (with) \$800,000 in its vaults... In the nearly seven years which have elapsed since that time the deposits have increased with giant strides so that today our coffers hold over \$2 million of the People's Money, a magnificent testimonial of the confidence of the public in the soundness of our institution and of the character and worth of O.O. Bowman, our venerable President, to whose industry,*

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*integrity and ability, and without whose aid and counsel this condition would not have been brought about.*

*The success of the movement for better location, more commodious banking facilities in the modern and well appointed office building, is all the more creditable to Mr. Bowman and is more personally and individually his because the public, always slow-pulsed and timid in the face of new and gigantic enterprise, had misgivings which even gave some of the Directors pause. Nevertheless, in the face of obstacles that would have overpowered more timid and less confident men, Mr. Bowman for seeing the future and reading all signs of the time a right, with dogged persistence, untiring industry and unflinching confidence, pushed to completion and successful fruition his great scheme of a greater Broad Street Bank. Nor is that the only monument of its kind that he has given to his fellow citizens of Trenton, for are we not indebted to that same zeal, industry and confidence for the J.L. Mott Iron Works in whose building we have just feasted. (Sadler, December 17th, 1906)*

The directors appointed a committee that included Oliver Bowman to look for a new location, and in short order the committee "strongly advised moving uptown with the general trend of business development." In 1898 the directors bought a 50 ft. by 100 ft. lot for a new building at the corner of East State and Montgomery Streets, one block from the "center" of the city at East State and Broad Streets. (Fig. 23) The purchase price of \$42,000 was the highest amount ever paid for a corner lot in the city. Under Bowman's leadership, the directors, "foreseeing a larger bank with offices was needed for a greater Trenton, were inspired to build...a modern bank and office building, absolutely fireproof and beautiful in architecture." When Bowman "conceived the idea of a skyscraper...another battle with the ultra-conservatives was the result. The city was not yet right for such an undertaking; it meant ruin for the bank, and other arguments of that sort were proffered but Mr. Bowman persisted:" (Broad Street National Bank SB Brochure; "Trenton's First Steel Frame Structure," *Sunday Times Advertiser*, ?, 1899; "Little Sketches")

*It was Bowman's idea to house the bank in a skyscraper, Trenton's first. The reasons behind Bowman's decision aren't clear, but he might have been thinking of the rentals that would accrue to the bank from office space on the buildings upper floors. He may also have thought that a building which commanded Trenton's skyline would also serve as a magnet to potential customers.*

*Bowman had a few ideas concerning the facilities that should be included in the new bank building: 'We should have a special department for ladies who have active bank accounts,' he wrote, 'a receiving and paying window for them, as the women are becoming more active in business and pride themselves on having a bank account. It will be of great benefit for us to cater to this business.'*

*Opinion in Trenton seemed to be somewhat divided over the bank's decision to build an eight floor building. According to local papers some called the building a boost to Trenton's prestige, while others wrote it off as a bad investment. Bowman viewed the furor with some amusement: 'The news spread with lightning rapidity and the whole community was amazed to think that the little Broad Street*

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*National Bank was going to out do everything in the city...a stupendous undertaking for an institution so young in years.* ('Achievement Marks 75th Year of Banking Service," *Trentonian*, March 24, 1962.)

When Bowman and the other Directors decided to erect an eight-story building for the Bank, no building in Trenton was taller than four stories. The first tall building in America with a steel frame was the nine-story Home Insurance Building completed in Chicago in 1885. The ten-story Wainwright Building in St. Louis was completed in 1891. The Home Life Insurance Building in New York was completed in 1894, and the eleven-story Witherspoon Building was completed in Philadelphia in 1897. At that time, at least one other bank in Trenton, the Trenton Savings Fund Society, was considering erecting a landmark building; a Beaux-Arts banking house about three stories in overall height. The Broad Street Bank Directors were alone in planning to build a tall landmark structure with a large amount of speculative office space.

The Architect

To accomplish the goals of the Bank, the Directors chose Trenton architect William A. Poland, "one of the best-known men in his profession in this section of the country." (Fig. 24) Poland was born in 1852 in Hightstown, where his father was a carpenter. His family moved to Trenton when he was a boy, and he attended the Israel Howe Boys' Academy on West State Street near the State House. Poland started his career as a carpenter and pattern maker, a logical beginning in a manufacturing city. He began his architectural apprenticeship in Philadelphia with T. Rodney Williamson and J.P. Sims. During his stay in Philadelphia he received his formal training at the Franklin Institute, and then returned to Trenton. As he later recalled, "I had been employed as a draughtsman in the Phoenix Iron Works (in Trenton). Then came an opportunity to go to New York City, where I was able to continue my studies as an architect (with R.H. Robertson) and also to work into my profession. But William Dolton, a relative decided to build himself a modern home at State and Clinton Streets, and he wanted me to draw the plans and supervise the work. I came back to Trenton for the purpose." Poland started his Trenton practice in April of 1882 at 11 West State Street. ("Trenton's First Steel Frame Structure," *Sunday Times Advertiser*, ?, 1899)

By the time he was awarded the Broad Street National Bank project on East State Street, Poland had already designed a number of prominent buildings that still stand, including the Masonic Hall on Barrack Street, the 1888 Bethany Presbyterian Church on Greenwood Avenue, the Ferdinand W. Roebling Houses and the Y.M.C.A on West State Street, the Bordentown City Hall, and the New Jersey State Fair Grounds Exhibition Buildings. He also designed homes on Prospect and Chestnut Streets and Bellevue, Greenwood and Clinton Avenues, and several schools, including the 1916 Junior High #1. His civic contributions included serving as Superintendent and Architect of Grounds and Buildings for the Trenton Public Schools, as a member of the Board of Freeholders, and as a Trustee of the First Baptist Church. ("Trenton's First Steel Frame Structure," *Sunday Times Advertiser*, ?, 1899) In 1923 Poland was elected as the first President of the Trenton Architects Society and served in that position until 1934.

In designing the bank building, Poland no doubt drew upon New York precedents with which he would have been familiar when he worked there, including the 11-story Home Life Insurance Company Building of 1894,



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designed by Napoleon LeBrun and Sons and opened in 1894, and the 12-story Guaranty Building designed by Adler and Sullivan and opened in 1896. For the design of these early steel-framed skyscrapers, the architects drew upon the Renaissance Revival styles that were popular at the time to create tripartite facades with arcaded bases, simple shafts of multiple stories, and impressive crowns.

Bowman no doubt had much to do with the specifications for the Bank's new building. His knowledge of iron, brick and terra cotta manufacturing contributed to using the modern "Skeleton Steel System," and the high quality brick and extensive terra cotta detailing on the exterior. His experience with disastrous fires at his plants contributed to the "absolutely fire-proof construction" with "granolithic" concrete floors. Frank O. Briggs, the Director who was also the Treasurer of the Roebling Company, was responsible for employing the Roebling System of Fire-Proof Construction in the building's metal channel and lath partitions and ceilings, and Bowman, given his experience with fires, must have wholeheartedly supported this effort.

Trenton's First Skyscraper

When Poland completed his plans for the new bank building in the fall of 1898, the *Trenton Sunday Advertiser* eagerly described the proposal for "Trenton's First Steel Framed Structure:" (Figs. 25-27)

*The building will mark the introduction in this city of the steel-frame type of structures now so common in New York and the larger cities and which may be built up an almost infinite number of stories with safety. There will be no self-supporting walls except for the first story. All weight will be borne by the steel frame, which is to be erected by the New Jersey Steel and Iron Company. The entire structure is to be built upon 31 steel columns resting upon a solid stone foundation and tied together at every floor with heavy steel beams. Lighter steel beams spaced about 4 ft. apart will support the concrete fireproof floors...*

*The architecture of the building is that of the French Renaissance. The first and second stories will be treated as a structural piece, being built of Indiana limestone, and the shaft of five stories will be built of brick and terra cotta. The eighth story is to be treated as an entablature and will be constructed almost entirely of terra-cotta, with a copper cornice.*

*The first-floor will be devoted entirely to bank purposes and the upper floors to offices... on each of the seven floors above the first there will be 11 large and well-lighted offices approached by wide and well-lighted corridors. Each floor is to be supplied with lavatories and all conveniences found in large buildings, including storage and bicycle rooms in the basement.*

*The building will be heated by low-pressure direct steam plant and wired for electric lights and telephone service for each office with public pay stations in the first story hall. Two elevators running at a speed of 300 ft. per minute will be in service day and night, giving as good and rapid service as can be wished for. Iron staircases will run from the basement to the roof. ("Trenton's First Steel Frame Structure," *Trenton Sunday Advertiser*, ?, 1898.)*

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The *Trenton Times* estimated the construction cost of "Broad Street Bank's Handsome New Steel Structure" at \$150,000 to \$175,000, and reported that:

*...the steel skeleton frame construction system...will be the same that is used in the construction of lofty structures in all the larger cities of the country...The roof will be 109 feet above the pavement (and) this will make it the highest business building in the city. The first story...is 20 ft. in height...The second story will be of alternate layers of brick and stone, and the balance will be of light-colored Roman Pompeiian brick...The windows are large and numerous and so arranged that every apartment will have two or more.*

*There will be two large entrances on State St., provided with Van Kannel revolving doors with glass canopied tops... One doorway leads into the banking rooms and the other into the corridor leading to the elevators and stairway to the floors above. From this corridor there will also be an entrance to the banking rooms (and) this will enable the occupants of the offices to transact their finances without leaving or being exposed to the weather on the trip.*

*The upper floors will be reached by an iron stairway of unique design, and two elevators of the most modern construction. The corridors will be lighted and ventilated by an immense light shaft which will extend from the second story on up.*

*The floors throughout will be of the Roebbling fireproof construction with a walking surface of maple in the offices and concrete in the corridors. The partitions will all be of channel iron, with wire lathing, and the whole structure will be fireproof throughout.*

*The building in itself will be a magnificent addition to the city's business establishments. Its construction will reflect credit alike to the owners and builders, and on the architect under whose supervision it will be erected. ("Trenton Sky-Scraper," *Trenton Times*, October 15, 1898)*

When the building opened in March of 1900, the Bank issued a brochure highlighting its elegant new facilities (Figs. 28-31), including the Ladies Alcove; a "special provision for their convenience and comfort." It noted the modern features of the office floors, including telephone service, electric call-bells, intercoms to the Superintendent, and in the corridors, mail-chutes, ice-water fountains, lavatories and toilet rooms "with the highest grade of sanitary plumbing for ladies and gentlemen." Stating that "Every room is so planned as to be thoroughly well-lighted by day, while gas and electric lights are conveniently placed in all the offices and corridors," the brochure also observed that "the upper floors command a noble view of the Delaware valley and the city and surrounding country as far as Princeton." (*The Broad St. National Bank, Trenton, N.J.*, Trenton: Broad Street National Bank, 1900.)

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A *Trenton Times* reporter described the new building as "a landmark visible for several miles in every direction (and) undoubtedly the finest building in the city and the equal of any in the State." Noting that with a clear height of 20 feet:

*the banking room will be the equal of any in the large cities. The walls and ceiling are in the all white finish, handsomely paneled. The great pillars which hide the steel posts supporting the floor above are of imitation marble and the imitation is thought by many to be prettier than the real article.*

*In addition to the banking room the first-floor also contains room(s) for the directors... and president, ...and two big fire and burglar-proof vaults. The vaults are built one above the other. The lower vault is for the storage of money and securities...The interior will be fitted up with safes and boxes, and will be protected by two massive doors with delicate, and at the same time, massive locks. The upper vault...will be used for the storage of the banking books and the valuable ledgers. ("Handsome Interior," *Trenton Times*, March 8, 1900)*

Another *Trenton Times* reporter elaborated on the vaults:

*The vault in which the money and other valuables will be stored is a study in itself. The walls are massive and... the doors and the little vestibule are so ponderous that the weight is 15 tons. The doors are fitted with locks made by the Remington-Sherman Company, of New York and Philadelphia, the same company which is building the doors for the vaults of the new mint in the latter city. The outer door is fitted with three time locks so arranged that each will work independently of the other in case of damage to either. The locks and bolts are massive and complicated and the whole is guaranteed to be proof against the cleverness of any burglar on top of the earth. ("A Model Bank," *The Trenton Times*, March 29, 1900)*

At the grand opening, many visitors took their first trip up an elevator and marveled at an aerial view of the growing industrial city that had never before been seen:

*From the upper offices can be obtained a fine view of the city and from the roof of the building there is to be seen a bird's eye view of the country as far as the eye can reach. The roof is easily accessible, and will, no doubt, be a point of interest to all who have occasion to enter the building for the first time.*

*The view from the eighth, or top, floor was both inspiring and entrancing, and all day long the visitors gathered in little knots before the windows gazing out over the city and picking out familiar objects. The view was an excellent tonic, and the reporter cheerfully and free of charge recommends it to persons of pessimistic temperament, especially to those fogies who are forever and anon running down Trenton. One good look out over the massive dwellings, mills, factories*

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*and potteries should cure the blues most effectually.* ("Handsome Interior," *Trenton Times*, March 8, 1900)

One observer who ascended to the top floor wrote: "From the open windows could be seen a beautiful panorama of the city and the surrounding country. Another climb of one flight and...a still more magnificent view was obtained. By slowly turning the points of the compass a view of the whole city may be obtained at almost the same time...This roof is almost level and...would make a delightful Summer garden, as there is a good breeze always blowing and the ever changing picture of the city and country landscape is a pleasing one. Public buildings all around the city may be easily located and most of them appear small in comparison." (Podmore, Harry J., "Bank Building City's First Skyscraper," *Trentonian*, July 16, 1949)

Another reporter presciently summed up the impact of the new structure on the city; "This is Trenton's first skyscraper and the building will no doubt be one of the city's land-marks for years to come." (Fig. 32) ("A Model Bank," *The Trenton Times*, March 29, 1900)

The success of the skyscraper soon attracted other investors to build tall buildings in the immediate vicinity. By 1908 the six-story Commonwealth building was erected across East State Street from the Bank, and by 1911 the ten-story American Mechanics Building had become the city's tallest commercial building. The façade of both of these was less elaborate and less attractive than that of the Broad Street National Bank.

### The First Addition

As the directors had hoped, the new building also attracted a lot of banking business at the same time that the city's factories were booming; "Great as had been the development of the Broad Street Bank prior to the time it moved from its first home on South Broad St., that period of its success lost its brilliancy when compared with the far greater advancement that followed the removal to the new building. Every department of the Bank grew (and) there was general demand for safe-deposit vaults and a women's department, neither of which had been provided for. The only solution to the problem the directors were forced to face seemed to be to secure more room." Other banks in Trenton and New Jersey were also growing. In Newark, the First National State Bank erected a twelve-story banking facility and office tower designed by Cass Gilbert as a classic tripartite skyscraper.

To address the demand for more space, the Broad Street National Bank Directors acquired the 50 ft. by 100 ft. lot adjacent to their building on State Street and decided to "erect an up-to-date office building making the entire ground floor of both the old building and the addition into one bank. Many plans were drawn for the addition but the ones submitted by Mr. W. A. Poland met with the approval of the directors and were accepted." Poland designed the 1913 addition to match his 1900 building except that the new section was 12 stories high to recapture the city's tallest building distinction. The four top stories projected like a tower above the 100 ft. by 100 ft. block of the lower eight stories of the 1900 Section. (Fig. 33) Poland emphasized this projection with elaborate terra cotta decoration on the prominent north and east sides of the two top stories. (*The Story of the Broad Street National Bank 1887-1913*, Trenton: Broad Street National Bank, 1913)

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The Bank issued a 16 page booklet - *The Story of the Broad Street National Bank: 1887-1913* - with "all the interesting details" of the new building, including a rendering that illustrates a pergola around the perimeter of the 1900 section's roof for a proposed roof garden that was never built. (Fig. 33) The booklet credits the directors for their vision: "The suggestions of the directors were carried out in the plans of the Architect (and) the addition is a modern skyscraper... There is a dignified elegance about the exterior of the building that compels admiration, making it a structure of which the city may be well proud." (*The Story of the Broad Street National Bank 1887-1913*, Trenton: Broad Street National Bank, 1913)

Noting that "The main banking room is one hundred feet wide and 100 feet deep and is the largest in the state" (Fig. 39), the booklet highlighted its "Decorative Scheme" (Figs. 34 & 35): "The interior decorations of the banking department are quiet and dignified but all the more beautiful because of their simplicity. Tavernelle-Claire marble is used for the enclosing screen, for the trim of all doors and for wainscoting the walls to a height of five feet. The large pillars are in the same color, scagliola, with the capitals in gold. The walls, above the wainscoting, are finished in large blocks of Caen stone... The floors of the corridors are of Tennessee marble. The finest artistic genius has been displayed in the whole decorative scheme with the result that the directors of the Bank have been able to give the city a banking room which carries with it a distinct appeal to all lovers of the beautiful." (*The Story of the Broad Street National Bank: 1887-1913*, Trenton: Broad Street National Bank, 1913)

The renovated banking room included a "spacious lobby with corridors on the east and west side." The east corridor was "devoted to the commercial business of the Bank and also to afford easy access to the president," with the rooms of the president and the directors located at the "extreme end" of the corridor. The expansion of the banking space into the addition included a "west corridor (that) receives its light from a great glass dome twenty-five feet in diameter directly over the savings or inactive department." Along the west side of the corridor was a "Safe Deposit Department separated from the main banking room by a heavy bronze screen," and in the rear a "Women's Department beautifully furnished... to make it, not only easy, but pleasant for women to transact their banking business." The Women's Department included "a small room... reserved for women who deposit for business concerns. This room... is provided as a convenience for secretaries (and) makes it unnecessary for them to stand in line with men while waiting to make deposits and to withdraw cash." (*The Story of the Broad Street National Bank: 1887-1913*, Trenton: Broad Street National Bank, 1913; "Bank Addition Gives Trenton One of Country's Finest Office Buildings," *Sunday Times-Advertiser*, February 17, 1924.)

The south end of the addition included a mezzanine floor "designed for the accommodation of all depositors and their friends... with tables and chairs and ample telephone service. A perfect light is supplied by windows opening to the rear of the building. The floor, with its necessary appointments is particularly well adapted for any business meetings depositors may desire to hold as well as for private conferences. Extending entirely across the front of this floor is a handsome marble and bronze railing. The view from this point is interesting as it reveals the arrangement of the banking room and how the details of the banking business are carried out in the highest standard of efficiency. In addition to contributing to the convenience of depositors and facilitating the

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transaction of business, the mezzanine floor materially increases the attractiveness of the banking room." (*The Story of the Broad Street National Bank: 1887-1913*, Trenton: Broad Street National Bank, 1913)

On a page titled "Under the Banking Floor," the booklet describes the "commodious and well lighted" basement, "reached from the floor above by a wide marble staircase." The basement included a large vault under the safe-deposit vault "for storing silverware and other bulky valuables (and) six small vaults provided for large business concerns having valuable blueprints, books and papers which do not have to be frequently consulted but which must be carefully preserved... Each of these (small) vaults is six by eight feet fire and burglar proof and is closed by a steel door with combination locks. (*The Story of the Broad Street National Bank: 1887-1913*, Trenton: Broad Street National Bank, 1913)

In the "water plant" in the northeast corner of the basement, "The city water enters a great 1200 gallon tank, the pressure on which is automatically controlled by electric pumps. This system ensures an equal pressure throughout the building and its installation was made necessary because of the fact that the city pressure would not carry water to a height to supply all the tenants and to the roof." (*The Story of the Broad Street National Bank 1887-1913*, Trenton: Broad Street National Bank, 1913)

The booklet highlighted the addition's "ideal office accommodations (which were) quickly acknowledged by business and professional men. Before the completion of the addition, the United States Weather Bureau leased the top floor with the right to place certain instruments, necessary in its work, on the roof. This is one of the most interesting places in the city and the experts in charge of the Bureau will welcome all visitors. The Trenton Chamber of Commerce has the entire ninth floor of the new building, which opens on the roof of the old." (*The Story of the Broad Street National Bank 1887-1913*, Trenton: Broad Street National Bank, 1913)

### The Second Addition

World War I created an economic boom and the demand for banking services and downtown office space continued to grow as the economy expanded after the war. In 1919 the Mechanics National Bank erected a six-story Neo-Classical building at the corner of State and Warren Streets. By 1923 the Trenton Trust Company had started planning a fourteen-story banking facility and office tower in the tripartite skyscraper manner at West State Street and Chancery Street. That same year, "in keeping with the rapid progress which Trenton is making," the Directors of the Broad Street National Bank decided "in response to present demands for further expansion" to enlarge their building along Montgomery Street with retail stores on the ground story and offices above. (Fig. 36) Oliver Bowman, with 35 years of service as a director of the Bank, again served on the building committee. The *Trenton Sunday Times-Advertiser* reported prior to the opening of the building that Bowman "has taken an active interest in the affairs of the Bank for many years (and) exerted his best efforts to further the work (of the new) improvement." ("Bank Addition Gives Trenton One of Country's Finest Office Buildings," *Trenton Sunday Times-Advertiser*, February 17, 1924)

With George A. Katzenbach serving as president, the Bank purchased a 100 ft. by 100 ft. lot south of its existing building on Montgomery Street and erected "in the remarkably short time of one year" an eight-story addition

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Continuation SheetBroad Street National Bank  
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that was "fireproof throughout (and) absolutely modern in every detail." Measuring 100 ft. by 90 ft., the L-shaped addition included five stores, 160 office rooms, three elevators, interior fire stairs, an exterior fire escape, a heating system "of vapor type (that) may be operated with either coal or oil as fuel, and an ice plant in the basement (that) supplies cool drinking water. (*Announcing Opening of New \$500,000 Addition*, Trenton: Broad Street National Bank, 1924; "Hundreds Visit New Addition To Bank: Moderns Structure at Broad Street Bank Opened to Public Inspection, ?, February 22, 1924)

The *Times-Advertiser* reported that "Members of the building committee, before preparing the plans for the addition, visited New York and other cities expressly to make a study of the finest modern fireproof structures. After collecting a great deal of information, drawings were prepared with the result Trenton has one of the finest of its kind in the country." The architect was not mentioned, but his plans for the addition were "conforming in architectural design to the main structure," except for the "five attractive stores fronting on the Montgomery Street sidewalk" and a new entrance to the offices at the junction of the two buildings on Montgomery Street. Above the stores, "The seven stories are carefully designed for suites and single offices to accommodate corporations, partnerships, professional men and other business concerns." (Fig. 39) As the *Times-Advertiser* noted, "The Broad St. Bank is accredited to have built the first 'Sky Skcraper' in Trenton and it has again taken the lead in constructing the largest and most modern office building in the city." ("Bank Addition Gives Trenton One of Country's Finest Office Buildings," *Sunday Times-Advertiser*, February 17, 1924; "Hundreds Visit New Addition To Bank: Moderns Structure at Broad Street Bank Opened to Public Inspection, ?, February 22, 1924)

In 1924 the Bank issued a pamphlet, *Announcing Opening of New \$500,000 Addition*, celebrating "The Romance of Building and Banking" with features on "Progress and Prosperity," "Men of Vision," "Loyalty and Service," "Wise and Sound Policies," and "A Little Word of Wisdom from Mr. O. O. Bowman - a Man 84 Years Young; What are the Golden Keys to the Gates of great Achievements? Are they not honesty of purpose, sincere cooperation and tireless effort of brain and brawn to accomplish? Never are we too wise to learn more nor too old to toil. Romance can be real." The "Romance" of the addition was best represented by its elaborate new entrance lobby; "The entrance on Montgomery Street opens into a corridor, beautiful in architecture, finished in Trevatine (sp) and green Alp marble and solid bronze." (*Announcing Opening of New \$500,000 Addition*, Trenton: Broad Street National Bank, 1924.)

A newspaper account of the opening on February 22, 1924, reported;

*In accordance with the banking institution's motto, 'A Greater Service to a Greater Trenton,' the new section, with entrance on the recently widened plaza of S. Montgomery St. at State Street, is pleasing in appearance as well as extremely useful. With all offices and hallways brilliantly lighted, the interior of the building was revealed in its splendor. The hundreds of visitors were taken to the top floor by elevator, and inspected the premises while descending from upper floors via the stairways. Feminine guests were given beautiful carnations as souvenirs, while men were presented with cigars...Placed about the various floors at appropriate places last evening wore potted plants and floral decorations. An orchestra provided musical selections from the artistic*

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National Park Service

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*balcony in the vestibule of the new entrance.* ("Hundreds Visit New Addition To Bank: Modern Structure at Broad Street Bank Opened to Public Inspection," ?, February 22, 1924)

The newspaper account summarized the Bank's completed building project: "Thirty-seven years ago the Broad Street National Bank had just begun the transaction of business in a little storeroom on South Broad Street. Today it occupies a modern 12-story building on East State Street. From a little beginning there has been developed one of the greatest and most influential banking institutions in the state." ("Bank Addition Gives Trenton One of Country's Finest Office Buildings," *Sunday Times-Advertiser*, February 17, 1924)

## The Later Years

A late 1920's advertisement for office space in the Broad Street Bank Building offered reasonable rentals in a "Well Lighted Fireproof Structure" that was "Cool in Summer, Centrally Located, Opposite (the) Post Office, (with) Ample Parking Space Nearby, Six Elevators, (and) Excellent Janitor Service." ("Cool in Summer," *Trenton*, page 4, 192?.)

Sometime in the 1930s the Bank erected a large sign on top of the 1913 Tower. The sign had the letters "Broad St. Bank" on each side facing east and west. With the height of the building and the lighting of the letters at night, the sign was prominent on the city's skyline.

The Bank prospered during and after the Second World War and maintained the building in good condition. By the late 1950s, however, the building was out of date for both banking and offices. The Bank purchased a lot on the northeast corner of the East State-Montgomery intersection, diagonally across from its building, and erected a one-story banking facility where it moved in 1962. The Bank subsequently sold the old building and subsequent owners ripped out most of the original banking room, subdivided the space into several retail spaces, and created modern storefronts facing East State Street. They also made some alterations to update the offices. Over the next three decades the building passed through several owners who made additional alterations as business gradually declined in this section of the city. By 1988 much of the building was obsolete and it became vacant. Vandals repeatedly damaged or stole many features in and on the building, particularly those features that had some scrap value, like the copper cornice.

While the vacant building deteriorated, the preservation community in Trenton rallied around its preservation, naming it one of Trenton's Most Endangered Buildings. Preservationists researched and disseminated information about the building's history, and held events to focus the attention of the public and elected officials on the importance of preserving it.

## Historical Significance

The original eight-story 1900 building represents many of Trenton's firsts including:

1. 1<sup>st</sup> skyscraper



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2. 1<sup>st</sup> city office building to be constructed with a steel superstructure
3. 1<sup>st</sup> office elevator
4. 1<sup>st</sup> public aerial view of Trenton
5. 1<sup>st</sup> modern safety deposit facility
6. 1<sup>st</sup> revolving doors
7. 1<sup>st</sup> Women's Department

Prior to the 1900 building's construction, the downtown area did not rise more than four stories. Trenton's wealth of industry included world-renowned pottery - terra cotta, ceramic tiles and bricks - and iron and steel - wire rope and bridge beams - and for many decades it was known as "The City of Iron and Clay." The Broad Street Bank Building is a testimony to this legacy; its steel structure covered by terra cotta and brickwork represents the synthesis of these two important Trenton industries. The extensive use of steel and terra-cotta was no coincidence, as the Bank's leading Director owned an iron and pottery company.

In addition to these contributions, the Bank was considered more than a financial institution. Community rooms and a mezzanine level overlooking the main banking floor were used for community meetings and were often the place where private business was conducted. Right from its opening, the public was invited into the building and as such it adopted the lobby and mezzanine levels as informal spaces to conduct private business, meet with friends and learn about town news. Prominent tenants in the building included the Trenton Chamber of Commerce, which occupied the entire ninth floor, and the U.S. Weather Bureau, which occupied the south wing of the top floor. Other tenants who located at this prestigious address included prominent city attorneys and retail establishments.

Besides acting as a business center, the bank created space and services that encouraged women to manage their own finances, which men had typically handled. A separate section of the bank dedicated to the Woman's Department had its own tellers and bank personnel, as well as a women's lounge. This separation and special care made women feel more comfortable while they conducted their business in a timely manner. The Bank's efforts reflected the growing movement for women's independence that culminated in the 1920 passage of the 19<sup>th</sup> Amendment granting women the right to vote.

#### Architectural Significance

In design and craftsmanship, the Broad Street Bank Building represents the high quality of early 20<sup>th</sup> century commercial architecture in Trenton. It remains one of the tallest and most massive buildings in the downtown of Trenton. The imposing structure dominates East State Street and is visible from many viewpoints, including Route 1 and the Northeast Corridor rail line.

The building is an example of French Renaissance architectural influences upon the modern skyscraper movement via New York City. Built in three phases over the course of a quarter of a century, the overall structure is cohesive with complementary proportions and details on all three sections. The architect of the 1900 and 1913 Sections, William A. Poland, was the most prominent architect in the city at the turn-of-the-

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Broad Street National Bank  
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Section number 8 Page 15

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century, and he was responsible for designing many Trenton landmarks. His design of the building embodies classical tripartite composition, with a massive stone base with terra cotta banding and detailing, a tall shaft of repetitive fenestration on the office floors, and a highly ornamented capital top-story of terra-cotta and copper. The Broad Street National Bank was one of Poland's most important commissions and it survives today as his most prominent building.

When Poland designed the 1913 addition, he carried through the proportions and details of the 1900 building, but topped the new section with a two-story terra-cotta crown decorated with elaborate floral and geometric patterns. With its massive cornice, the twelve-story tower became a beacon on the city's horizon. The 1924 addition along Montgomery Street replicated many of the 1900 details but opened up the ground story with expansive arched windows over transparent storefronts, all framed with masonry more delicate than that of the original building.

Thus the overall building represents the development in Trenton of the modern skyscraper from its infancy through the first quarter of the twentieth century. As a *Trenton Times* reporter predicted when the original building opened in March of 1900; "This is Trenton's first skyscraper and the building will no doubt be one of the city's land-marks for years to come." ("A Model Bank," *The Trenton Times*, March 29, 1900.)

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VERBAL BOUNDARY DESCRIPTION

143-149 East State Street

DESCRIPTION OF LOTS 12 AND 13, BLOCK 2, CITY OF TRENTON TAX MAPS  
CITY OF TRENTON, MERCER COUNTY, NEW JERSEY

Beginning at the intersection of the southerly line of East State Street (60 feet wide) with the westerly line of South Montgomery Street (variable with) and running thence:

- 1) S 5° 06' 00" E, along the westerly line of South Montgomery Street, 228.33 feet to a point, thence
- 2) S 84° 54' 00" W, along with a northerly line of Lot 161, Block 2, 100.00 feet to a point; thence
- 3) N 5° 06' 00" W, being in, along, to, through and beyond the easterly walls of the buildings adjoining on the west, 228.33 feet to a point in the southerly line of East State Street; thence
- 4) N 84° 54' 00" E, 100 feet to the point and place of beginning.

Containing 22,833± square feet equaling .524± Acres.

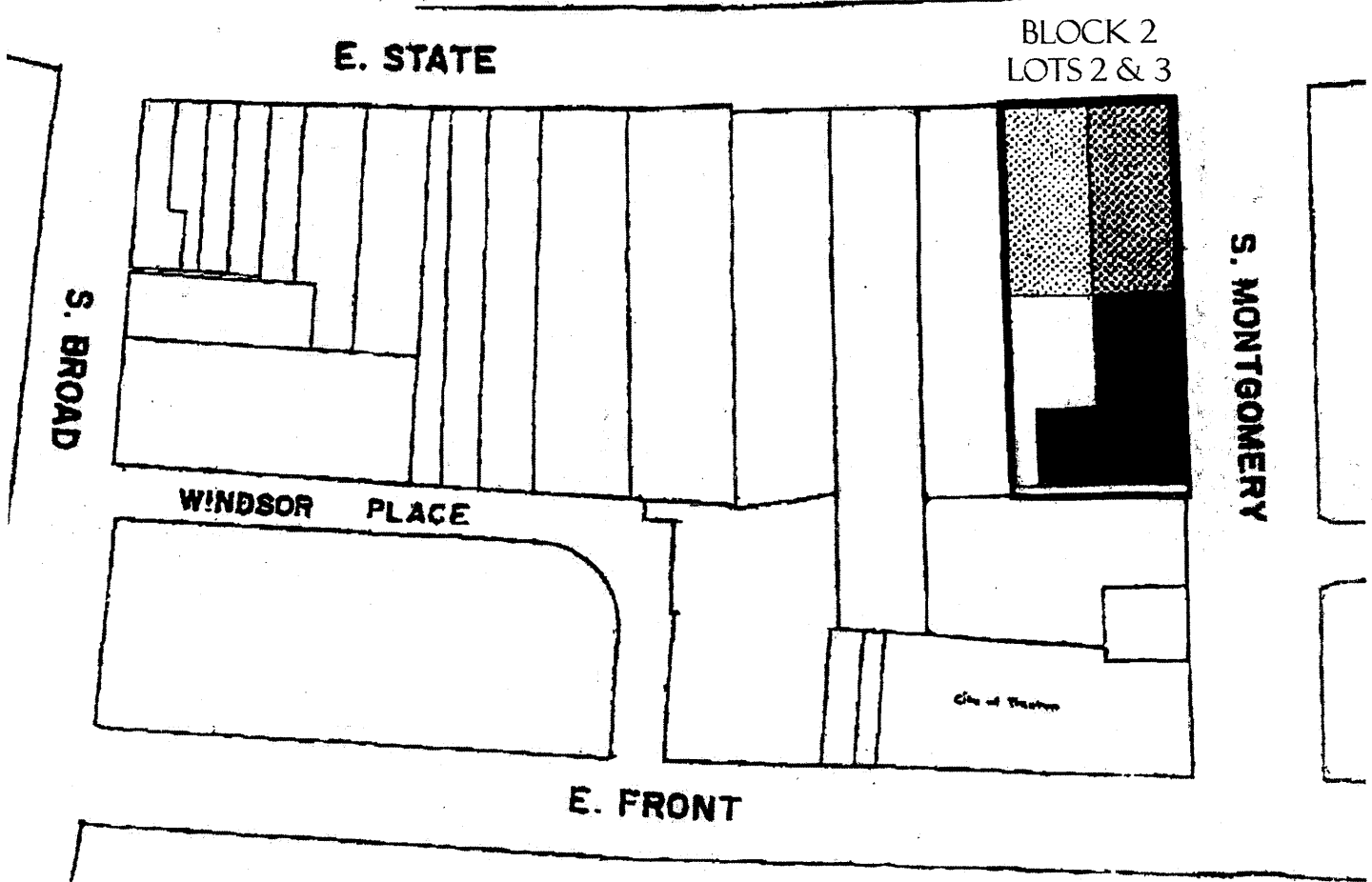
Trenton Engineering Company, February 9, 2005

BOUNDARY JUSTIFICATION

The historically associated boundary lines constitute the perimeter of the three building lots purchased in succession by the Broad Street National Bank to erect each of the three sections of its building, in 1900, 1913, and 1924. These remain the boundaries of the current property.

# BROAD STREET NATIONAL BANK

TRENTON, NJ  
MERCER COUNTY  
LOCATION MAP



KEY	
	BROAD STREET BANK BUILDING PROPERTY BOUNDARY LINE
	1900- Original 8 story corner building
	1913- 12 story addition
	1923- Final 8 story addition South Montgomery side



BASED ON:  
**TAX MAP**  
CITY OF TRENTON  
MERCER COUNTY, NEW JERSEY  
SCALE 1" = 50'      JAN '67

0      50      100      150  
Ft.

Base drawing by:  
 Peake, Goshorn & Sanku Architects, PC  
 Warren, New Jersey 07009  
 SCALE: 1/8" = 1'-0" DATE: 04.20.07  
 BOARDING

**BROAD STREET NATIONAL BANK**  
 143 EAST STATE STREET  
 TRENTON, NJ  
 MERCER COUNTY  
 BLOCK 2 LOTS 12 & 13  
 2007

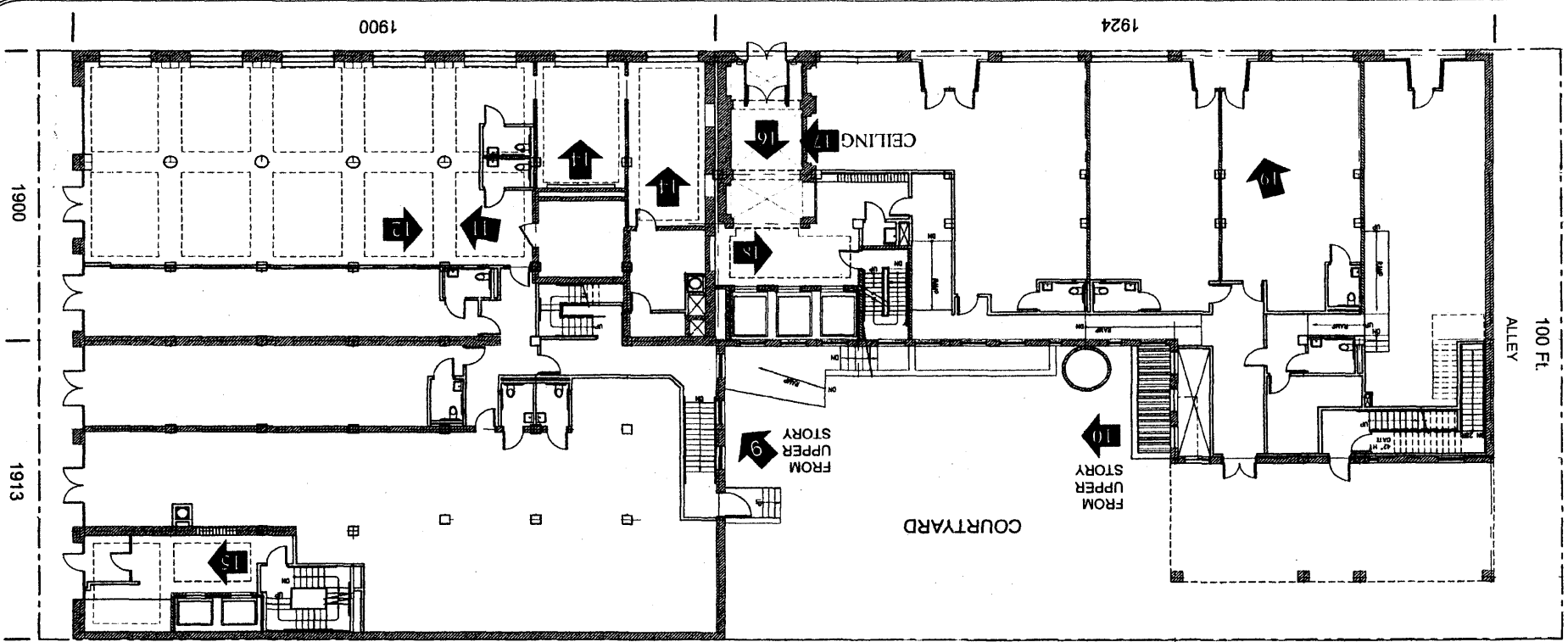
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NRN PHOTO KEY



FROM  
 ROOF



N. MONTGOMERY STREET



PROPERTY BOUNDARY

228.33 Ft.

EAST STATE STREET

1900

1913

1900

1924

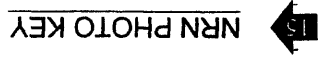
100 Ft.  
 ALLEY

COURTYARD

FROM  
 UPPER  
 STORY

FROM  
 UPPER  
 STORY

CEILING



**BROAD STREET NATIONAL BANK**  
 143 EAST STATE STREET  
 MERCER COUNTY  
 TRENTON, NJ  
 BLOCK 2 LOTS 12 & 13  
 2007

Base drawing by:  
 P. J. ...  
 SCALE: 1/8" = 1'-0"  
 DATE: 04/28/08

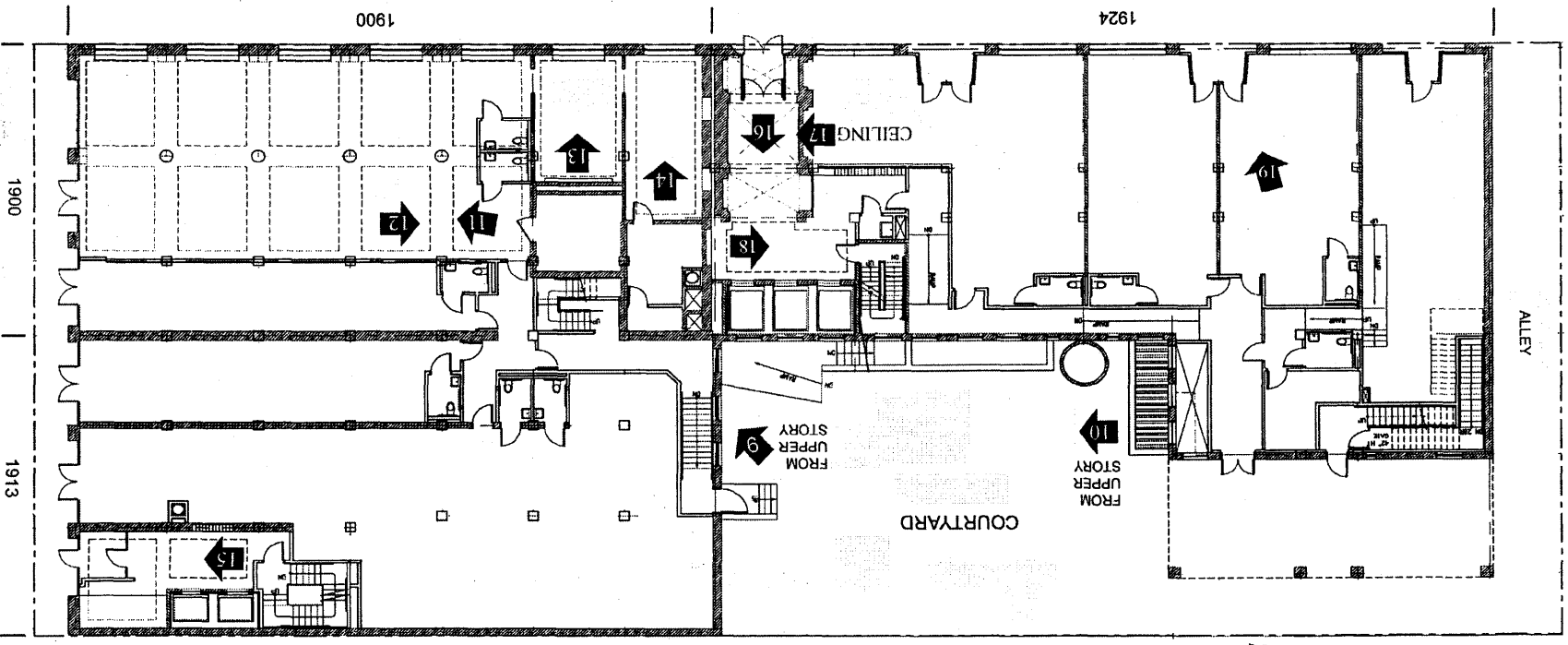
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 PLAN NORTH

N. MONTGOMERY STREET

EAST STATE STREET

100 Ft.  
 ALLEY

228.33 Ft.



FROM ROOF

FROM UPPER STORY

FROM UPPER STORY

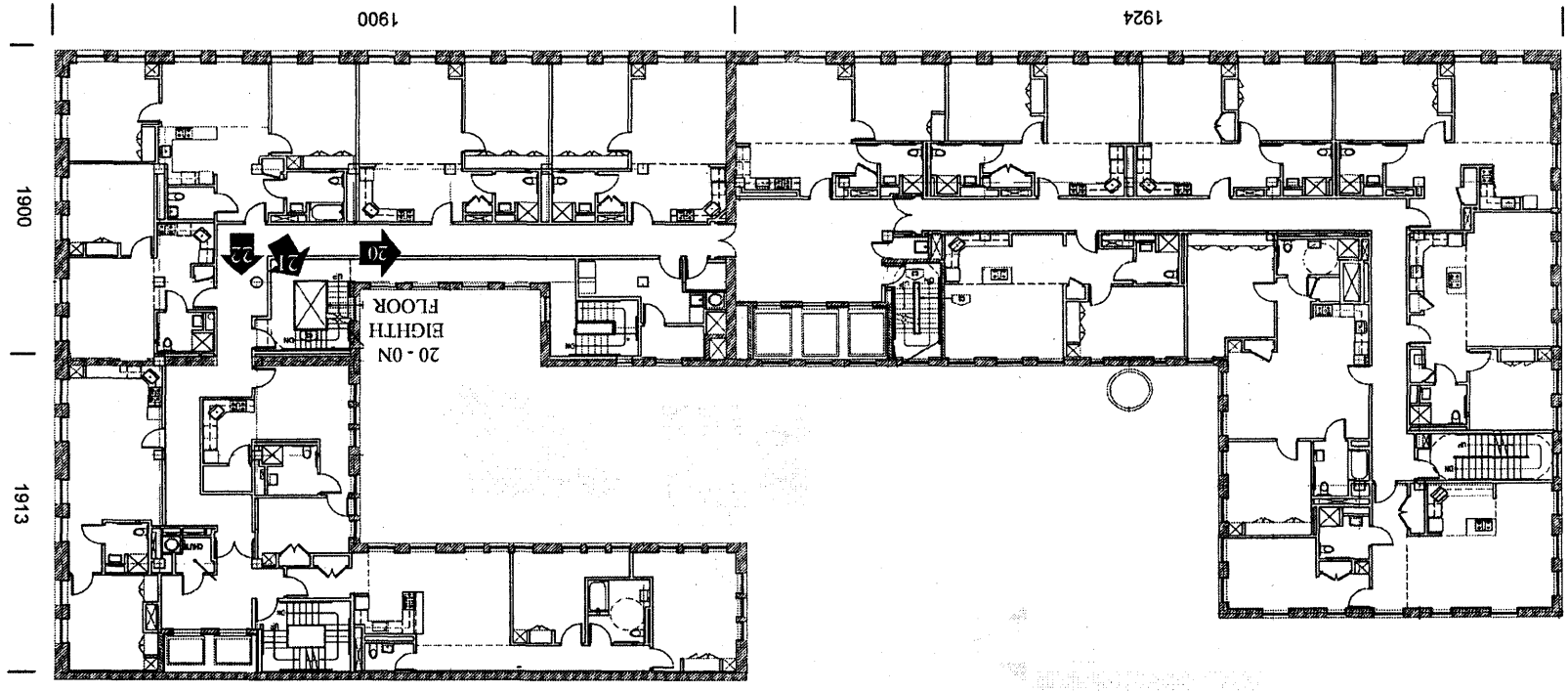




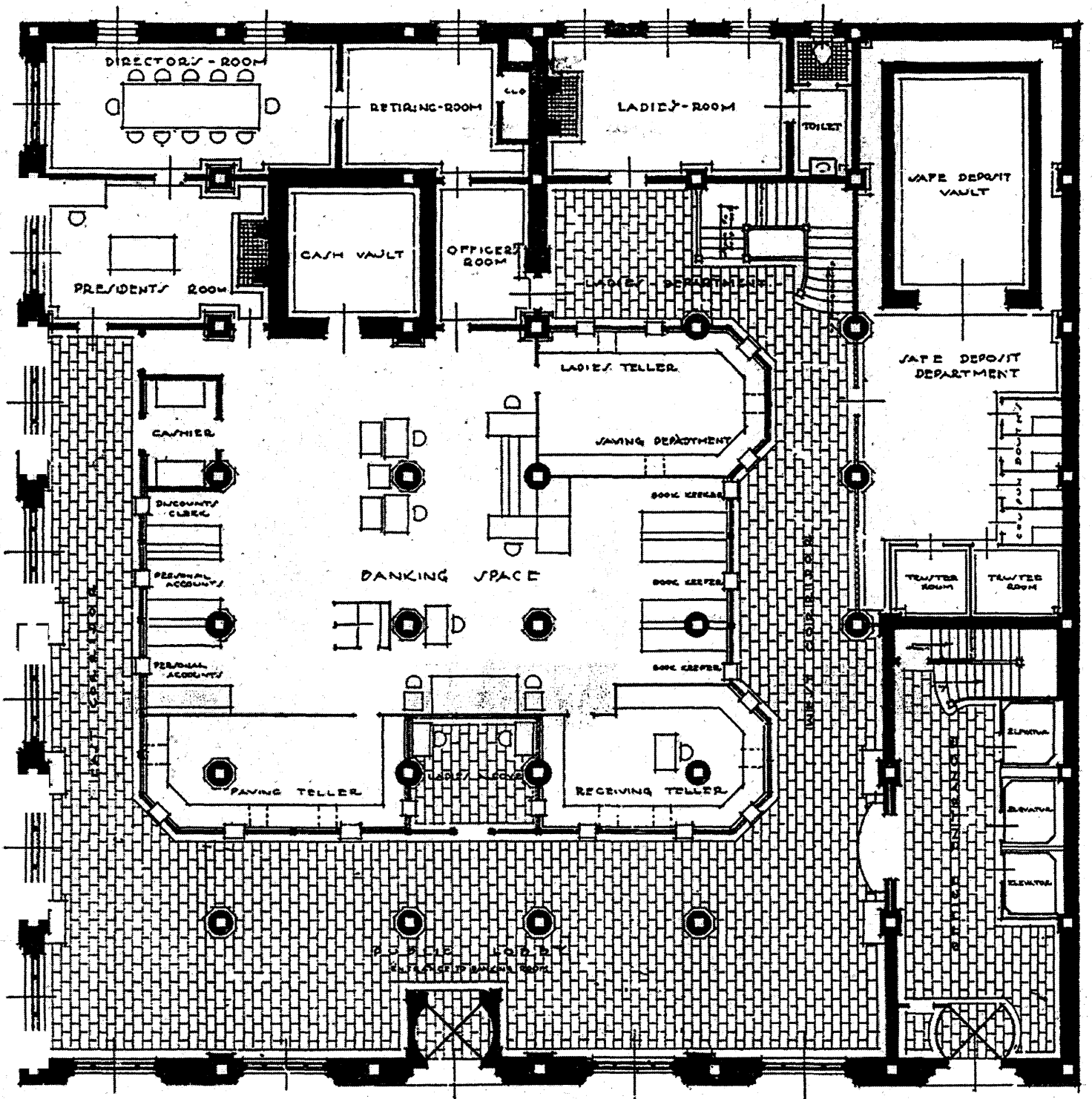
BROAD STREET NATIONAL BANK  
 143 EAST STATE STREET  
 TRENTON, NJ  
 MERCER COUNTY  
 BLOCK 2 LOTS 12 & 13  
 2007

Base drawing by:  
 Purkin, Bostwick & Bostwick Architects, PC  
 Walnut, New Jersey 07088  
 SCALE: 1/8" = 1'-0"  
 DATE: 04.28.08

PLAN NORTH  
 SCALE: 1/8" = 1'-0"  
 2ND FLOOR PLAN

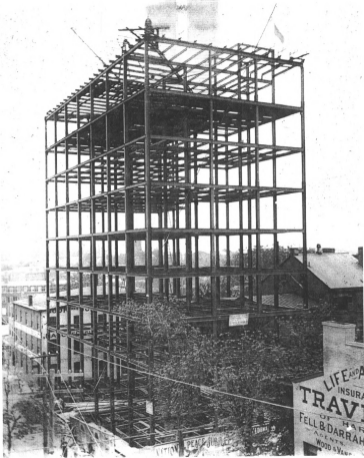






*Plan of the Banking Floor Showing the Arrangements of Offices and Departments*





LIFE AND TRAVEL INSURANCE  
FELL & DARRAH AGENTS  
WOOD & S...

NATION PEACE JUBILEE

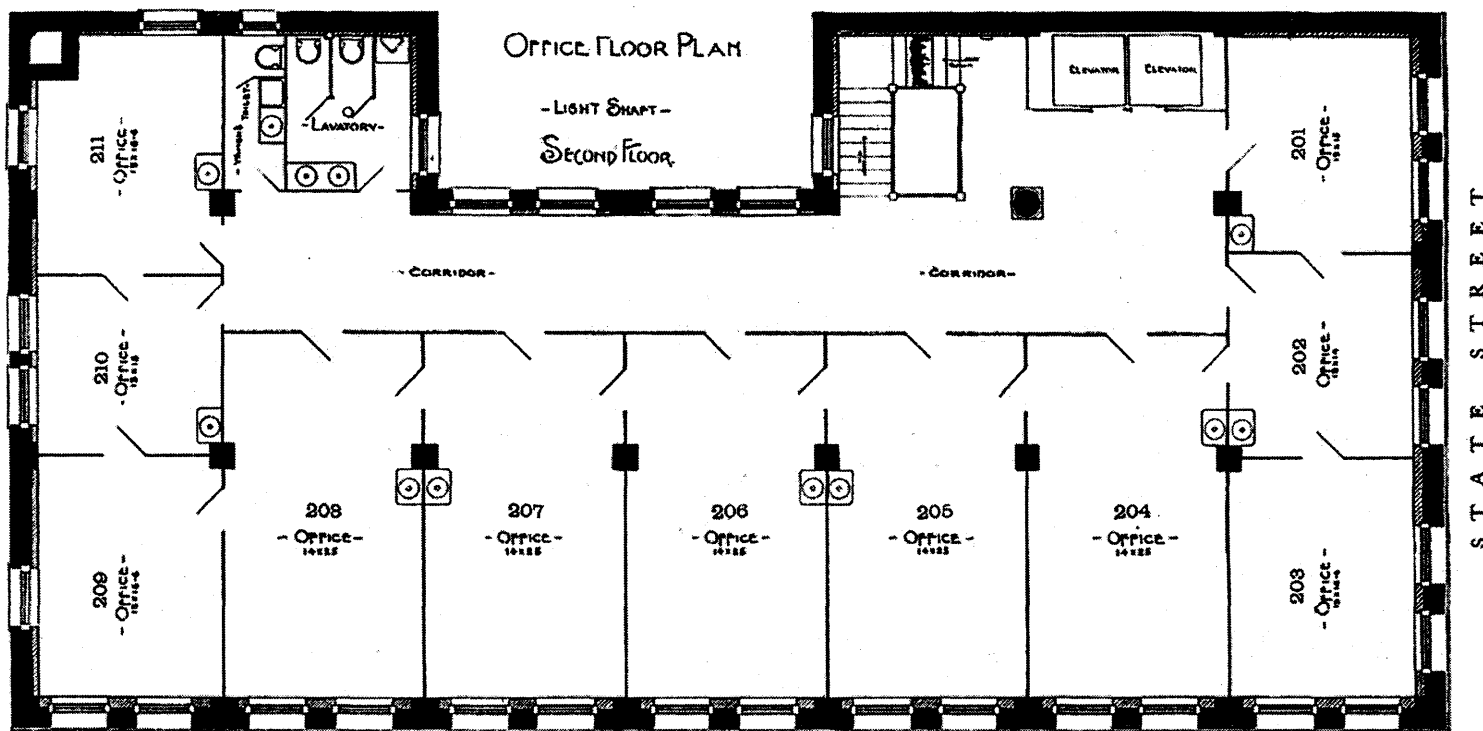
*Prospectus and Floor  
Diagrams*  
OF THE  
*Broad Street National  
Bank Building*



CORNER STATE AND MONTGOMERY STREETS  
TRENTON, NEW JERSEY

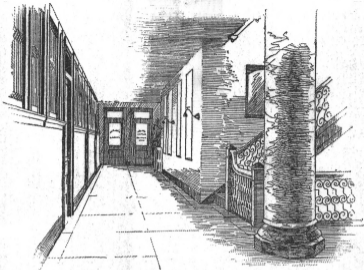
BROAD STREET NATIONAL BANK BUILDING

SECOND FLOOR DIAGRAM



STATE STREET

MONTGOMERY STREET



Long Corridor and Stairway, Office Floors.



*The* BROAD ST.  
NATIONAL  
BANK

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TRENTON, N. J.

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Corner of State and  
Montgomery Streets

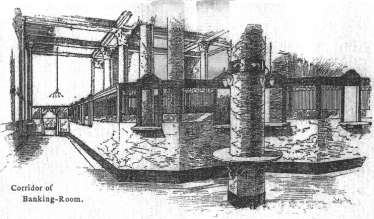
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Our New Fire-Proof Bank  
and Office Building

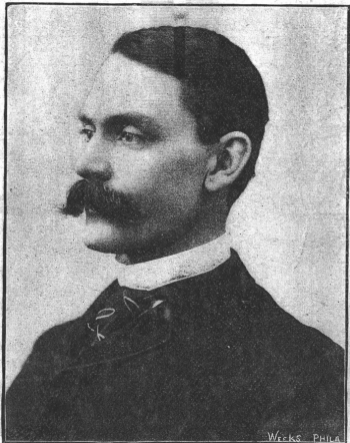
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1900



Corridor of  
Banking-Room.



WILLIAM A. POLAND, ARCHITECT.





THE BROAD STREET NATIONAL BANK  
TRENTON, N. J.

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# BANKING FACILITIES FOR LADIES

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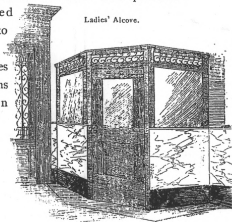
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LADIES will find special provision made for their convenience and comfort, aside from the usual facilities offered our regular patrons, in that an alcove is set apart solely for their use in counting money, making out deposit slips, filling out checks and notes, etc., wherein these details may be completed with safety from intrusion.

Ladies' accounts are solicited. Every care, consideration and courtesy will be given their business. Coupons and Dividends collected and proceeds remitted or credited to account subject to check at sight.

Private Lavatories and Retiring-Rooms are provided on every floor.

Ladies' Alcove.



*Broad Street, National Bank, Trenton, N. J.*





NO. 1709

**THE BROAD STREET NATIONAL BANK**  
**TRENTON, NEW JERSEY**

**CAPITAL, \$250,000.00**

**SURPLUS, \$300,000.00**

**OFFICERS:**

**W. F. SADLER, JR., PRESIDENT**    **EDWIN M. THORN, CASHIER**

**WM. G. HOWELL, VICE PRES'T**

**G. A. RATZENBACH, ASST CASHIER**